# BCA REPORT

**THE CORSO**
**47 THE CORSO MANLY NSW 2095**

**REFERENCE** 220115 **REVISION** 4 **DATE** 15/07/2024 **ATTENTION** Sandbox Studio

## Revision History

| Rev | Date | Version | Prepared By | Reviewed By |
|---|---|---|---|---|
| 1 | 21/12/2022 | Initial Issue |  **Tom Clark** Senior Building Surveyor – Building Surveyor (Unrestricted) BDC04800 21/12/2022 |  **Nikki Jackson** Building Surveyor (Unrestricted) BPB3048 21/12/2022 |
| 2 | 03/04/2023 | Revision 2 |  **Tom Clark** Senior Building Surveyor – Building Surveyor (Unrestricted) BDC04800 03/04/2023 |  **Nikki Jackson** Building Surveyor (Unrestricted) BPB3048 03/04/2023 |
| 3 | 24/07/2023 | Revision 3 |  **Tom Clark** Senior Building Surveyor – Building Surveyor (Unrestricted) BDC04800 24/07/2023 |  **Nikki Jackson** Building Surveyor (Unrestricted) BPB3048 24/07/2023 |
| 4 | 15/07/2024 | Revision 4 |  **Tom Clark** Director \| Building Surveyor (Unrestricted) BDC04800 15/07/2024 |  **Nikki Jackson** Building Surveyor (Unrestricted) BPB3048 15/07/2024 |

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# 1.0 EXECUTIVE SUMMARY

## 1.1. General

This executive summary has been prepared to provide a summary of the possible compliance issues identified and addressed in the assessment. This report documents the relevant clause by clause assessment of the proposed works against the deemed to satisfy requirements of the National Construction Code Building Code of Australia Volume One 2022 (BCA) for the purpose of the Development Application.

The Client is to ensure that the relevant stakeholders and services consultants that are involved with the project receives a copy of the report to ensure all compliance issues and documentation is provided. Furthermore, it is the responsibility of the designers and consultants to complete the detailed design of the various matters in accordance with the relevant design and installation Australian Standards and in accordance with the requirements listed in this report.

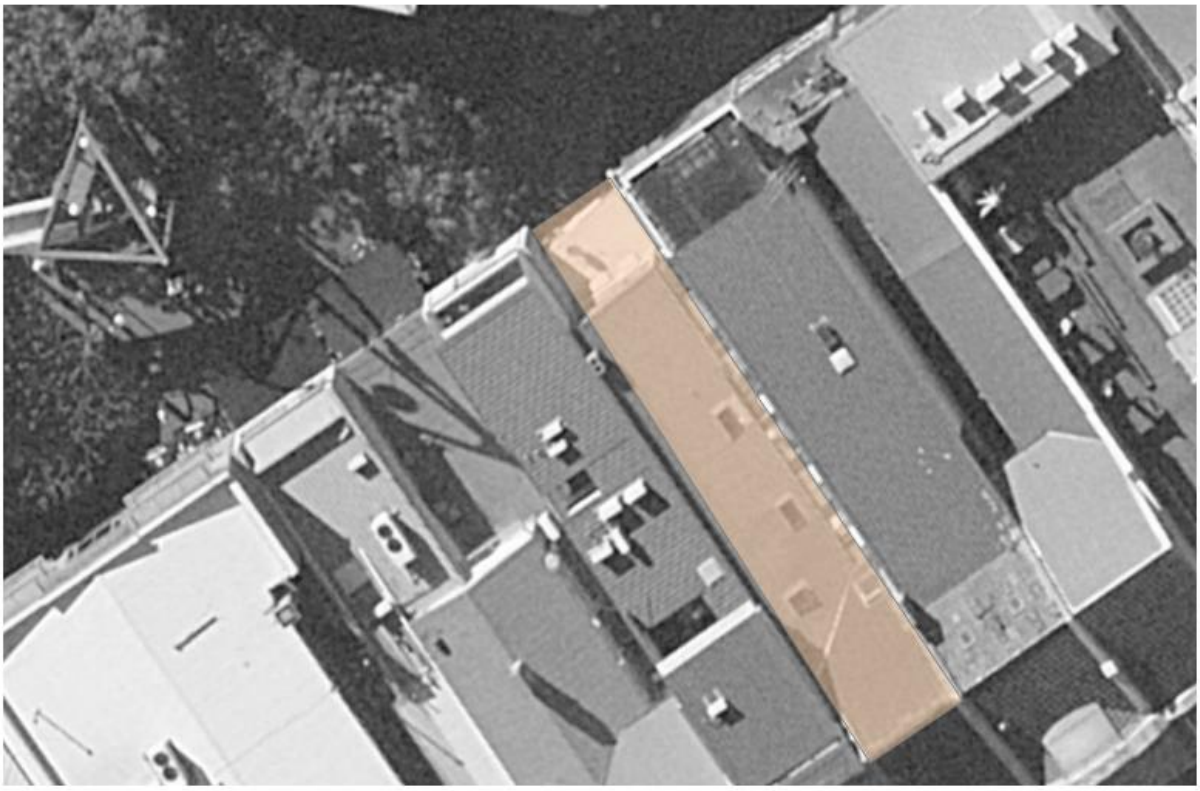
The reader should note the sections of this document that outline the scope of works, the purpose of the report, limitations and assessment matters documented in this report. A list of definitions and terms are listed in the Appendix at the end of the Report.

The executive summary must always be read in the context of the report as a whole. The following key information has been identified in relation to the building.

## 1.2. Building Description

The subject development is the proposed alterations and additions to an existing building including construction of additional storey containing two new residential units, roof terrace, new retail tenancy facing market lane and reconfigure existing floor area to include a studio and offices. The proposed site is shown in the below drawing extract:

LOCATION PLAN (NTS)



## 1.3. Development Summary

| Item | Description |
|---|---|
| **Building Classification(s)** | Class 2 (Residential)<br>Class 5 (Commercial/Office)<br>Class 6 (Retail) |
| **Minimum Type of Construction** | Type A<br><br>*Determined in accordance with Clauses C2D2 of the BCA* |
| **Effective Building height** | Less than 12m (Approx. 7.12m)<br><br>*Effective height: The vertical distance between the floor of the lowest storey included in the calculation of rise in storeys and the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units).* |
| **Rise in Storeys** | 3<br><br>*Determined in accordance with Clauses C2D3 of the BCA*<br><br>The BCA defines storey as:<br>*Storey means a space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above.*<br>It is recognised that the roof terrace includes provision for a shade structure. This shade structure appears to consist of 30mm slats with 100mm spacings. The shade structure is therefore substantially open to the sky and as such has not been considered as a roof or ceiling in the building. This is an important distinction as it means the roof terrace has not been considered a storey. This should be raised and confirmed with the Principal Certifier at the earliest opportunity as if the building is considered to have a rise in storeys of 4, sprinklers would be required. |
| **Number of Storeys Contained** | 3 |
| **Climate Zone** | 5<br>*(Determined in accordance with ABCB Climate Zone Map)* |

## 1.4. Identified Non-Compliances

The information received to date is insufficient to demonstrate compliance with the deemed to satisfy provisions of the BCA. The following summarises the key items which are required to be addressed. This summary should be read in conjunction with the full report.

| Performance Requirement | BCA Clause | Assessment Comments |
|---|---|---|
| DP4 | **Swinging Doors** D3D25 | The final exit door to Market Place swings inwards. This should swing in the direction of egress.<br><br>It should be noted that D3D25 includes a concession where a door may swing inward where the floor area of the building or part is less than 200m$^2$. This doorway has been assessed as providing egress from the storeys above and therefore more than 200m$^2$. As this is an interpretation an initial discussion with the Principal Certifier would be beneficial to determine how they interpret compliance. |
| DP1 | **General Building access requirements** D4D2 | 530mm latch side clearance is not provided to the doorway exiting to Market Place.<br><br>530mm latch side clearance is required to the doorway from the corridor into the main retail tenancy 001. |

## 1.5. Identified Performance Solutions

The following items have been identified as being capable of compliance against the performance requirements of the BCA but would be required to be addressed as a performance solution by a suitably qualified and experienced professional.

| Performance Requirement | BCA Clause | Assessment Comments |
|---|---|---|
| C1P2 | **Protection of openings in external walls** C4D3 | The potential fire source features to be considered for this building are the external wall of another building on the allotment which is not a Class 10 building, the side or rear of the allotment boundary or the far side of the road.<br><br>In this instance the following setbacks are determined in respect to the fire source features applicable to the building<br><br>- Front – North – Market Place<br>- Side – West – 3/47A The Corso<br>- Side – East – 45 The Corso<br>- Rear – The Corso<br><br>Openings in external walls that are less than:<br><br>i) 3 m from side and rear boundaries<br>ii) 6m from far boundary<br>iii) 6m from another building on the allotment<br><br>will require protection as per C4D5. |

| Performance Requirement | BCA Clause | Assessment Comments |
|---|---|---|
| | | There are openings less than 3m from side boundaries. These will require protection as per C4D5 or otherwise compliance could be addressed by performance solution from a fire safety engineer. |
| D1P4 | **Exit travel distances** D2D5 | **Second Floor**<br>The travel distance from the South-East Unit to the top of the stair is approximately 6.1m.<br>Consultation should be made with a fire safety engineer to determine if compliance can be addressed by performance solution or alternative the design could be altered to reduce the travel distance to 6m or less. |

If all the compliance issues are address and all other items within the report are incorporated within the design, the proposed development will be capable of compliance with the National Construction Code, Building Code of Australia 2022 Amendment One.

# 2.0 INTRODUCTION

## 2.1. General

This Report and has been prepared by Atelier Consultancy for Sandbox Studio to establish compliance with the National Construction Code Building Code of Australia 2022 Volume One (NCC BCA). The purpose of the report is to identify reasonably clear major non-compliances appropriate to the level of design at this stage.

The subject development is the proposed alterations and additions to an existing building including construction of additional storey containing two new residential units, roof terrace, new retail tenancy facing market lane and reconfigure existing floor area to include a studio and offices.

The development is located within the local government area of Northern Beaches Council.

Supporting Documentation has been listed in the Appendix at the back of this report.

The executive summary identifies the items requiring further information which must be addressed prior to the issue of the Final Report.

The report is split into sections, with each section providing a detailed checklist and/or assessment of the development against the particular referenced legislation or administrative requirements.

## 2.2. Limitations

This report does not include nor imply compliance with:

- the structural adequacy or design of the building;
- the inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to); and
- the design basis and/or operating capabilities of any proposed electrical, mechanical or
- hydraulic fire protection services.
- the National Construction Code – Plumbing Code of Australia Volume 3
- the Disability Discrimination Act 1992 including the Disability (Access To Premises) Standards;
- Demolition Standards not referred to by the BCA;
- Work Health and Safety Act 2011;
- Requirements of other Regulatory Authorities including, but not limited to, Telstra,

- Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority,
- Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like; and

This document does not constitute a report for the purposes of obtaining a Construction Certificate. The compliance comments in this report are for the purpose of the Development Approval lodgement. The level of detail provided for Development Approval is consistent with the design intent for this stage. Further assessment will be required at the Construction Certificate stage.

It should be noted that at the time of writing this report the version of the BCA published by the Australian Building Codes Board is still in the draft version. As such this assessment is based against the draft version of BCA 2022 as available at the time of writing. Therefore technical requirements are subject to changes issued in the final version of the 2022 BCA.

# 3.0 NATIONAL CONSTRUCTION CODE BUILDING CODE OF AUSTRALIA & DISABILITY (ACCESS TO PREMISES-BUILDINGS) STANDARDS

The NCC BCA is a performance-based code. Compliance can be met by either meeting the deemed to satisfy provisions, by a performance solution or by a combination of both.

This section of the report sets out so each deemed to satisfy clause of the NCC BCA. Assessment comments are provided against each clause. Where performance solutions are applicable additional reports and assessments will be required.

Performance solutions can only be considered if they are undertaken by a suitably qualified and experienced professional using one of the prescribed methodologies set out in the NCC BCA. Where performance solutions are applicable supporting CV's and evidence of qualifications will be required.

As the Disability (Access to Premises- Building) Standards aligns with the NCC BCA for new building work this section also considers the requirements under the Access Code.

## Section A – Governing Requirements

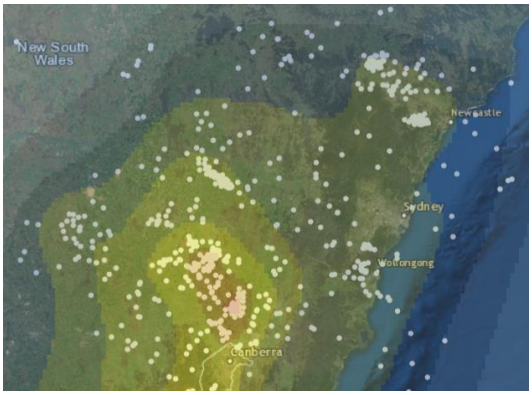
| Section A – Governing Requirements | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **Part A2 Compliance with the NCC** | | |
| **Compliance with the NCC** A2G1 | (1) Compliance with the NCC is achieved by complying with—<br>a) the Governing Requirements of the NCC; and<br>b) the Performance Requirements.<br>(2) Performance Requirements are satisfied by one of the following, as shown in Figure A2G1:<br>(a) Performance Solution.<br>(b) Deemed-to-Satisfy Solution.<br>i) A combination of (a) and (b). | Note |
| **Performance Solution** A2G2 | (1) A Performance Solution is achieved by demonstrating—<br>a) compliance with all relevant Performance Requirements; or<br>b) the solution is at least equivalent to the Deemed-to-Satisfy Provisions.<br>(2) A Performance Solution must be shown to comply with the relevant Performance Requirements through one or a combination of the following Assessment Methods.<br>(3) Where a Performance Requirement is satisfied entirely by a Performance Solution, in order to comply with (1) the following method must be used to determine the Performance Requirement or Performance Requirements relevant to the Performance Solution:<br>a) Identify the relevant Performance Requirements from the Section or Part to which the Performance Solution applies. | Note |

| | | |
|---|---|---|
| | b) Identify Performance Requirements from other Sections or Parts that are relevant to any aspects of the<br><br>(4) Performance Solution proposed or that are affected by the application of the Performance Solution.<br><br>Where a Performance Requirement is proposed to be satisfied by a Performance Solution, the following steps must be undertaken:<br>(a) Prepare a performance-based design brief in consultation with relevant stakeholders.<br>(b) Carry out analysis,as proposed by the performance-based design brief.<br>(c) Evaluate results from (4)(b) against the acceptance criteria in the performance-based design brief.<br>(d) Prepare a final report that includes—<br>i. all Performance Requirements and/or Deemed-to-Satisfy Provisions identified through A2G2(3) or A2G4(3) as applicable; and<br>ii. identification of all Assessment Methods used; and \<br>iii. details of steps (4)(a) to (4)(c); and<br>iv. confirmation that the Performance Requirement has been met; and<br>v. details of conditions or limitations, if any exist, regarding the Performance Solution. | |
| **Deemed-to-Satisfy Solution**<br>A2G2 | A solution that complies with the Deemed-to-Satisfy Provisions is deemed to have met the Performance Requirements. | Note |
| **A combination of solutions**<br>ATG4 | Performance Requirements may be satisfied by using a combination of Performance Solutions and Deemed-to-Satisfy Solutions. | Note |
| **Part A5 Evidence of Suitability** | | |
| **Evidence of Suitability**<br>Part A5 | This Part explains the evidence needed to show that the NCC requirements are met and the solution is “fit for purpose”.<br><br>It covers the use of materials, products, forms of construction and designs. It details separate requirements for the BCA and PCA.<br><br>Examples of evidence to be prepared and retained include certificates, reports, calculations and any other documents or information showing compliance with the NCC requirements. | Note |
| **Part A6 Building Classification** | | |
| **Building Classification**<br>Part A6 | The classifications for the building are:<br>a) Class 2 (Residential)<br>b) Class 5 (Office/Commercial) | Note |

| | | |
|---|---|---|
| | c) Class 6 (Retail) | |
| **Part A7 United Buildings** | | |
| **United Building** Part A7 | Not applicable based on the current design. | Not applicable |
| **Part A8 Quantification of the fire safety Performance Requirements** | | |
| **Quantification of the fire safety Performance Requirements** Part A8 | This Part includes the quantified metrics that must be used to interpret the fire safety Performance Requirements listed in A8G1 that are not quantified or say to the degree necessary. The degree necessary is the degree that achieves the requirements of this part. | Note |
| **Specification 1 - Fire-resistance of building elements** | | |
| **Scope** S1C1 | This Specification sets out the procedures for determining the FRL of building elements. | Note |
| **Specification 2 - Descriptions of elements referred to in Specification 1** | | |
| **Scope** S2C1 | This Specification sets out the descriptions of elements referred to in Tables S1C2a to S1C2n of Specification 1. | Note |
| **Specification 3 - Fire Hazard Properties** | | |
| **Scope** SC31 | This Specification sets out the procedures for determining the fire hazard properties of assemblies tested to AS/NZS 1530.3. | Note |

## Section B – Structure

| Section B – Structure | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **Structural Provisions** B1D1 - B1D4 | Structural drawings and design certificates for structural elements will be required at the Construction Certificate stage. This may include, but is not limited to:<br>a) Piling,<br>b) Foundations,<br>c) Floor slabs,<br>d) Frame<br>e) Glazed Assemblies<br>f) Roof<br>g) The importance level of the building has been determined as 2. | Capable of compliance |

| Section B – Structure | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| | h) Permanent Formwork Systems (eg Dincel)<br>Glazing must comply with AS 1288-2006 and AS 2047-2014.<br>Termite control must comply with AS3660.1-2000 where any primary building elements are of timber.<br>Geoscience Australia recognises that Sydney falls within an area of seismic activity within the National Seismic Hazard Assessment.<br>  <br>The structural engineer should consider, as appropriate and based on their expertise, the application of AS 1170.4 – Earthquake Actions in Australia. | |
| **Structural software**<br>B1D5 | Structural software used in the design of the building or structure must comply with the ABCB Protocol for Structural Software.<br>Structural software can only be used for buildings within the following geometrical limits:<br>i) The distance from ground level to the underside of eaves must not exceed 6 m.<br>ii) The distance from ground level to the highest point of the roof, neglecting chimneys, must not exceed 8.5 m.<br>iii) The building width including roofed verandahs, excluding eaves, must not exceed 16 m.<br>iv) The building length must not exceed five times the building width.<br>v) The roof pitch must not exceed 35 degrees. | Note |
| **Construction of buildings in flood hazard areas**<br>B1P4 | Not applicable based on the current design. The subject development is not identified as being in a flood hazard area. | Not applicable |
| **Specification 4 - Design of buildings in cyclonic areas** | | |

| Section B – Structure | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| | Not applicable based on the current design. The subject development is not identified as being in a cyclonic area. | Not applicable |

## Section C – Fire Resistance

| Section C – Fire Resistance | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **Part C2 Fire Resistance & Stability** | | |
| **Type of construction required**<br>C2D2 | A Class 2, 5 and 6a building with a rise in storeys of 3 requires Type A construction. | Note |
| **Calculation of rise in storeys**<br>C2D3 | The building has a rise in storeys of 3.<br>The BCA defines storey as:<br>*Storey means a space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above.*<br>It is recognised that the roof terrace includes provision for a shade structure. This shade structure appears to consist of 30mm slats with 100mm spacings. The shade structure is therefore substantially open to the sky and as such has not been considered as a roof or ceiling in the building. This is an important distinction as it means the roof terrace has not been considered a storey. This should be raised and confirmed with the Principal Certifier at the earliest opportunity. | Note |
| **Buildings of multiple classification**<br>C2D4 | In a building of multiple classifications, the type of construction required for the building is the most fire-resisting type resulting from the application of Table C1.1 on the basis that the classification applying to the top storey applies to all storeys.<br>Type A construction applies to this project. | Note |
| **Mixed types of construction**<br>C2D5 | Not applicable based on the current design. | Not applicable |
| **Two storey Class 2, 3 or 9c buildings**<br>C2D6 | Not applicable based on the current design. | Not applicable |

| Section C – Fire Resistance | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **Class 4 parts of buildings**<br>C2D7 | Not applicable based on the current design | Not applicable |
| **Open spectator stands and indoor sports stadiums**<br>C2D8 | Not applicable based on the current design. | Not applicable |
| **Lightweight construction**<br>C2D9 | If intended to be used, lightweight construction must comply with Specification 6 if it is used in a wall system—<br>a) that is required to have an FRL; or<br>b) for a lift shaft, stair shaft or service shaft or an external wall bounding a public corridor including a non-fire-isolated passageway or non-fire-isolated ramp, in a spectator stand, sports stadium, cinema or theatre, railway station, bus station or airport terminal.<br>If lightweight construction is used for the fire-resisting covering of a steel column or the like, and if—<br>a) the covering is not in continuous contact with the column, then the void must be filled solid, to a height of not less than 1.2 m above the floor to prevent indenting: and<br>b) the column is liable to be damaged from the movement of vehicles, materials, or equipment, then the covering must be protected by steel or other suitable material. | Capable of compliance |
| **Non-combustible building elements**<br>C2D10 | In a building required to be of Type A or B construction, the following building elements and their components must be non-combustible:<br>i) External walls and common walls, including all components incorporated in them including the facade covering, framing and insulation.<br>ii) The flooring and floor framing of lift pits.<br>iii) Non-loadbearing internal walls where they are required to be fire-resisting.<br>If a Permanent Formwork System is proposed as an external wall, then a performance solution may be required and submitted to NSWFR. e.g. Dincel.<br>*In addition, there may also be further restrictions on the use of combustible cladding material in any other part of a building.*<br>*For more information on what products this includes please visit* ***https://www.fairtrading.nsw.gov.au/trades-and-businesses/construction-and-trade-essentials/building-products/aluminium-composite-panel-ban*** | Capable of compliance |

| Section C – Fire Resistance | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| | A detailed schedule of the external wall components, with associated fire test certificates in accordance with this requirement, should be submitted to the Principal Certifier for assessment prior to the issue of the Construction Certificate. | |
| **Fire Hazard Properties** C2D11 | Fire test reports shall be provided for all wall linings, floor linings and coverings, ceiling linings, air handling ductwork and lift cars to show compliance with fire hazard properties of Specification 7.<br><br>Test reports for floor linings must show critical radiant flux and smoke development rates. Wall and ceiling linings require a Group Number.<br><br>If a Permanent Formwork System is proposed as an external wall, then a performance solution may be required and submitted to NSWFR. e.g. Dincel. | Capable of compliance |
| **Performance of external walls in fire** C2D12 | Not applicable based on the current design. It does not appear, from the details provided for assessment, that tilt-up panels are proposed in this development. | Not applicable |
| **Fire-protected timber: Concession** C2D13 | Not applicable based on the current design. It does not appear that fire-protected timber is proposed. | Not applicable |
| **Ancillary Elements** C2D14 | An ancillary element must not be fixed, installed, attached to or supported by the internal space within or external face of an external wall that is required to be non-combustible unless it is one of the following:<br><br>a) An ancillary element that is non-combustible.<br>b) A gutter, downpipe or other plumbing fixture or fitting.<br>c) A flashing.<br>d) A grate or grille not more than $2m^2$ in area associated with a building service.<br>e) An electrical switch, socket-outlet, cover plate or the like<br>f) A light fitting<br>g) A required sign<br>h) A sign other than one provided under a) or g) that –<br>i) Achieves a group number of 1 or 2; and<br>ii) Does not extend beyond one storey; and<br>iii) Does not extend beyond one fire compartment; and<br>iv) Is separated vertically from other signs permitted under h) by at least 2 storeys<br>i) An awning, sunshade, canopy, blind or shading hood other than one provided under a) that – | Capable of compliance |

| Section C – Fire Resistance | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| | i) Meets the requirements of Table 4 of Specification C1.10 as for an internal element; and<br>ii) Services a storey –<br>a) At ground level; or<br>b) Immediately above a storey at ground level; and<br>c) Does not serve an exit, where it would render the exit unusable in a fire<br>j) A part of a security, intercom or announcement system<br>k) Wiring<br>l) Waterproofing material applied to the floor surface of external balconies, terraces or the like, and a 250 mm upturn above the floor level.<br>m) A gasket, caulking, sealant or adhesive directly associated with (a) to (lk).<br><br>Details demonstrating compliance with this requirement will need to be incorporated into the Construction Certificate design and specification. Reference should also be made to C2D10.<br><br>A schedule of ancillary elements, in accordance with this requirement, will need to be provided to the Principal Certifier prior to the issue of the Construction Certificate. | |
| **Fixing of bonded laminated cladding panels**<br>C2D15 | In a building required to be of Type A or B construction, externally located bonded laminated cladding panels must—<br><br>a) not be solely fixed with adhesive; and<br>b) have mechanical fixings hold all layers of the cladding.<br><br>Details demonstrating compliance with this requirement will need to be incorporated into the Construction Certificate design and specification. | Capable of compliance |
| **Part C3 Compartmentation and Separation** | | |
| **Application of Part**<br>C3D2 | This Clause provides guidance on the application of Part C3.<br><br>1) 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.<br>2) C3D13(1)(e) does not apply to a Class 8 electricity network substation. | Note |
| **General floor area & volume limitations**<br>C3D3 | Floor areas are identified as follows:<br><br>Ground - 126.63 m²<br><br>First - 111.26 m²<br><br>Second - 115.49 m² | Complies |

<table>
<tr><th colspan="3">Section C – Fire Resistance</th></tr>
<tr><th>Clause</th><th>Assessment Comments</th><th>Status</th></tr>
<tr><td></td><td>Table C2.2 Maximum size of fire compartments or atria
<table>
<tr><th>Classification</th><th>Type A construction</th><th>Type B construction</th><th>Type C construction</th></tr>
<tr><td>5, 9b or 9c</td><td>Max floor area—8000 m$^2$<br>Max volume—48000 m$^3$</td><td>Max floor area—5500 m$^2$<br>Max volume—33000 m$^3$</td><td>Max floor area—3000 m$^2$<br>max volume—18000 m$^3$</td></tr>
<tr><td>6, 7, 8 or 9a (except for patient care areas)</td><td>Max floor area—5000 m$^2$<br>Max volume—30000 m$^3$</td><td>Max floor area—3500 m$^2$<br>Max volume—21000 m$^3$</td><td>Max floor area—2000 m$^2$<br>Max volume—12000 m$^3$</td></tr>
</table>
The compartment size is within limits.</td><td></td></tr>
<tr><td>Large isolated buildings<br>C3D4</td><td>Not applicable based on the current design.</td><td>Not applicable</td></tr>
<tr><td>Requirements for open spaces and vehicular access<br>C3D5</td><td>Not applicable based on the current design.</td><td>Not applicable</td></tr>
<tr><td>Class 9 buildings<br>C3D6<br>NSWC2.5</td><td>Not applicable based on the proposed Building Classification.</td><td>Not applicable</td></tr>
<tr><td>Vertical separation of openings in external walls<br>C3D7</td><td>If in a building of Type A construction, any part of a window or other opening in an external wall is above another opening in the storey next below and its vertical projection falls no further than 450 mm outside the lower opening (measured horizontally), the openings must be separated by—<br>a) A spandrel which -<br>i) is not less than 900 mm in height; and<br>ii) extends not less than 600 mm above the upper surface of the intervening floor; and<br>iii) is of non-combustible material having an FRL of not less than 60/60/60; or<br>d) a slab or other horizontal construction that;<br>i) projects outwards from the external face of the wall not less than 1100 mm; and<br>ii) extends along the wall not less than 450 mm beyond the openings concerned; and<br>iii) is non-combustible and has an FRL of not less than 60/60/60.<br>For the purposes of C2.6, window or other opening means that part of the external wall of a building that does not have an FRL of 60/60/60 or greater.<br>Details demonstrating compliance with this requirement will need to be incorporated into the Construction Certificate design and specification.</td><td>Capable of compliance</td></tr>
</table>

| Section C – Fire Resistance | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **Separation by fire walls**<br>C3D8 | FRL of separating walls not noted on drawings provided for assessment. To be further assessed prior to the issue of the CC. | Capable of compliance |
| **Separation of classifications in the same storey**<br>C3D9 | If a building has parts of different classifications located alongside one another in the same storey—<br>a) each building element in that storey must have the higher FRL prescribed in Specification 5 for that element for the classifications concerned; or<br>b) the parts must be separated in that storey by a fire wall.<br>FRL of separating walls not noted on drawings provided for assessment. To be further assessed prior to the issue of the CC. | Capable of compliance |
| **Separation of classifications in different storeys**<br>C3D10 | If parts of different classification are situated one above the other in adjoining storeys they must be separated as follows:<br>Type A construction — The floor between the adjoining parts must have an FRL of not less than that prescribed<br>a) in Specification 5 for the classification of the lower storey.<br>b) Type B or C construction — If one of the adjoining parts is of Class 2, 3 or 4, the floor separating the part from the storey below must—<br>i) be a floor/ceiling system incorporating a ceiling which has a resistance to the incipient spread of fire to the space above itself of not less than 60 minutes; or<br>ii) have an FRL of at least 30/30/30; or<br>iii) have a fire-protective covering on the underside of the floor, including beams incorporated in it, if the floor is combustible or of metal.<br>An FRL of 180/180/180 is required between the Class 6 and Class 2 and 5 parts and 120/120/120 between the Class 2 and 5 parts.<br>FRLs of separating construction will require assessment at the Construction Certificate stage. | Capable of compliance |
| **Separation of lift shafts**<br>C3D11 | Any lift connecting more than 2 storeys, or more than 3 storeys if the building is sprinklered, (other than lifts which are wholly within an atrium) must be separated from the remainder of the building by enclosure in a shaft in which—<br>a) in a building required to be of Type A construction — the walls have the relevant FRL prescribed by Specification 5; and<br>b) in a building required to be of Type B construction — the walls—<br>i) if loadbearing, have the relevant FRL prescribed by Tables S5C21a to S5C21f of Specification 5; or<br>ii) if non-loadbearing, be of non-combustible construction. | Capable of compliance |

| Section C – Fire Resistance | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| | FRL of separating structure not noted on drawings provided for assessment. To be further assessed prior to the issue of the CC. | |
| **Stairways and lifts in one shaft**<br>C3D12 | A stairway and lift must not be in the same shaft if either the stairway or the lift is required to be in a fire-resisting shaft.<br>FRLs of separating construction will require assessment at the Construction Certificate stage. | Capable of compliance |
| **Separation of equipment**<br>C3D13 | Any lift motors and lift control panels; or emergency generators used to sustain emergency equipment operating in the emergency mode; boilers; or certain types of batteries will need to be fire separated from the rest of the building.<br>Separating construction must have—<br>a) except as provided by (b)—<br>i) an FRL as required by Specification 5, but not less than 120/120/120; and<br>ii) any doorway protected with a self-closing fire door having an FRL of not less than –/120/30; or<br>b) when separating a lift shaft and lift motor room, an FRL not less than 120/–/–. | Capable of compliance |
| **Electricity supply system**<br>C3D14 | An electricity substation located within a building must—<br>a) be separated from any other part of the building by construction having an FRL of not less than 120/120/120; and<br>b) have any doorway in that construction protected with a self-closing fire door having an FRL of not less than –/120/30.<br>A main switchboard located within the building which sustains emergency equipment operating in the emergency mode must—<br>a) be separated from any other part of the building by construction having an FRL of not less than 120/120/120; and<br>b) have any doorway in that construction protected with a self-closing fire door having an FRL of not less than –/120/30. | Capable of compliance |
| **Public corridors in Class 2 and 3 buildings**<br>C3D15 | In a Class 2 or 3 building, a public corridor, if more than 40m in length, must be divided at intervals of not more than 40m with smoke-proof walls complying with S11C2. | Complies |
| **Part C4 Protection of Openings** | | |

| Section C – Fire Resistance | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **Application of Part**<br>C4D2 | For the purposes of the Deemed-to-Satisfy Provisions of this Part, openings in building elements required to be fire-resisting include doorways, windows (including any associated fanlight), infill panels and fixed or openable glazed areas that do not have the required FRL, between building elements such as columns, beams and the like, in the plane formed at the construction edge or perimeter of the building, are deemed to be openings in an external wall | Note |
| **Protection of openings in external walls**<br>C4D3 | The potential fire source features to be considered for this building are the external wall of another building on the allotment which is not a Class 10 building, the side or rear of the allotment boundary or the far side of the road.<br>In this instance the following setbacks are determined in respect to the fire source features applicable to the building<br>- Front – North – Market Place<br>- Side – West – 3/47A The Corso<br>- Side – East – 45 The Corso<br>- Rear – The Corso<br>Openings in external walls that are less than:<br>iv) 3 m from side and rear boundaries<br>v) 6m from far boundary<br>vi) 6m from another building on the allotment<br>will require protection as per C4D5.<br>There are openings less than 3m from side boundaries. These will require protection as per C4D5 or otherwise compliance could be addressed by performance solution from a fire safety engineer. | Performance solution required |
| **Separation of external walls and associated openings in different fire compartment**<br>C4D4 | Not applicable based on the current design. | Not applicable |
| **Acceptable methods of protection**<br>C4D5 | Where protection is required, doorways, windows and other openings must be protected as follows:<br>i) Doorways—<br>a) internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing or automatic closing; or<br>b) –/60/30 fire doors that are self-closing or automatic closing.<br>ii) Windows— | Note |

| Section C – Fire Resistance | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| | a) internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or<br>b) –/60/– fire windows that are automatic closing or permanently fixed in the closed position; or<br>c) –/60/– automatic closing fire shutters.<br>iii) Other openings—<br>a) excluding voids — internal or external wall-wetting sprinklers, as appropriate; or<br>b) construction having an FRL not less than –/60/–.<br>Fire doors, fire windows and fire shutters must comply with Specification 12. | |
| **Doorways in fire walls**<br>C4D6 | Any doors that are within a wall that is required to have an FRL, must be provided with a self-closing or auto-closing fire door. | Capable of compliance |
| **Sliding fire doors**<br>C4D7 | Not applicable based on the current design. There are no sliding fire doors indicated in the current design. | Not applicable |
| **Protection of doorways in horizontal exits**<br>C4D8 | Not applicable based on the current design. There are no sliding fire doors indicated in the current design. | Not applicable |
| **Openings in fire isolated exits**<br>C4D9 | Not applicable based on the current design. | Not applicable |
| **Services penetrations in fire isolated exits**<br>C4D10 | Not applicable based on the current design. | Not applicable |
| **Openings in fire isolated lift shafts**<br>C4D11 | Doorways — If a lift shaft is required to be fire-isolated, an entrance doorway to that shaft must be protected by –/60/– fire doors that—<br>i) comply with AS 1735.11; and<br>ii) are set to remain closed except when discharging or receiving passengers, goods or vehicles.<br>Lift indicator panels — A lift call panel, indicator panel or other panel in the wall of a fire-isolated lift shaft must be backed by | Capable of compliance |

| Section C – Fire Resistance | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| | construction having an FRL of not less than –/60/60 if it exceeds 35 000mm$^2$ in area. | |
| **Bounding Construction: Class 2, 3 & 4 buildings** C4D12 | (Type A) The doorway from the sole occupancy units are required to be self-closing fire doors with an FRL of -/60/30.<br>Automatic-closing doorways are to be initiated by the activation of a smoke detectors or the sprinkler system.<br>Doors to other rooms on residential floors (e.g. gym, refuse) to have self-closing fire doors with an FRL of -/60/30.<br>Walls bounding units and corridors to have FRL as outlined in Specification 5. | Capable of compliance |
| **Openings in floors and ceilings for services** C4D13 | A service that passes through a floor or ceiling that is required to have an FRL must be protected -<br>i) in a building of Type A construction, by a shaft complying with Specification 5; or<br>ii) in accordance with C4D15.<br>Where a service passes through a floor which is required to be protected by a fire-protective covering, the penetration must not reduce the fire performance of the covering. | Capable of compliance |
| **Openings in shafts** C4D14 | In a building of Type A construction, an opening in a wall providing access to a ventilating, pipe, garbage or other service shaft must be protected by—<br>a) if it is in a sanitary compartment — a door or panel which, together with its frame, is non-combustible or has an FRL of not less than –/30/30; or<br>b) a self-closing –/60/30 fire door or hopper; or<br>c) an access panel having an FRL of not less than –/60/30; or<br>d) if the shaft is a garbage shaft — a door or hopper of non-combustible construction. | Capable of compliance |
| **Openings for service installation** C4D15 | Where an electrical, electronic, plumbing, mechanical ventilation, air-conditioning or other service penetrates a building element (other than an external wall or roof) that is required to have an FRL with respect to integrity or insulation or a resistance to the incipient spread of fire, that installation must comply with any one of the following:<br>**Tested System -** Penetrations of fire rated elements such as floor slabs and fire rated walls are required to be suitably protected by a tested approved system to ensure the fire rated integrity and insulation of the element is maintained. | Capable of compliance |

| Section C – Fire Resistance | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| | **Ventilation and air-conditioning –** In accordance with AS1668.1.<br><br>**Compliance with Specification C3.15 –** Please refer to Specification C3.15 within report.<br><br>A schedule listing all collars, dampers and other penetrations will be required prior to the mandatory stage inspection or prior to issue of Occupation Certificate. The products must be tested (NATA registered labs to Australian Standards) systems and be included as part of the Schedule.<br><br>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification. | |
| **Construction joints**<br>C4D16 | Construction joints, spaces and the like in and between building elements required to be fire-resisting with respect to integrity and insulation must be protected in a manner<br><br>a) identical with a prototype tested in accordance with AS 4072.1 and AS 1530.4 to achieve the required FRL; or<br>b) that differs from a prototype in accordance with Section 4 of AS 4072.1 and achieves the required FRL.<br><br>The determination of the required FRL must be confirmed in a report from an Accredited Testing Laboratory in accordance with Specifications 1 and 2.<br><br>The requirements of (1) do not apply where joints, spaces and the like between fire-protected timber elements are provided with cavity barriers in accordance with Specification 9.<br><br>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification. | Capable of compliance |
| **Columns protected with lightweight construction to achieve an FRL**<br>C4D17 | A column protected by lightweight construction to achieve an FRL which passes through a building element that is required to have an FRL or a resistance to the incipient spread of fire, must be installed using a method and materials identical with a prototype assembly of the construction which has achieved the required FRL or resistance to the incipient spread of fire. | Capable of compliance |
| **Specification 5 – Fire Resisting Construction** | | |
| **General Requirements** | | |
| **Exposure to fire-source features**<br>S5C2 | This clause gives guidance to define how a building element may be exposed to afire-source feature. | Note |

| Section C – Fire Resistance | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **Fire protection for a support of another part**<br>S5C3 | Where a part of a building required to have an FRL depends upon direct vertical or lateral support from another part to maintain its FRL, that supporting part must -<br>i) have an FRL not less than that required by other provisions of this Specification; and<br>ii) located within the same fire compartment as the part it supports have an FRL in respect of structural adequacy the greater of that required –<br>a) for the supporting part itself; and<br>b) for the part it supports; and<br>iii) be non-combustible—<br>a) if required by other provisions of this Specification; or<br>b) if the part it supports is required to be non-combustible.<br>This will need to be documented in the design statement from a qualified structural engineer at the Construction Certificate stage. | Capable of compliance |
| **Lintels**<br>S5C4 | (1) A lintel must have the FRL required for the part of the building in which it is situated.<br>(2) A lintel need not comply with (1) if it does not contribute to the support of a fire door, fire window or fire shutter, and—<br>a) it spans an opening in—<br>i) a wall of a building containing only one storey; or<br>ii) a non-loadbearing wall of a Class 2 or 3 building; or<br>b) it spans an opening in masonry which is not more than 150 mm thick and—<br>i) not more than 3 m wide if the masonry is non-loadbearing; or<br>ii) not more than 1.8 m wide if the masonry is loadbearing and part of a solid wall or one of the leaves of a cavity wall. | Capable of compliance |
| **Method of attachment not to reduce the fire-resistance of building elements**<br>S5C5 | The method of attaching or installing a finish, lining, ancillary element or service installation to a building element must not reduce the fire-resistance of that element to below that required. | Note |
| **General Concessions**<br>S5C6 | Not applicable based on the current design. | Not applicable |
| **Mezzanine floors: Concession** | Not applicable based on the current design. | Not applicable |

| Section C – Fire Resistance | | |
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| **Clause** | **Assessment Comments** | **Status** |
| S5C7 | | |
| **Enclosure of shafts**<br>S5C8 | Shafts required to have an FRL must be enclosed at the top and bottom by construction having an FRL not less than that required for the walls of a non-loadbearing shaft in the same building, except that these provisions need not apply to—<br>a) the top of a shaft extending beyond the roof covering, other than one enclosing a fire-isolated stairway or ramp; or<br>b) the bottom of a shaft if it is non-combustible and laid directly on the ground. | Capable of compliance |
| **Carparks in Class 2 and 3 buildings**<br>S5C9 | Not applicable based on the current design. | Not applicable |
| **Residential aged care building: Concession**<br>S5C10 | Not applicable based on the current Building Classification. | Not applicable |
| **Type A Fire-Resisting Construction** | | |
| **Fire resistance of building elements**<br>S5C11 | In a building required to be of Type A construction each building element listed in Tables S5C11a to S5C11g and any beam or column incorporated in it, must have an FRL not less than that listed in those Tables for the particular Class of building concerned.<br>A loadbearing internal wall and a loadbearing fire wall (including those that are part of a loadbearing shaft) must be constructed from—<br>a) concrete; or<br>b) masonry | Capable of compliance |
| **Table S5C11 a-g - Type A Construction: FRL of building elements** | The following concession may apply;<br>a) The roof does not need an FRL<br>b) The columns immediately below the roof only requires an FRL of 60/60/60 (only applies where effective height is less than 25m) | Capable of compliance |
| **Concessions for floors**<br>S5C12 | Not applicable based on the current design. | Not applicable |

| Section C – Fire Resistance | | |
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| **Clause** | **Assessment Comments** | **Status** |
| **Floor loading of Class 5 and 9b buildings: Concession** S5C13 | If a floor in a Class 5 or 9b building is designed for a live load not exceeding 3 kPa—<br>a) the floor next above (including floor beams) may have an FRL of 90/90/90; or<br>b) the roof, if that is next above (including roof beams) may have an FRL of 90/60/30. | Note |
| **Roof superimposed on concrete slab: Concession** S5C14 | A roof superimposed on a concrete slab roof need not comply with S5C11 as to fire-resisting construction if—<br>a) the superimposed roof and any construction between it and the concrete slab roof are non-combustible throughout; and<br>b) the concrete slab roof complies with Tables S5C11a to S5C11g. | Note |
| **Roof: Concession** S5C15 | Not applicable based on the current design. | Note |
| **Roof lights** S5C16 | The following concession may be applicable if the requirements of the concession are met:<br>If a roof is required to have an FRL or its covering is required to be non-combustible, roof lights or the like installed in that roof must—<br>(a) have an aggregate area of not more than 20% of the roof surface; and<br>(b) be not less than 3 m from—<br>(i) any boundary of the allotment other than the boundary with a road or public place; and<br>(ii) any part of the building which projects above the roof unless that part has the FRL required of a fire wall and any openings in that part of the wall for 6 m vertically above the roof light or the like are protected in accordance with C3.4; and<br>(iii) any roof light or the like in an adjoining sole-occupancy unit if the walls bounding the unit are required to have an FRL; and<br>(iv) any roof light or the like in an adjoining fire-separated section of the building; and<br>(c) if a ceiling with a resistance to the incipient spread of fire is required, be installed in a way that will maintain the level of protection provided by the ceiling to the roof space. | Note |
| **Internal columns and** | The following concession may be applicable if the requirements of the concession are met: | Note |

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|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **walls: Concession** S5C17 | For a building with an effective height of not more than 25 m and having a roof without an FRL in accordance with Clause 3.5, in the storey immediately below that roof, internal columns other than those referred to in<br>Clause 3.1(f) and internal walls other than fire walls and shaft walls may have—<br>(a) in a Class 2 or 3 building: FRL 60/60/60; or<br>(b) in a Class 5, 6, 7, 8 or 9 building—<br>(i) with rise in storeys exceeding 3: FRL 60/60/60; or<br>(ii) with rise in storeys not exceeding 3: no FRL. | |
| **Open spectator stands and indoor sports stadiums: Concession** S5C18 | Not applicable based on the current design. | Not applicable |
| **Car Parks** S5C19 | Not applicable based on the proposed Building Classification. | Not applicable |
| **Class 2 and 3 buildings: Concession** S5C20 | (1) In a Class 2 or 3 building with a rise in storeys of not more than 3—<br>a) notwithstanding C2D10(1) and (2) and C3D7, timber framing may be used for—<br>i) external walls; and<br>ii) common walls; and<br>iii) the floor framing of lifts pits; and<br>iv) non-loadbearing internal walls which are required to be fire-resisting; and<br>v) non-loadbearing Shafts, except Shafts used for the discharge of hot products of combustion; and<br>vi) spandrels or horizontal construction provided for the purposes of C3D7; and<br>b) Notwithstanding S5C11(1)(c), for loadbearing internal walls and loadbearing fire walls—<br>i) timber framing may be used; and<br>ii) non-combustible materials mays be used.<br>A Class 2 or 3 building having a rise in storeys of not more than 4 may have the top three storeys constructed in accordance with (1) provided—<br>a) the lowest storey is used solely for the purpose of parking motor vehicles or for some other ancillary purpose; and | Capable of compliance |

<table>
<tr><th colspan="3">Section C – Fire Resistance</th></tr>
<tr><th>Clause</th><th>Assessment Comments</th><th>Status</th></tr>
<tr><td></td><td>b) the lowest storey is constructed of concrete or masonry including the floor between it and the Class 2 or 3 part of the building above; and<br>c) the lowest storey and the storey above are separated by construction having an FRL of not less than 90/90/90 with no openings or penetrations that would reduce the fire-resisting performance of that construction except that a doorway in that construction may be protected by a –/60/30 self-closing fire door.</td><td></td></tr>
<tr><th colspan="3">Specification 6 – Structural test for lightweight construction</th></tr>
<tr><td>Scope & Application<br>1 -2</td><td>This Specification describes tests to be applied to and criteria to be satisfied by a wall system of lightweight construction.<br>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 Section B to resist the appropriate pressures and impacts defined in this Specification.</td><td>Note</td></tr>
<tr><th colspan="3">Specification 8 – Fire Hazard Properties</th></tr>
<tr><td>Application<br>S7C2</td><td>Linings, materials and assemblies must comply with the appropriate requirement described in Table S7C2.<br>Table S7C2: Fire hazard property requirements
<table>
<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 6 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>Sarking-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>
A finishes schedule will be required, with associated fire test certificates in accordance with this requirement. This will need to be provided to the Principal Certifier prior to the issue of the Construction Certificate.</td><td>Capable of compliance</td></tr>
<tr><td>Floor linings and floor coverings<br>S7C3</td><td>A floor lining or floor covering must have—<br>a) a critical radiant flux not less than that listed in Table S7C3; and<br>b) in a building not protected by a sprinkler system (other than a FPAA101D or FPAA101H system) complying with</td><td>Capable of compliance</td></tr>
</table>

<table>
<tr><th colspan="3">Section C – Fire Resistance</th></tr>
<tr><th>Clause</th><th>Assessment Comments</th><th>Status</th></tr>
<tr><td></td><td>
Specification 17, a maximum smoke development rate of 750 percent-minutes; and<br>
c) a group number complying with S7C6(b), for any portion of the floor covering that is continued more than 150mm up a wall.<br><br>
Table S7C3: Critical radiant flux (CHF in kW/m²) of floor linings and floor coverings
<table>
<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>
<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>
</table>
A floor lining or floor covering must have—<br><br>
a) a critical radiant flux not less than that listed in Table 2; and<br>
b) in a building not protected by a sprinkler system complying with Specification E1.5, a maximum smoke development rate of 750 percent-minutes; and<br>
c) a group number complying with Clause 6(b), for any portion of the floor covering that is continued more than 150 mm up a wall.<br><br>
A finishes schedule will be required, with associated fire test certificates in accordance with this requirement. This will need to be provided to the Principal Certifier prior to the issue of the Construction Certificate.
</td><td></td></tr>
<tr><td>Wall and ceiling lining<br>S7C4</td><td>
(1) 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—<br><br>
a) a smoke growth rate index not more than 100; or<br>
b) an average specific extinction area less than 250 m2/kg.<br><br>
(2) 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.
</td><td>Capable of compliance</td></tr>
</table>

<table>
<tr><th colspan="3">Section C – Fire Resistance</th></tr>
<tr><th>Clause</th><th>Assessment Comments</th><th>Status</th></tr>
<tr><td></td><td>
Table S7C4: Wall and ceiling lining materials (material groups permitted)
<table>
<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>
<tr><td rowspan="2">Class 2 or 3, unsprinklered, excluding accommodation for the aged, people with disabilities and children</td><td>Walls: 1</td><td>Walls: 1, 2</td><td>Walls: 1, 2, 3</td><td>Walls: 1, 2, 3</td></tr>
<tr><td>Ceilings: 1</td><td>Ceilings: 1, 2</td><td>Ceilings: 1, 2, 3</td><td>Ceilings: 1, 2, 3</td></tr>
<tr><td rowspan="2">Class 2 or 3, sprinklered, excluding accommodation for</td><td>Walls: 1</td><td>Walls: 1, 2, 3</td><td>Walls: 1, 2, 3</td><td>Walls: 1, 2, 3</td></tr>
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<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>
<tr><td>the aged, people with disabilities and children</td><td></td><td></td><td></td><td></td></tr>
<tr><td rowspan="2">Class 3 or 9a, unsprinklered, accommodation for the aged, people with a disability, children and health-care buildings</td><td>Walls: 1</td><td>Walls: 1</td><td>Walls: 1, 2</td><td>Walls: 1, 2, 3</td></tr>
<tr><td>Ceilings: 1</td><td>Ceilings: 1</td><td>Ceilings: 1, 2</td><td>Ceilings: 1, 2, 3</td></tr>
<tr><td rowspan="2">Class 3 or 9a, sprinklered, accommodation for the aged, people with a disability, children and health-care buildings</td><td>Walls: 1, 2</td><td>Walls: 1, 2</td><td>Walls: 1, 2, 3</td><td>Walls: 1, 2, 3</td></tr>
<tr><td>Ceilings: 1, 2</td><td>Ceilings: 1, 2</td><td>Ceilings: 1, 2, 3</td><td>Ceilings: 1, 2, 3</td></tr>
<tr><td rowspan="2">Class 5, 6, 7, 8 or 9b schools, unsprinklered</td><td>Walls: 1</td><td>Walls: 1, 2</td><td>Walls: 1, 2, 3</td><td>Walls: 1, 2, 3</td></tr>
<tr><td>Ceilings: 1</td><td>Ceilings: 1, 2</td><td>Ceilings: 1, 2</td><td>Ceilings: 1, 2, 3</td></tr>
<tr><td rowspan="2">Class 5, 6, 7, 8 or 9b schools, sprinklered</td><td>Walls: 1</td><td>Walls: 1, 2, 3</td><td>Walls: 1, 2, 3</td><td>Walls: 1, 2, 3</td></tr>
<tr><td>Ceilings: 1</td><td>Ceilings: 1, 2, 3</td><td>Ceilings: 1, 2, 3</td><td>Ceilings: 1 ,2, 3</td></tr>
<tr><td rowspan="2">Class 9b other than schools, unsprinklered</td><td>Walls: 1</td><td>Walls: 1</td><td>Walls: 1, 2</td><td>Walls: 1, 2, 3</td></tr>
<tr><td>Ceilings: 1</td><td>Ceilings: 1</td><td>Ceilings: 1, 2</td><td>Ceilings: 1, 2, 3</td></tr>
<tr><td rowspan="2">Class 9b other than schools, sprinklered</td><td>Walls: 1</td><td>Walls: 1, 2</td><td>Walls: 1, 2, 3</td><td>Walls: 1, 2, 3</td></tr>
<tr><td>Ceilings: 1</td><td>Ceilings: 1, 2</td><td>Ceilings: 1, 2, 3</td><td>Ceilings: 1, 2, 3</td></tr>
<tr><td rowspan="2">Class 9c, sprinklered</td><td>Walls: 1</td><td>Walls: 1, 2</td><td>Walls: 1, 2, 3</td><td>Walls: 1, 2, 3</td></tr>
<tr><td>Ceilings: 1</td><td>Ceilings: 1, 2</td><td>Ceilings: 1, 2, 3</td><td>Ceilings: 1, 2, 3</td></tr>
</table>

A finishes schedule will be required, with associated fire test certificates in accordance with this requirement. This will need to be provided to the Principal Certifier prior to the issue of the Construction Certificate.
</td><td></td></tr>
<tr><td>Air-handling ductwork<br>S7C5</td><td>Rigid and flexible dutwork in a Class 2 to 9 building must comply with the fire hazard properties set out in AS 4254 Parts 1 and 2.<br><br>A finishes schedule will be required, with associated fire test certificates in accordance with this requirement. This will need to be provided to the Principal Certifier prior to the issue of the Construction Certificate.</td><td>Capable of compliance</td></tr>
<tr><td>Lift car<br>S7C6</td><td>Materials used as—<br>a) floor linings and floor coverings must have a critical radiant flux not less than 2.2; and<br>b) wall and ceiling linings must be a Group 1 material or a Group 2 material in accordance with AS 5637.1.<br><br>A finishes schedule will be required, with associated fire test certificates in accordance with this requirement. This will need to</td><td>Capable of compliance</td></tr>
</table>

<table>
<tr><th colspan="3">Section C – Fire Resistance</th></tr>
<tr><th>Clause</th><th>Assessment Comments</th><th>Status</th></tr>
<tr><td></td><td>be provided to the Principal Certifier prior to the issue of the Construction Certificate.</td><td></td></tr>
<tr><td>Other material<br>S7C7 NSW 7.</td><td>Materials and assemblies not included in S7C3, S7C4, S7C5 or S7C6 must not exceed the indices set out in Table S7C7.<br><br>Table S7C7: Other materials<br><table><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 Sarking-type material used in a ceiling or used as an attachment or part of an attachment to a building element. Note 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>Sarking-type material: 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>Sarking-type material: In other locations. Note 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 Sarking-type material. Notes 2 and 3</td><td>N/A</td><td>9</td><td>8 if the Spread-of-Flame Index is more than 5</td></tr></table><br>A finishes schedule will be required, with associated fire test certificates in accordance with this requirement. This will need to be provided to the Principal Certifier prior to the issue of the Construction Certificate.</td><td>Capable of compliance</td></tr>
<tr><th colspan="3">Specification 8 – Performance of external walls in fire</th></tr>
<tr><td>General<br>1 - 4</td><td>Not applicable based on the current design.</td><td>Not applicable</td></tr>
<tr><th colspan="3">Specification 9 – Cavity barriers for fire-protected timber</th></tr>
<tr><td>General<br>1 - 2</td><td>Not applicable based on the current design.</td><td>Not applicable</td></tr>
<tr><th colspan="3">Specification 10 – Fire-protected timber</th></tr>
<tr><td>General</td><td>Not applicable based on the current design.</td><td>Not applicable</td></tr>
</table>

| Section C – Fire Resistance | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **1 - 3** | | |
| **Specification 11 – Smoke-proof walls in health-care and residential care buildings** | | |
| **General**<br>**1 - 4** | Not applicable based on the current design. | Not applicable |
| **Specification 12 – Fire doors, smoke doors, fire windows and shutters** | | |
| **General**<br>**1 - 5** | This Specification sets out requirements for the construction of fire doors, smoke doors, fire windows and fire shutters. | Note |
| **Specification 13 – Penetration of walls, floors and ceilings by services** | | |
| **General**<br>**1 - 2** | This Specification prescribes materials and methods of installation for services that penetrate walls, floors and ceilings required to have an FRL.<br>This Specification applies to installations permitted under the Deemed-to-Satisfy Provisions of the BCA as alternatives to systems that have been demonstrated by test to fulfil the requirements of C3.15(a).<br>This Specification does not apply to installations in ceilings required to 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.<br>A schedule listing all collars, dampers and other penetrations will be required prior to the mandatory stage inspection or prior to issue of Occupation Certificate. The products must be tested (NATA registered labs to Australian Standards) systems and be included as part of the Schedule. | Capable of compliance |

## Section D – Access and Egress

| Section D – Access & Egress | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **Part D1 Provision for escape** | | |
| **Deemed to satisfy provisions**<br>D2D1 | This clause provides guidance on the application of the BCA. | Note |

| Section D – Access & Egress | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **Application of Part**<br>D2D2 | 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. | Note |
| **Number of exits required**<br>D2D3 | Exits are identified as follows:<br>**Ground Floor**<br>Market Place Tenancy Entrance<br>Main Retail Tenancy Entrance<br>Stair serving office<br>Entrance off Market Place<br>**First Floor**<br>Stair serving office<br>Stair serving Class 2 units/roof terrace<br>**Second Floor**<br>Stair serving Class 2 units/roof terrace<br>**Roof**<br>Stair serving Class 2 units/roof terrace | Complies |
| **When fire-isolated stairways and ramps are required**<br>D2D4 | The stair serving Class 2 units/roof terrace connects or passes through three storeys, noting the roof terraces has not been considered a storey. Fire-isolated stairs are therefore not required.<br>The BCA defines storey as:<br>*Storey means a space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above.*<br>It is recognised that the roof terrace includes provision for a shade structure. This shade structure appears to consist of 30mm slats with 100mm spacings. The shade structure is therefore substantially open to the sky and as such has not been considered as a roof or ceiling in the building. This is an important distinction as it means the roof terrace has not been considered a storey. This should be raised and confirmed with the Principal Certifier at the earliest opportunity as if the building is considered to have a rise in storeys of 4, sprinklers would be required. | Not applicable |
| **Exit travel distances**<br>D2D5 | **Ground Floor** | Performance solution required |

| Section D – Access & Egress | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| | To the ground floor retail tenancy a point of choice is reached within 20m. The maximum travel distance from the retail tenancy to the main entrance is approximately 18.7m.<br><br>The maximum travel distance from the Market Place tenancy is approximately 3.8m.<br><br>**First Floor**<br><br>The maximum travel distance from the apartment to the top of the stair is approximately 240mm.<br><br>The maximum travel distance from the office/commercial space to the exit is approximately 9m.<br><br>**Second Floor**<br><br>The travel distance from the South-East Unit to the top of the stair is approximately 6.1m.<br><br>Consultation should be made with a fire safety engineer to determine if compliance can be addressed by performance solution or alternative the design could be altered to reduce the travel distance to 6m or less.<br><br>**Roof Terrace**<br><br>The maximum travel distance from the roof terrace to the exit is approximately 11.7m.<br><br>Note 1: In a Class 2 development with a rise in storeys of 4 or more but with an effective height of not more than 25m a permitted concession under Specification 17 includes that the maximum distance of travel, as required by D2D5(1)(a)(i) (travel distance from the entrance doorway of any sole-occupancy unit to the exit), may be increased from 6 m to 12 m where a AS 2118.1 or AS 2118.4 sprinkler system is provided.<br><br>Note 2: In a Class 2 development with a rise in storeys of 4 or more but with an effective height of not more than 25m a permitted concession under Specification 17 includes that the maximum distance of travel from a single exit serving the storey at the level of egress to a road or open space, as required by D2D5(1)(a)(ii), may be increased from 20m to 30m. | |
| **Distance between alternative exits**<br>D2D6 | The distance between alternative exits is shown in accordance with this Clause. | Complies |
| **Height of doorways in exits and paths** | 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. | Capable of compliance |

| Section D – Access & Egress | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **of travel to exits**<br>D2D7 | | |
| **Width of exits and paths of travel to exits**<br>D2D8 | A minimum 1m clear path of travel to an exit is required. This is not achieved to the Market Place Tenancy.<br>It should also be noted that the stairs serving the office are considered non-fire-isolated stairs and as such would require handrails both sides. This may reduce the width to less than 1000mm. | Capable of compliance |
| **Width of doorways in exits or paths of travel to exits**<br>D2D9 | This clause provides the compliances requirements for the width of doorways in exits or paths of travel to exits.<br>A door schedule will be required for assessment at the Construction Certificate stage. | Capable of compliance |
| **Exit width not to diminish in direction of travel**<br>D2D10 | The unobstructed width of a required exit must not diminish in the direction of travel to a road or open space, except where the width is increased in accordance with D2D7(b) or D2D8(a). | Complies |
| **Determination and measurement of exits and paths of travel to exits**<br>D2D11 | The required width of a stairway or ramp in a required exit or path of travel to an exit must—<br>a) be measured clear of all obstructions such as handrails, projecting parts of barriers and the like; and<br>i) extend without interruption, except for ceiling cornices, to a height not less than 2 m vertically above a line<br>ii) along the nosings of the treads or the floor surface of the ramp or landing.<br>b) To determine the aggregate unobstructed width, the number of persons accommodated must be calculated according to D2D18. | Note |
| **Travel via fire-isolated exits**<br>D2D12 | Not applicable based on the current design | Not applicable |
| **External stairways or ramps in lieu of fire-isolated exits**<br>D2D13 | Not applicable based on the current design. | Not applicable |

| Section D – Access & Egress | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **Travel by non-fire-isolated stairways or ramps**<br>D2D14 | A non-fire-isolated stairway or non-fire-isolated ramp serving as a required exit must provide a continuous means of travel by its own flights and landings from every storey served to the level at which egress to a road or open space is provided.<br>Distances permitted for travel via a non-fire-isolated stairway<br>Class 5-9: distance from the floor via stairway to open space must not exceed 80m. | Complies |
| **Discharge from exits**<br>D2D15 | An exit must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the exit, or access to it e.g. discharge points.<br>Barriers (such as bollards) must be installed, if they are necessary to prevent vehicles blocking access to, or discharge from, an exit. | Capable of compliance |
| **Horizontal exits**<br>D2D16 | Not applicable based on the current design. | Not applicable |
| **Non-required stairways, ramps or escalators**<br>D2D17 | Not applicable based on the current design. | Not applicable |
| **Number of persons accommodated**<br>D2D18 | The number of persons accommodated in a storey must be determined with consideration to the purpose for which it is used and the layout of the floor area.<br>A population schedule should be provided at detailed design stage based on final uses of the commercial/office/retail spaces. | Capable of compliance |
| **Measurement of distances**<br>D2D19 | This clause provides guidance on the application of the BCA. | Note |
| **Method of measurement**<br>D2D20 | This clause provides guidance on the application of the BCA. | Note |
| **Plant rooms, lift machine rooms and electricity network substations: Concession**<br>D2D21 | Not applicable based on the current design. | Not applicable |

| Section D – Access & Egress | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **Access to lift pits**<br>D2D22 | Access to lift pits will need to be provided in accordance with this Clause. Details will need to be assessed at the Construction Certificate stage. | Capable of compliance |
| **Egress from early childhood centre**<br>D2D23 | Not applicable based on the proposed Building Classification. | Not applicable |
| **Part D3 Construction of Exits** | | |
| **Deemed to satisfy provisions**<br>D3D1 | This clause provides guidance on the application of the BCA. | Note |
| **Application of Part**<br>D3D2 | This part does not apply to the internal parts of a SOU except for:<br>Class 2 – D2.13, D2.14(a), D2.16, D2.17(d) & (e), D2.18 & D2.24.<br>Class 3 - D2.13, D2.14(a), D2.16, D2.17(d) & (e), D2.21 & D2.24. | Note |
| **Fire-isolated stairways and ramps**<br>D3D3 | Not applicable based on the current design. | Not applicable |
| **Non-fire isolated stairs and ramps**<br>D3D4 | Stairs should be constructed in accordance with one of the following:<br>a) reinforced or prestressed concrete; or<br>b) steel in no part less than 6 mm thick; or<br>c) timber that—<br>i) has a finished thickness of not less than 44 mm; and<br>ii) has an average density of not less than 800 kg/m3 at a moisture content of 12%; and<br>iii) has not been joined by means of glue unless it has been laminated and glued with resorcinol formaldehyde or resorcinol phenol formaldehyde glue. | Capable of compliance |
| **Separation of rising and descending stair flights**<br>D3D5 | There must be no direct connection between rising and descending flights at the level of egress where the stair is required to be fire isolated. | Complies |
| **Open access ramps and balconies** | Not applicable based on the current design. | Not applicable |

| Section D – Access & Egress | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| D3D6 | | |
| **Smoke lobbies**<br>D3D7 | Not applicable based on the current design. | Not applicable |
| **Installation in exits and paths of travel**<br>D3D8 | 1) Access to service shafts and services other than to fire-fighting or detection equipment as permitted in the Deemed-to-Satisfy Provisions of Section E, must not be provided from a fire-isolated stairway, fire-isolated passageway or fire-isolated ramp.<br>2) An opening to any chute or duct intended to convey hot products of combustion from a boiler, incinerator, fireplace or the like, must not be located in any part of a required exit or any corridor, hallway, lobby or the like leading to a required exit.<br>3) Gas or other fuel services must not be installed in a required exit.<br>4) Except for in a fire-isolated exit specified in (1), services or equipment enclosed in accordance with (5) may be installed in a required exit, or in any corridor, hallway, lobby or the like leading to a required exit, where that service or equipment comprises—<br>(a) electricity meters, distribution boards or ducts; or<br>(b) central telecommunications distribution boards or equipment; or<br>(c) electrical motors or other motors serving equipment in the building.<br>(5) An enclosure for the purposes of (4) must be—<br>(a) non-combustible construction; or<br>(b) a fire-protective covering with doorways or openings suitably sealed against smoke spreading from the enclosure.<br>(6) Electrical wiring may be installed in a fire-isolated exit if the wiring is associated with—<br>a) a lighting, detection, or pressurisation system serving the exit; or<br>b) a security, surveillance or management system serving the exit; or<br>c) an intercommunication system or an audible or visual alarm system in accordance with D3D27; or<br>d) the monitoring of hydrant or sprinkler isolating valves. | Capable of compliance |
| **Enclosure of space under stairs and ramps**<br>D3D9 | The space below the non fire-isolated stairway must not be enclosed to form a cupboard or other enclosed space unless—<br>a) the enclosing walls and ceilings have an FRL of not less than 60/60/60; and | Capable of compliance |

| Section D – Access & Egress | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| | b) any access doorway to the enclosed space is fitted with a self-closing –/60/30 fire door<br>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification | |
| **Width of required stairways and ramps** D3D10 | Not applicable based on the current design. | Not applicable |
| **Pedestrian ramps** D3D11 | Not applicable based on the current design. | Not applicable |
| **Fire-isolated passageways** D3D12 | Not applicable based on the current design. | Not applicable |
| **Roof as open space** D3D13 | Not applicable based on the current design. | Not applicable |
| **Goings and risers** D3D14 NSWD2.13 (9b buildings) | The dimensions for going (G), riser (R) and quantity (2R + G) for the stairs must be in accordance with Table D2.13, except for non required stairs and where stair discharge on sloping walkway or public road.<br>The going and risers of a stair must be constant throughout each flight except that between adjacent risers or going, not greater than 5mm and not more than 10mm throughout the flight.<br>No openings greater than 125mm is permitted.<br>No winders are permitted in a required stair.<br>Stair treads are required to be slip resistance in accordance with Table D2.4 (i.e. P3/R10 dry; P4/R11 wet)<br>Please refer to D3 for additional requirements. | Capable of compliance |
| **Landings** D3D15 | Landings must not be less than 750mm long and have a slip resistance surface in accordance with Table D2.14.<br>The grade of a landing must not be more than 1:50<br>Please refer to D3 for additional requirements | Capable of compliance |

<table>
<tr><th colspan="3">Section D – Access & Egress</th></tr>
<tr><th>Clause</th><th>Assessment Comments</th><th>Status</th></tr>
<tr><td></td><td>Table D3D15: Slip-resistance classification
<table>
<tr><th>Application</th><th>Dry Surface conditions</th><th>Wet surface conditions</th></tr>
<tr><td>Ramp steeper than 1:14</td><td>P4 or R11</td><td>P5 or R12</td></tr>
<tr><td>Ramp steeper than 1:20 but not steeper than 1:14</td><td>P3 or R10</td><td>P4 or R11</td></tr>
<tr><td>Tread or landing surface</td><td>P3 or R10</td><td>P4 or R11</td></tr>
<tr><td>Nosing or landing edge strip</td><td>P3</td><td>P4</td></tr>
</table></td><td></td></tr>
<tr><td>Thresholds<br>D3D16</td><td>The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless –<br>a) in a building required to be accessible by Part D3, the doorway—<br>i) opens to a road or open space; and<br>ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or<br>b) in other cases—<br>i) the doorway opens to a road or open space, external stair landing or external balcony; and<br>ii) the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway opens.<br>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification. Evidence of the proposed slip resistance will need to be provided to the Principal Certifier prior to the issue of the Construction Certificate.</td><td>Capable of compliance</td></tr>
<tr><td>Barriers to prevent falls<br>D3D17</td><td>The barriers to balconies, stair landings, balconies and the like are to be a minimum of 1 m in height and minimum 865 mm above stair flights.<br>For floors more than 4 m above the surface beneath, a barrier should have no horizontal or near horizontal elements between 150 mm and 760 mm above the floor must not facilitate climbing.<br>Fire isolated stairs must not have any openings that permit a 300 mm sphere; or rails where a 150 mm sphere cannot pass between the stair tread and the rail and rail openings not more than 460 mm.</td><td>Capable of compliance</td></tr>
<tr><td>Height of barriers<br>D3D18</td><td>1) The height of a barrier required by D3D17 must be not less than the following:<br>a) For stairways or ramps with a gradient of 1:20 or steeper — 865 mm.<br>b) 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.<br>c) In front of fixed seating on a mezzanine or balcony within an auditorium in a Class 9b building, where the horizontal</td><td>Capable of compliance</td></tr>
</table>

| Section D – Access & Egress | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| | projection extends not less than 1 m outwards from the top of the barrier — 700 mm.<br>d) For all other locations — 1 m.<br><br>2) For a barrier provided under (1) —<br><br>a) 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<br>b) 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. | |
| **Openings in barriers**<br>D3D19 | (1) Except where allowed by (2), openings in a required barrier must not allow a 125 mm sphere to pass through.<br><br>(2) In a fire-isolated stairway, fire-isolated ramp or other area used primarily for emergency purposes, or in Class 7 (other than carparks) or Class 8 buildings, openings in a required barrier—<br><br>a) must not allow a 300 mm sphere to pass through; or<br>b) where rails are used—<br>i) a 150 mm sphere must not be able to pass through the opening between the nosing line of the stair treads and the rail or between the rail and the floor of the landing, balcony or the like; and<br>ii) the opening between rails must not be more than 460 mm.<br><br>(3) The requirements of (2) cannot be applied to external stairways, or external ramps, or fire-isolated stairways or fire-isolated ramps serving Class 9b early childhood centres.<br><br>(4) For a barrier provided under (1), the maximum 125 mm barrier opening for a stairway, such as a non fire-isolated stairway, is measured above the nosing line of the stair treads.<br><br>(5) Where a barrier is fixed to the face of a landing, balcony, deck or the like, the opening between the barrier and the face must not permit a 40 mm sphere to pass through.<br><br>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification. | Capable of compliance |
| **Barrier climbability**<br>D3D20 | A barrier required by D3D17, located on a floor more than 4 m above the surface beneath, must not incorporate horizontal or near horizontal elements that could facilitate climbing between 150 mm and 760 mm above the floor. | Capable of compliance |
| **Wire barriers**<br>D3D21 | Where a required barrier is constructed of wire, it is deemed to meet the requirements of D3D19(1) if it is constructed in accordance with the requirements of this Clause. | Capable of compliance |

| Section D – Access & Egress | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **Handrails**<br>D3D22 | Handrails are required to all ramps or flights (2 risers or more) at a height not less than 865mm.<br>The handrail must be continuous between stair flights and have no obstruction on or above them that will tend to break a handhold.<br>In a required exit serving an accessible area, it must be designed to Clause 12 of AS 1428.1.<br>Handrails within a SOU in Class 2 or 3 building, a handrail is to be provided to at least one side of the flight at a height of not less than 865mm. It must have no obstructions that will break a handhold, except for newel posts or the like.<br>Please refer to D4 for further requirements. | Capable of compliance |
| **Fixed platforms, walkways, stairways and ladders**<br>D3D23 | Not applicable based on the current design. | Not applicable |
| **Doorways and Doors**<br>D3D24 | A doorway serving as a required exit or forming part of a required exit:<br>a) must not be fitted with a revolving door; and<br>b) must not be fitted with a roller shutter or tilt-up door unless—<br>i) it serves a Class 6, 7 or 8 building or part with a floor area not more than 200 $m^2$; and<br>ii) the doorway is the only required exit from the building or part; and<br>iii) it is held in the open position while the building or part is lawfully occupied; and<br>c) must not be fitted with a sliding door unless-<br>i) it leads directly to road or open space<br>ii) the door can be manually opened by a force of not more than 110N<br>d) If fitted with a power operated door –<br>i) It must be opened manually under a force of not more than 110N<br>ii) If it leads directly to road or open space, must open automatically on power failure, or activation of a fire or smoke alarm. | Capable of compliance |
| **Swinging Doors**<br>D3D25 | A swinging door must open in the direction of egress unless it serves a building or part with a floor area less than 200$m^2$, it is the only exit from the building or part and it is fitted with a device for holding it in the open position. | Does not comply |

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| **Clause** | **Assessment Comments** | **Status** |
| | The swinging door in a required exit must not encroach at any part of its swing by more than 500mm on the required width of a required stairway, ramp or passageway.<br>The swinging door must not otherwise impede the path or direction of egress.<br>The final exit door to Market Place swings inwards. This should swing in the direction of egress.<br><br>It should be noted that D3D25 includes a concession where a door may swing inward where the floor area of the building or part is less than 200m$^2$. This doorway has been assessed as providing egress from the storeys above and therefore more than 200m$^2$. As this is an interpretation an initial discussion with the Principal Certifier would be beneficial to determine how they interpret compliance. | |
| **Operation of Latch**<br>D3D26 | Exit doors and doors in the path of travel are required to be readily openable without a key by a single hand downward action or pushing action on a single device located between 900mm and 1.1m from the floor.<br>Where the latch operation device is not located on the door, the power operated manual controls must be at least 25mm wide, proud of the surrounding surface and located 500mm from an internal corner and between 1-2m of the doorway. | Capable of compliance |
| **Re-entry from fire-isolated exits**<br>D3D27 | Not applicable based on the current design. | Not applicable |
| **Signs on doors**<br>D3D28 | Signs required of fire doors must be in capital letters not less than 20 mm high in a colour contrasting with the background and state—<br>i) for an automatic door held open by an automatic hold-open device—<br>"FIRE SAFETY DOOR—DO NOT OBSTRUCT"; or<br>ii) for a self-closing door—<br>"FIRE SAFETY DOOR<br>DO NOT OBSTRUCT<br>DO NOT KEEP OPEN"; or<br>iii) for a door discharging from a fire-isolated exit—<br>"FIRE SAFETY DOOR—DO NOT OBSTRUCT" | Capable of compliance |

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| **Clause** | **Assessment Comments** | **Status** |
| **Protection of openable windows**<br>D3D29 | A window opening must be provided with protection, if the floor below the window is 2 m or more above the surface beneath in—<br>(i) a bedroom in a Class 2 or 3 building or Class 4 part of a building; or<br>(b) Where the lowest level of the window opening is less than 1.7 m above the floor, a window opening covered by (a) must comply with the following:<br>(i) The openable portion of the window must be protected with—<br>(A) a device capable of restricting the window opening; or<br>(B) a screen with secure fittings.<br>(ii) A device or screen required by (i) must—<br>(A) not permit a 125 mm sphere to pass through the window opening or screen; and<br>(B) resist an outward horizontal action of 250 N against the—<br>(aa) window restrained by a device; or<br>(bb) screen protecting the opening; and<br>(C) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.<br>(c) A barrier with a height not less than 865 mm above the floor is required to an openable window—<br>(i) in addition to window protection, when a child resistant release mechanism is required by (b)(ii)(C); and<br>(ii) where the floor below the window is 4 m or more above the surface beneath if the window is not covered by (a).<br>(d) A barrier covered by (c) except for (e) must not—<br>(i) permit a 125 mm sphere to pass through it; and<br>(ii) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing. | Capable of compliance |
| **Timber stairways: Concessions**<br>D3D30 | Not applicable based on the current design. | Not applicable |
| **Part D4 Access for People with Disabilities** | | |
| **General Building access requirements**<br>D4D2 | A Class 5 and 6, part of the building requires access to and within all areas normally used by occupants.<br>In a Class 2 building access is required as follows: | Capable of compliance |

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| **Clause** | **Assessment Comments** | **Status** |
| | a) From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level.<br>b) To and within not less than 1 type of common room used by residents i.e. laundry, gym, swimming pool etc.<br>c) Where a ramp complying with AS 1428.1 or a passenger lift is installed—<br>i) to the entrance doorway of each sole-occupancy unit; and<br>ii) to and within rooms or spaces for use in common by the residents.<br><br>530mm latch side clearance is required to the doorway from the corridor into the main retail tenancy 001.<br><br>Consultation should be made with the Principal Certifier at the detailed design stage to determine if they require Class 2 SOU entry doors to have door circulation in accordance with Clause 13 of AS 1428.1-2009. | |
| **Access to Buildings**<br>D4D3 | An accessway appears to be provided to a building required to be accessible—<br>a) from the main points of a pedestrian entry at the allotment boundary; and<br>b) From another accessible building connected by a pedestrian link<br>c) from any required accessible carparking space on the allotment.<br><br>Accessway are to be designed to AS1428.1.<br><br>In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and—<br>a) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and<br>b) in a building with a total floor area more than 500 m2, a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance. | Complies |
| **Parts of buildings to be accessible**<br>D4D4 | In a building required to be accessible—<br>a) every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with—<br>i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and<br>ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and<br>iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and<br>b) every passenger lift must comply with E3D7; and | Capable of compliance |

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| **Clause** | **Assessment Comments** | **Status** |
| | c) accessways must have—<br>i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and<br>ii) turning spaces complying with AS 1428.1—<br>A. within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and<br>B. at maximum 20 m intervals along the accessway; and<br>d) an intersection of accessways satisfies the spatial requirements for a passing and turning space; and<br>e) a passing space may serve as a turning space; and<br>f) a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a storey or level other than the entrance storey in a Class 5, 6, 7b or 8 building—<br>i) containing not more than 3 storeys; and<br>ii) with a floor area for each storey, excluding the entrance storey, of not more than 200m$^2$; and<br>*The office is provided within a storey with a floor area of less than 200m$^2$. A lift is therefore not required to the office.*<br>g) clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and<br>h) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively. | |
| **Exemptions**<br>D4D5 | The following areas are not required to be accessible:<br>a) An area where access would be inappropriate because of the particular purpose for which the area is used.<br>b) (An area that would pose a health or safety risk for people with a disability<br>c) Any path if travel providing access only to an area exempted by (a) of (b) | Note |
| **Accessible Car Parking**<br>D4D6 | Not applicable based on the current design. There is no parking indicated. | Not applicable |
| **Signage**<br>D4D7 | Signage will be required to identify the following:<br>a) Accessible sanitary facilities<br>b) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and ambulant sanitary facilities | Capable of compliance |

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| **Clause** | **Assessment Comments** | **Status** |
| | c) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.<br>d) Signage to exit doors that require an exit sign is to be in accordance with D3.6 and include brail and tactile specifications. Signage must state –<br>i) "EXIT" and<br>ii) "LEVEL"; and either<br>a) The floor level number; or<br>b) A floor level descriptor; or<br>c) A combination of (a) and (b)<br>d) Areas containing hearing augmentation | |
| **Hearing Augmentation** D4D8 | Hearing Augmentation systems must be provided where an inbuilt amplification system is provided (other than for emergency warning) as follows:<br>a) Meeting room or reception area or the like where the public is screened.<br>If hearing augmentation is required it must be either:<br>An induction loop covering a minimum of 80% of the floor area of the room or space; or<br>Cover 95% of the floor area if a system which requires receivers or the like is provided. | Capable of compliance |
| **Tactile indicators** D4D9 | Tactile ground surface indicators (TGSIs) in accordance with AS 1428.4.1-2009 are required to non-fire-isolated stairways and ramps. | Capable of compliance |
| **Wheelchair seating spaces in class 9b assembly buildings** D4D10 | Not applicable based on the proposed Building Classification. | Not applicable |
| **Swimming pools** D4D11 | Not applicable based on the current design. | Not applicable |
| **Ramps** D4D12 | Not applicable based on the current design. | Not applicable |

| Section D – Access & Egress | | |
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| **Clause** | **Assessment Comments** | **Status** |
| **Glazing on accessways** D4D13 | Any glazing on an accessway that that is capable of being mistaken for a doorway must be clearly marked with a solid non-transparent contrasting line min 75mm positioned between 900-1000mm above finished floor level. The line shall provide a minimum of 30% luminance contrast against the floor surface. | Capable of compliance |
| **Specification 14 - Non-required stairways, ramps and escalators** | | |
| **Clause 1 - 2** | Not applicable based on the current design. | Not applicable |
| **Specification 15 - Braille and tactile signs** | | |
| **Clause 1 - 6** | This Specification sets out the requirements for the design and installation of braille and tactile signage as required by D2.21, D3.6 and Specification F2.9. | Capable of compliance |
| **Specification 16 - Accesible water entry/exit for swimming pools** | | |
| **Clause 1 - 6** | Not applicable based on the current design. | Not applicable |

## Section E – Services & Equipment

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| **Clause** | **Assessment Comments** | **Status** |
| **Part E1 Fire Fighting Equipment** | | |
| **Fire Hydrants** E1D2 | A fire hydrants system is required and shall comply with AS 2419.1.<br><br>All points on a floor shall be within reach of a 10m stream issuing from a nozzle at the end of a 30m length of hose load on floor connected to the fire hydrant outlet.<br><br>Internal hydrants shall be located as follows:<br><br>For required non-fire-isolated exits:<br><br>i. within 4m of the required exit<br>ii. at each level or at the lowest level provided coverage of all levels is achieved; and<br>iii. fire hydrant outlets need not be located adjacent to each required non-fire-isolated exit provided coverage can be achieved by fire hydrants located elsewhere e.g. within a required fire-isolated exit or external fire hydrants.<br><br>Pumprooms located within a building shall have – | Capable of compliance |

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| **Clause** | **Assessment Comments** | **Status** |
| | a) a door opening to a road or open space, or a door opening to a fire-isolated passage or stair which leads to a road or open space; and<br>b) except where the building is sprinkler protected in accordance with AS 2118.1, enclosing walls with an FRL not less than that prescribed by the BCA for a firewall for the particular building classification served by the fire hydrant system.<br><br>Pumprooms and enclosures, located external to and within 6m of any non-sprinkler protected building they are protecting, shall have enclosing walls with an FRL not less than that prescribed by the BCA for a firewall for the particular building classification served by the fire hydrant system.<br><br>Hardstand shall be provided within 20m of the external access door to the pumproom.<br><br>*Booster Assembly*<br><br>where a sprinkler system is installed throughout a building in accordance with AS 2118.1, AS 2118.4, AS 2118.6, FPAA101H or FPAA101D the fire hydrant booster protection requirements of clauses 7.3(c)(ii) and 7.3(d)(iii) of AS 2419.1 do not apply<br><br>a fire hydrant booster assembly may be located between 3.5 m and 10 m of the building, and need not comply with clause 7.3(d)(iii) of AS 2419.1 where the assembly is protected by an adjacent fire-rated freestanding wall that—<br><br>i) achieves an FRL of not less than 90/90/90; and<br>ii) extends not less than 1 m each side of the outermost fire hydrant booster risers within the assembly and is not less than 3 m wide; and<br>iii) extends to a height of not less than 2 m above finished ground level.<br><br>Where internal fire hydrants are provided, they must serve only the storey on which they are located except that a sole-occupancy unit—<br><br>a) in a Class 2 or 3 building or Class 4 part of a building may be served by a single fire hydrant located at the level of egress from that sole-occupancy unit; or<br>b) the level of egress from that sole-occupancy unit provided the fire hydrant can provide coverage to the whole of the sole-occupancy unit.<br><br>A fire services design statement, specification and plans will be required at Construction Certificate stage from an Accredited Practitioner (Fire Systems Design). | |
| **Fire Hose Reels** | A fire hose reel system is required to be designed and installed in accordance with AS2441-2005 in the retail tenancies. | Capable of compliance |

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| **Clause** | **Assessment Comments** | **Status** |
| E1D3 | A fire services design statement, specification and plans will be required at Construction Certificate stage from an Accredited Practitioner (Fire Systems Design). | |
| **Sprinklers**<br>E1D4 | Not applicable based on the current design. | Not applicable |
| **Where sprinklers are required: all classifications**<br>E1D5 | Not applicable based on the current design. The building has an effective height of less than 25m. | Not applicable |
| **Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings**<br>E1D6 | Sprinklers are required throughout a Class 2 or 3 building, or any other class of building containing a Class 2 or 3 part, if any part of the building has—<br>a) a rise in storeys of 4 or more; and<br>b) an effective height of not more than 25 m.<br>Not applicable based on the current design as the building has a rise in storeys of 3. Note refer to comments made regarding the determination in rise in storeys. This should be verified and confirmed with the Principal Certifier as otherwise sprinklers would be required. | Not applicable |
| **Where sprinklers are required: Class 3 building used as a residential care Building**<br>E1D7 | Not applicable based on the proposed Building Classification. | Not applicable |
| **Where sprinklers are required: Class 6 building**<br>E1D8 | Not applicable based on the current design. | Not applicable |
| **Where sprinklers are required: Class 7a building, other than an open-deck Carpark**<br>E1D9 | Not applicable based on the current design. | Not applicable |

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| **Clause** | **Assessment Comments** | **Status** |
| **Where sprinklers are required: Class 9a health-care building used as a residential care building, Class 9c buildings** E1D10 | Not applicable based on the proposed Building Classification. | Not applicable |
| **Where sprinklers are required: Class 9b buildings** E1D11 | Not applicable based on the proposed Building Classification. | Not applicable |
| **Where sprinklers are required: additional requirements** E1D12 | Not applicable based on the current design. | Not applicable |
| **Where sprinklers are required: occupancies of excessive hazard** E1D13 | Not applicable based on the proposed Building Classification. | Not applicable |
| **Portable fire extinguishers** E1D14 | Fire extinguishers should be selected and installed to AS2444-2001. | Capable of compliance |
| **Fire control centres** E1D15 | Not applicable based on the current design. | Not applicable |
| **Fire precautions during construction** E1D16 | Not less than 1 fire extinguisher to suit class A, B and C and electrical fires must be required. | Capable of compliance |

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| **Clause** | **Assessment Comments** | **Status** |
| **Provision for special hazards**<br>E1D17 | Not applicable based on the current design. | Not applicable |
| **Part E2 Smoke Hazard Management** | | |
| **Deemed to satisfy provisions**<br>E2D1 | This clause provides guidance on the application of the BCA. | Note |
| **Application of part**<br>E2D2 | This clause provides guidance on the application of the BCA.<br>a) The Deemed-to-Satisfy Provisions of this Part do not apply to—<br>i) any open-deck carpark; or<br>ii) any open spectator stand; or<br>iii) a Class 8 electricity network substation with a floor area not more than 200m$^2$, located within a multi-classified building.<br>b) The smoke exhaust and smoke-and-heat vent provisions of this Part do not apply to any area not used by occupants for an extended period of time such as a storeroom with a floor area less than 30m$^2$, sanitary compartment, plant room or the like. | Note |
| **Air handling systems other than as part of a smoke hazard management system**<br>E2D3 | Any air-handling system which does not form part of a smoke hazard management system and which recycles air from one fire compartment to another fire compartment should be designed to show compliance with this Clause. | Capable of compliance |
| **Fire-isolated exits**<br>E2D4 | Not applicable based on the current design. | Not applicable |
| **Buildings more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building**<br>E2D5 | Not applicable based on the current design. | Not applicable |

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| **Clause** | **Assessment Comments** | **Status** |
| **Buildings more than 25 m in effective height: Class 5, 6, 7b, 8 or 9b buildings**<br>E2D6 | Not applicable based on the current design. | Not applicable |
| **Buildings more than 25 m in effective height: Class 9a buildings**<br>E2D7 | Not applicable based on the proposed Building Classification. | Not applicable |
| **Buildings not more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building**<br>E2D8 | In a Class 2 and 3 building or part of a building and 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.<br>Fire Services Design statement, specifications and plans will be required by an accredited practitioner (fire systems design) prior to the issue of the Construction Certificate. | Capable of compliance |
| **Buildings not more than 25 m in effective height: Class 5, 6, 7b, 8 and 9b Buildings**<br>E2D9 | A;<br>a) Class 5 or 9b school building or part of a building having a rise in storeys of more than 3; or<br>b) Class 6, 7b, 8 or 9b building (other than a school) or part of a building having a rise in storeys of more than 2; or<br>c) building not more than 25 m in effective height, with a rise in storeys of more than 2, and containing—<br>i) a Class 5 or 9b school part; and<br>ii) a Class 6, 7b, 8 or 9b (other than a school) part,<br>must meet the requirements of (2).<br>(2) A building referred to in (1) must be provided with—<br>a) in each required fire-isolated stairway, including any associated fire-isolated passageway or fire-isolated ramp, an automatic air pressurisation system for fire-isolated exits in accordance with AS 1668.1; or<br>b) a zone pressurisation system between vertically separated fire compartments in accordance with AS 1668.1, if the building has more than one fire compartment; or<br>c) an automatic smoke detection and alarm system complying with Specification 20; or<br>d) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17. | Capable of compliance |

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| **Clause** | **Assessment Comments** | **Status** |
| | Fire Services Design statement, specifications and plans will be required by an accredited practitioner (fire systems design) prior to the issue of the Construction Certificate. | |
| **Buildings not more than 25 m in effective height: large isolated buildings subject to C3D4**<br>E2D10 | Not applicable based on the proposed Building Classification. | Not applicable |
| **Buildings not more than 25 m in effective height: Class 9a and 9c buildings**<br>E2D11 | Not applicable based on the proposed Building Classification. | Not applicable |
| **Class 7a buildings**<br>E2D12 | Not applicable based on the proposed Building Classification. | Not applicable |
| **Basements (other than Class 7a buildings)**<br>E2D13 | Not applicable based on the current design. | Not applicable |
| **Class 6 buildings – in fire compartments more than 2000 m2 Class 6 building (not containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit)** | Not applicable based on the current design. | Not applicable |

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| **Clause** | **Assessment Comments** | **Status** |
| E2D14 | | |
| **Class 6 buildings – in fire compartments more than 2000 m2 Class 6 building (containing an enclosed common walkway or mall)** E2D15 | Not applicable based on the current design. | Not applicable |
| **Class 9b – assembly buildings: nightclubs, discotheques and the like** E2D16 | Not applicable based on the proposed Building Classification. | Not applicable |
| **Class 9b – assembly buildings: exhibition halls** E2D17 | Not applicable based on the proposed Building Classification. | Not applicable |
| **Class 9b – assembly buildings: theatres and public halls** E2D18 | Not applicable based on the proposed Building Classification. | Not applicable |
| **Class 9b – assembly buildings: theatres and public halls (not listed in E2D18 including lecture theatres and cinema/auditorium complexes** E2D19 | Not applicable based on the proposed Building Classification. | Not applicable |

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| **Clause** | **Assessment Comments** | **Status** |
| **Class 9b assembly buildings: other assembly buildings (not listed in E2D16 to E2D19** E2D20 | Not applicable based on the proposed Building Classification. | Not applicable |
| **Provision for special hazards** E2D21 | Not applicable based on the current design. | Not applicable |
| **Part E3 Lift Installations** | | |
| **Deemed to satisfy provisions** E3D1 | This clause provides guidance on the application of the BCA. | Note |
| **Lift Installation** E3D2 | An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification 24.<br>A design certificate confirming compliance with Part E3 from the lift manufacturer will need to be provided to the Principal Certifier prior to the issue of the Construction Certificate.<br>Note: at lift landings, control buttons shall be located adjacent to the lift entrances and shall not be closer than 500 mm from any internal corner or fixed obstruction. | Capable of compliance |
| **Stretcher facility in lifts** E3D3 | Not applicable based on the current design. | Not applicable |
| **Warning against use of lifts in fire** E3D4 | Lift warning signage will be required in accordance with this Clause.<br>A signage schedule demonstrating compliance with this Clause will need to be provided to the Principal Certifier, prior to the issue of the Construction Certificate. | Capable of compliance |
| **Emergency lifts** E3D5 | Not applicable based on the current design. | Not applicable |
| **Landings** E3D6 | Access and egress to and from lift well landings must comply with Section D above. | Capable of compliance |

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| **Clause** | **Assessment Comments** | **Status** |
| **Passenger lift types and their limitations** E3D7 | The lifts should be designed to show compliance with AS 1735.12.<br>A design certificate confirming compliance with Part E3 from the lift manufacturer will need to be provided to the Principal Certifier prior to the issue of the Construction Certificate. This should include compliance with AS 1735.12. | Capable of compliance |
| **Features required by passenger lifts** E3D8 | In an accessible building, every passenger lift must have the features required by this Clause.<br>A design certificate confirming compliance with Part E3 from the lift manufacturer will need to be provided to the Principal Certifier prior to the issue of the Construction Certificate. This should include compliance with AS 1735.12. | Capable of compliance |
| **Fire service controls** E3D9 | Not applicable based on the current design. | Not applicable |
| **Residential care buildings** E3D10 | Not applicable based on the proposed Building Classification. | Not applicable |
| **Fire service recall control switch** E3D11 | Not applicable based on the current design. | Not applicable |
| **Lift car fire service drive control switch** E3D12 | Not applicable based on the current design. | Not applicable |
| **Part E4 Visibility in Emergency, Exit Signs and Warning Systems** | | |
| **Deemed to satisfy provisions** E4D1 | This clause provides guidance on the application of the BCA. | Note |
| **Emergency Lighting requirements** E4D2 | Emergency lighting system shall be provided in accordance with this Clause and AS 2293.1-2018.<br>Electrical plans and a design certificate demonstrating compliance with this Clause. will be required to be provided to the Principal Certifier, prior to the issue of the Construction Certificate. | Capable of compliance |

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| **Clause** | **Assessment Comments** | **Status** |
| **Measurement of distance** E4D3 | Distances, other than vertical rise, must be measured along the shortest path of travel whether by straight lines, curves or a combination of both. | Note |
| **Design and operation of emergency lighting** E4D4 | Every required emergency light must comply with AS 2293.1.<br>Electrical plans and a design certificate demonstrating compliance with this Clause. will be required to be provided to the Principal Certifier, prior to the issue of the Construction Certificate | Capable of compliance |
| **Exit Signage** E4D5 | Exit Signs shall be provided in accordance with AS 2293.1-2005.<br>Electrical plans and a design certificate demonstrating compliance with this Clause. will be required to be provided to the Principal Certifier, prior to the issue of the Construction Certificate. | Capable of compliance |
| **Direction signs** E4D6 NSWE4.6 (9b building) | If an exit is not readily apparent to persons occupying or visiting the building, then exit signs must be installed in appropriate positions in corridors, hallways, lobbies, foyers, auditoria, and the like, indicating the direction to a required exit. | Note |
| **Class 2 & 3 buildings and Class 4 parts: Exemptions** E4D7 | E4.2 and E4.5 do not apply to the SOU parts of the Class 2. | Note |
| **Design and operation of exit signs** E4D8 | The exit signs should be provided in accordance with AS 2293.1-2005.<br>Electrical plans and a design certificate demonstrating compliance with this Clause. will be required to be provided to the Principal Certifier, prior to the issue of the Construction Certificate | Capable of compliance |
| **Emergency warning and intercom systems** E4D9 | Not applicable based on the current design. | Not applicable |
| **Specification 17 - Fire Sprinkler Systems** | | |
| Specification 17 | Not applicable based on the current design. | Not applicable |
| **Specification 18 - Class 2 & 3 building not more than 25m in effective height** | | |
| Specification 18 | Not applicable based on the current design. | Not applicable |

| Section E – Services & Equipment | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **Specification 19 - Fire Control Centres** | | |
| Specification 19 | Not applicable based on the current design. | Not applicable |
| **Specification 20 - Smoke detection and alarm systems** | | |
| Specification 20 | A required automatic smoke detection and alarm system must be provided in accordance with the following:<br>(a) Class 2 buildings and Class 4 parts of a building—<br>(i) a smoke alarm system complying with S20C3; or<br>(ii) a smoke detection system complying with S20C4; or<br>(iii) a combination of a smoke alarm system and a smoke detection system complying with S20C5.<br>(c) Class 5, 6, 7, 8, 9b and 9c buildings — a smoke detection system complying with S20C4<br>S20C3<br>A Smoke Alarm System in accordance with AS 3768 system is required to all SOU and with common/public areas located in accordance with the requirements of AS 1670.1.<br>The system must be connected to activate a building occupant warning system in accordance with Clause 7.<br>S20C4<br>A Smoke Detection System in accordance with AS 1670.1 within each SOU and common/public spaces.<br>The system must be connected to activate a building occupant warning system in accordance with Clause 7.<br>S20C5<br>A Smoke Alarm System in accordance with AS3 768 system is required to all SOU and A Smoke Detection System in accordance with AS 1670.1 in all common/public spaces not within a SOU.<br>S20C6<br>Smoke detectors required to activate air pressurisation systems for fire-isolated exits and zone pressurisation systems must be in accordance with this requirements of this Clause.<br>S20C7<br>A Building Occupant Warning System in accordance with clause 3.22 of AS 1670.1 to sound through all occupied areas except;<br>*Clause 3* - sound pressure levels need not be measured within the SOU if a level of not less than 85dB(a) is provided at the door | Capable of compliance |

| Section E – Services & Equipment | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| | providing access to the SOU and inbuilt sounders may be used in the smoke alarms to meet these requirements<br><br>*Clause 4* – sound pressure levels need not be measured within the SOU if a level of not less than 100dB(A) is provided at the door providing access to the SOU<br><br>S20C8<br><br>The following installations must be connected to a fire alarm monitoring system connected to a fire station or fire station dispatch centre in accordance with AS 1670.3:<br><br>a) A smoke detection system in a Class 3 building provided in accordance with S20C2(b)(i) or S20C2(b)(ii).<br>b) A smoke detection system in a Class 9a health-care building, if the building accommodates more than 20 patients.<br>c) A smoke detection system in a Class 9c building.<br>d) Smoke detection in accordance with S20C6 provided to activate—<br>i) a smoke exhaust system in accordance with Specification 21; or<br>ii) smoke-and-heat vents in accordance with Specification 22.<br>e) An automatic fire detection and alarm system required by E2D10 for large isolated buildings subject to C3D4.<br><br>Fire Services Design statement, specifications and plans will be required by an accredited practitioner (fire systems design) prior to the issue of the Construction Certificate. | |
| **Specification 21 – Smoke Exhaust Systems** | | |
| Specification 21 | This Specification describes the requirements for mechanical smoke exhaust systems. | Note |
| **Specification 22 - Smoke-and-heat vents** | | |
| Specification 22 | This Specification contains requirements for automatic smoke-and-heat vents. | Note |
| **Specification 23 - Residential fire safety systems** | | |
| Specification 23 | This Specification describes the requirements for residential fire safety systems referenced in Specification 18. | Capable of compliance |
| **Specification 24 - Lift installations** | | |
| **Clause 1 - 6** | This Specification contains requirements for electric passenger lift installations and electrohydraulic passenger lift installations. | Capable of compliance |

| Section E – Services & Equipment | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **Specification 25 - Photoluminescent exit signs** | | |
| **Clause 1 - 6** | This Specification contains requirements for photoluminescent exit signs | Note |

## Section F – Health & Amenity

| Section F – Health & Amenity | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **Part F1 Damp & Weatherproofing** | | |
| **Stormwater drainage** F1D2 | A stormwater drainage system in accordance with AS 3Part is required. | Capable of compliance |
| **Provision of drainage and grading to external areas** F1D3 | A roof, balcony, podium or similar part of a building must have—<br>a) a floor drainage system, rainwater outlet or other drainage outlet that is connected to a stormwater drainage system complying with F1D2; and<br>b) the structural substrate graded with a minimum fall of 1:80 to the floor drain, rainwater outlet or other drainage outlet. | Capable of compliance |
| **Substrate materials** F1D4 | 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. | Capable of compliance |
| **Self-draining finishes** F1D5 | A roof, balcony, podium or similar horizontal surface part of a building must be provided with a waterproofing membrane consisting of materials complying with AS 4654.1; and designed and installed in accordance with AS 4654.2. | Capable of compliance |
| **Exposed joints** F1D6 | Any exposed joint incorporated in the structural substrate of a roof, balcony, podium or similar part of a building must<br>a) be located on the ridge line or highest point of the structural substrate; and<br>b) have a hob with a minimum height of 50 mm formed within the structural substrate for the full length of both<br>c) sides of the exposed joint; and<br>d) be protected by a discontinuous membrane in accordance with section 2.9 of AS 4654.2; and<br>e) not be located beneath or run through a planter box, water feature or similar part of the building. | Capable of compliance |

<table>
<tr><th colspan="3">Section F – Health & Amenity</th></tr>
<tr><th>Clause</th><th>Assessment Comments</th><th>Status</th></tr>
<tr><td>External waterproofing membranes<br>F1D7</td><td>A trafficable roof, balcony, podium, planter box or similar part of a building must be provided with a waterproofing membrane which—<br>a) consists of membranes complying with AS 4654.1; and<br>b) is designed and installed in accordance with AS 4654.2.<br>A membrane required by this Clause must be installed directly on the structural substrate.</td><td>Capable of compliance</td></tr>
<tr><td>Damp-proofing<br>F1D7</td><td>If a floor of a room is laid on the ground or on fill, moisture from the ground must be prevented from reaching the upper surface of the floor and adjacent walls by the insertion of a vapour barrier in accordance with AS 2870.<br>(2) The requirements of (1) do not apply where—<br>weatherproofing is not required; or<br>the floor is the base of a stair, lift or similar shaft which is adequately drained by gravitation or mechanical means.</td><td>Capable of compliance</td></tr>
<tr><td>Damp-proofing of floors on the ground<br>F1D79</td><td>Damp proofing is required to comply with AS2870 where a floor of a room is laid on the ground.</td><td>Capable of compliance</td></tr>
<tr><td>Subfloor ventilation<br>F1D10</td><td>Subfloor spaces must—<br>a) be provided with openings in external walls and internal subfloor walls in accordance with Table F1D10 for the climatic zones given in Figure F1D10; and<br>b) have clearance between the ground surface and the underside of the lowest horizontal member in the subfloor<br>in accordance with Table F1D10.<br>Table F1D10: Subfloor openings and ground clearance
<table>
<tr><th>Climatic zone (see Figure F1D10)</th><th>Minimum aggregate subfloor ventilation openings without a membrane (mm²/m of wall)</th><th>Minimum aggregate subfloor ventilation openings having the ground sealed with an impervious membrane (mm²/m of wall)</th><th>Minimum ground clearance height where termite inspection or management system is not required (mm)</th><th>Minimum ground clearance height where termite inspection is required (mm) Note 1</th></tr>
<tr><td>A</td><td>2000</td><td>1000</td><td>150</td><td>400</td></tr>
<tr><td>B</td><td>4000</td><td>2000</td><td>150</td><td>400</td></tr>
<tr><td>C</td><td>6000</td><td>3000</td><td>150</td><td>400</td></tr>
</table></td><td>Capable of compliance</td></tr>
<tr><td colspan="3">Part F2 Wet areas and overflow protection</td></tr>
<tr><td>Wet area construction<br>F2D2</td><td>In a Class 2 and 3 building and a Class 4 part of a building, building elements in wet areas must—<br>a) be water resistant or waterproof in accordance with Specification 26; and<br>b) comply with AS 3740.—<br>i) AS 3740; or</td><td>Capable of compliance</td></tr>
</table>

| Section F – Health & Amenity | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| | ii) for autoclaved aerated concrete, AS 5146. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification<br><br>In a Class 2 or 3 building or Class 4 part of a building, shower floors must have the structural substrate graded with a minimum fall of 1:80 to the floor waste.<br><br>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification. | |
| **Rooms containing urinals**<br>F2D3 | Urinals must be constructed in accordance with the requirements of this Clause. | Capable of compliance |
| **Floor wastes**<br>F2D4 | 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.<br><br>Where a floor waste is installed—<br><br>the minimum continuous fall of a floor plane to the waste must be 1:80; and the maximum continuous fall of a floor plane to the waste must be 1:50. | Capable of compliance |
| **Part F3 Roof and wall cladding** | | |
| **Roof coverings**<br>F3D2 | The roof coverings are to comply with the requirement of this Clause. | Capable of compliance |
| **Sarking**<br>F3D3 | Sarking-type material used for weatherproofing of roofs and walls must comply with AS/NZS 4200.1 and AS 4200.2. | Capable of compliance |
| **Glazed assemblies**<br>F3D4 | (1) Subject to (2) and (3), the following glazed assemblies in an external wall, must comply with AS 2047 requirements for resistance to water penetration:<br><br>a) Windows.<br>b) Sliding and swinging glazed doors with a frame, including French and bi-fold doors with a frame.<br>c) Adjustable louvres.<br>d) Shopfronts.<br>e) Window walls with one piece framing.<br><br>(2) The following buildings need not comply with (1):<br><br>a) A Class 7 or 8 building where in the particular case there is no necessity for compliance.<br>b) A garage, tool shed, sanitary compartment, or the like, forming part of a building used for other purposes, except | Capable of compliance |

| Section F – Health & Amenity | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| | where the construction of the garage, tool shed, sanitary compartment or the like contributes to the weatherproofing of the other part of the building.<br>c) An open spectator stand or open-deck carpark.<br>(3) The following glazed assemblies need not comply with (1):<br>a) All glazed assemblies not in an external wall.<br>b) Revolving doors.<br>c) Fixed louvres.<br>d) Skylights, roof lights and windows in other than the vertical plane.<br>e) Sliding and swinging glazed doors without a frame.<br>f) Windows constructed on site and architectural one-off windows, which are not design tested in accordance with AS 2047.<br>g) Second-hand windows, re-used windows and recycled windows.<br>h) Heritage windows.<br>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification. | |
| **Wall cladding** F3D5 | (1) External wall cladding must comply with one or a combination of the following:<br>a) Masonry, including masonry veneer, unreinforced and reinforced masonry: AS 3700.<br>b) Autoclaved aerated concrete: AS 5146.<br>c) Metal wall cladding: AS 1562.1.<br>(2) The following buildings need not comply with (1):<br>a) A Class 7 or 8 building where in the particular case there is no necessity for compliance.<br>b) A garage, tool shed, sanitary compartment, or the like, forming part of building used for other purposes, except where the construction of the garage, tool shed, sanitary compartment or the like contributed to the weatherproofing of another part of the building that is required to be weatherproofed. An open spectator stand or open deck carpark.<br>c) An open spectator stand or open deck carpark. | Capable of compliance |
| **Part F4 Sanitary and other facilities** | | |
| **Deemed to satisfy provisions** F4D1 | This clause provides guidance on the application of the BCA. | Note |

| Section F – Health & Amenity | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **Facilities in residential buildings**<br>F4D2 | For facilities in Class 2 buildings, the following applies:<br>Within each sole-occupancy unit, provide—<br>(a) a kitchen sink and facilities for the preparation and cooking of food; and<br>(i) a bath or shower; and<br>(ii) a closet pan; and<br>(iii) a washbasin.<br>(iv) For laundry facilities, provide either—<br>(b) in each sole-occupancy unit—<br>(i) clothes washing facilities, comprising at least one washtub and a space for a washing machine; and<br>(A) clothes drying facilities comprising clothes line or a hoist with not less than 7.5 m of line, or space for<br>(B) one heat operated drying cabinet or appliance in the same room as the clothes washing facilities; or a separate laundry for each 4 sole-occupancy units, or part thereof, that must comprise—<br>(ii) clothes washing facilities, comprising at least one washtub and a space for a washing machine; and<br>(A) clothes drying facilities comprising clothes line or a hoist with not less than 7.5 m of line per sole-<br>(B)occupancy unit, or space for one heat operated drying cabinet or appliance.<br>For the purposes of (a) and (b), a kitchen sink or washbasin must not be counted as a laundry washtub. | Capable of compliance |
| **Calculation of number of occupants and facilities**<br>F4D3 | In calculating the number of sanitary facilities to be provided under F2.1 and F2.3, a unisex facility required for people with a disability may be counted once for each sex. | Note |
| **Facilities in Class 3-9 buildings**<br>F4D4 | A single sanitary facility is indicated to the retail tenancies on ground floor. This would be suitable for not more than 10 staff. If the tenancies are used as restaurant/cafes then sanitary facilities would not be required if the number of patrons is less than 20. If more than 20 patrons are anticipated, additional sanitary facilities would be required.<br>A single sanitary facility is indicated to the office space on Level 1. This would be suitable for not more than 10 staff. | Capable of compliance |

| Section F – Health & Amenity | | |
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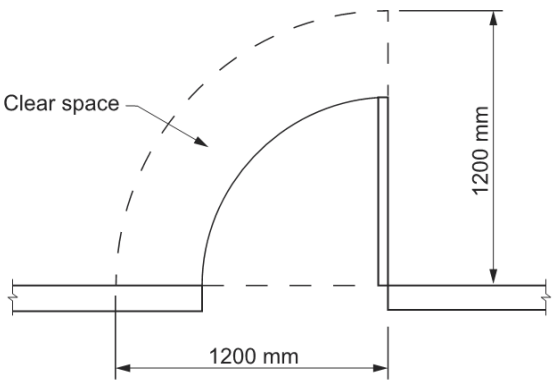
| **Clause** | **Assessment Comments** | **Status** |
| **Accessible sanitary facilities** F4D5 | Accessible sanitary facilities are required in accessible parts of the building. The sanitary facility on the ground floor serving the retail tenancies is required to be unisex accessible sanitary facility in accordance with Clause 15 of AS 1428.1-2009. | Capable of compliance |
| **Accessible unisex sanitary compartments** F4D6 | Note: as the office is not an accessible part of the building and the office is not required to be provided with lift access, this sanitary facility is not required to be accessible at this stage of design. | Note |
| **Accessible unisex showers** F4D7 | Not applicable based on the current design. Communal shower facilities are not indicated in the current design. | Not applicable |
| **Construction of sanitary compartments** F4D8 | Other than in an early childhood centre, sanitary compartments must have doors and partitions that separate adjacent compartments and extend—<br>(a) from floor level to the ceiling in the case of a unisex facility; or<br>(b) to a height of not less than 1.5 m above the floor if primary school children are the principal users; or<br>(c) 1.8 m above the floor in all other cases.<br>The door to a fully enclosed sanitary compartment must—<br>(a) open outwards; or<br>(b) slide; or<br>(c) be readily removable from the outside of the sanitary compartment, unless there is a clear space of at least 1.2m, measured in accordance with Figure F4D8, between the closet pan within the sanitary compartment and the doorway.<br>**Figure F4D8: Construction of sanitary compartments**<br>  <br> | Capable of compliance |

| Section F – Health & Amenity | | |
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| **Clause** | **Assessment Comments** | **Status** |
| **Interpretation: Urinals and washbasins**<br>F4D9<br>*NSWFD410* | This clause is deleted from the BCA in NSW, as the installation of hot water, warm water and cooling water systems (and their operation and maintenance) is regulated in the Public Health Regulation, 2012, under the Public Health Act, 2010. | Not applicable |
| **Microbial; (legionella) control**<br>F4D10 NSW F4D10 | Hot water, warm water and cooling water systems in a building other than a system serving only a single sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building must be installed in accordance with AS/NZS 3666.1. | Capable of compliance |
| **Waste management**<br>F4D11 | Not applicable based on the proposed Building Classification. | Not applicable |
| **Accessible adult changing facilities**<br>F4D12 | Not applicable based on the proposed Building Classification. | Not applicable |
| **Part F5 Room Heights** | | |
| **Height of rooms and other spaces**<br>F5D2 | Ceiling heights are to be as follows:<br>In a Class 2 or 3 building or Class 4 part of a building—<br>i) a kitchen, laundry, or the like — 2.1 m; and<br>ii) a corridor, passageway or the like — 2.1 m; and<br>iii) a habitable room excluding a kitchen — 2.4 m; and<br>In a Class 5,6,7 or 8 building-<br>i) Generally 2.4m or<br>ii) For corridors, passageways or the like 2.1m<br>iii) Bathrooms, shower rooms, sanitary facilities, airlock, tea preparation room, pantry, store, garage, car parking area – 2.1m<br>iv) Commercial kitchen – 2.4m<br>v) Above a stairway, ramp, landing or the like – 2.0m<br>Section details indicate compliance with this requirement can be achieved. This will require further assessment at the Construction Certificate stage. Consideration should be made to the location of ceiling services and the like to ensure this does not impact on required floor to ceiling heights. | Capable of compliance |
| **Part F6 Light and Ventilation** | | |
| **Provision of natural light**<br>F6D2 | Natural light is required to Class 2 habitable rooms. | Note |

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|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **Methods and extent of natural light** F6D3 | Required natural light must be provided by—<br>(a) windows, excluding roof lights, that—<br>(i) 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<br>(ii) are open to the sky or face a court or other space open to the sky or an open verandah, carport or the like;<br>or<br>(b) roof lights, that—<br>(i)<br>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<br>(ii) a proportional combination of windows and roof lights required by (a) and (b)<br>It will be necessary to demonstrate compliance with this Clause to confirm compliance with the requirements for natural light. It is understood this links to conditions under the Councils DCP and therefore this should be shown on plan for the DA. | Capable of compliance |
| **Natural light borrowed from adjoining room** F6D4 | Natural light to a room in a Class 2 building or Class 4 part of a building or in a sole-occupancy unit of a Class 3 building, may come through one or more glazed panels or openings from an adjoining room (including an enclosed veranda) if—<br>both rooms are within the same sole-occupancy unit or the enclosed veranda is on common property; and<br>(a) the glazed panels or openings have an aggregate light transmitting area of not less than 10% of the floor area of the room to which it provides light; and<br>(b) the adjoining room has—<br>(c)<br>(i) windows, excluding roof lights, that—<br>have an aggregate light transmitting area of not less than 10% of the combined floor areas of both rooms; and<br>(A) are open to the sky or face a court or other space open to the sky or an open verandah, carport or the like; or<br>(ii) roof lights, that—<br>(A) have an aggregate light transmitting area of not less than 3% of the combined floor areas of both rooms; and<br>(B) are open to the sky; or | Capable of compliance |

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| **Clause** | **Assessment Comments** | **Status** |
| | (iii) a proportional combination of windows and roof lights required by (i) and (ii).<br>(2) The areas specified in (1)(b) and (c) may be reduced as appropriate if direct natural light is provided from another source.\<br>This will apply to the habitable rooms within the apartments where the design intent is for natural light to be borrowed from an adjoining room. | |
| **Artificial Lighting**<br>F6D5 | The artificial lighting system to comply with AS1680.0.<br>Details demonstrating compliance with this clause, including the electrical design certificate, must be provided to the Principal Certifier prior to the issue of the Construction Certificate. | Capable of compliance |
| **Ventilation of Rooms**<br>F6D6 NSW F6D6 | Ventilation of habitable rooms must be achieved through either:<br>i) Natural ventilation – 5 % of floor area of room; or<br>ii) Mechanical ventilation in accordance with AS1668.2 and AS3666.1 | Capable of compliance |
| **Natural ventilation**<br>F6D7 | Natural ventilation provided in accordance with F6D6(a) must consist of openings, windows, doors or other devices which can be opened—<br>with a ventilating area not less than 5% of the floor area of the room required to be ventilated; and<br>open to—<br>a suitably sized court, or space open to the sky; or<br>an open verandah, carport, or the like; or<br>an adjoining room in accordance with F6D8. D | Capable of compliance |
| **Ventilation borrowed from adjoining room**<br>F6D8 | Natural ventilation to a room may come through a window, opening, door or other device from an adjoining room (including an enclosed veranda) if both rooms are within the same sole-occupancy unit or the enclosed veranda is common property, and—<br>(a) in a Class 2 building, a sole-occupancy unit of a Class 3 building or Class 4 part of a building—<br>(i) the room to be ventilated is not a sanitary compartment; and<br>(ii) the window, opening, door or other device has a ventilating area of not less than 5% of the floor area of the room to be ventilated; and | Capable of compliance |

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| **Clause** | **Assessment Comments** | **Status** |
| | (iii) the adjoining room has a window, opening, door or other device with a ventilating area of not less than 5% of the combined floor areas of both rooms.<br><br>(b) in a Class 5, 6, 7, 8 (except a Class 8 electricity network substation) or 9 building—<br><br>(i) the room to be ventilated, measured not more than 3.6 m above the floor; and the adjoining room has a window, opening, door or other device with a ventilating area of not less than 10%<br><br>(ii) of the combined floor areas of both rooms; and<br><br>(a) the ventilating areas specified in (a) and (b) may be reduced as appropriate if direct natural ventilation is provided from another source.<br><br>It will be necessary to demonstrate compliance with this Clause to confirm compliance with the requirements for ventilation. It is understood this links to conditions under the Councils DCP and therefore this should be shown on plan for the DA. | |
| **Restrictions on location of sanitary compartment**<br>F6D9 | Sanitary compartments must not open directly into—<br><br>a) a kitchen or pantry; or<br>b) a public dining room or restaurant; or<br>c) a dormitory in a Class 3 building; or<br>d) a room used for public assembly (which is not an early childhood centre, primary school or open spectator stand); or<br>e) a workplace normally occupied by more than one person. | Capable of compliance |
| **Airlocks**<br>F6D10 | If a sanitary compartment is prohibited under F4.8 from opening directly to another room—<br><br>in a sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building—<br><br>access must be by an airlock, hallway or other room; or<br><br>the sanitary compartment must be provided with mechanical exhaust ventilation; and<br><br>in a Class 5, 6, 7, 8 or 9 building (which is not an early childhood centre, primary school or open spectator stand)—<br><br>access must be by an airlock, hallway or other room with a floor area of not less than 1.1m$^2$ and fitted with self-closing doors at all access doorways; or<br><br>the sanitary compartment must be provided with mechanical exhaust ventilation and the doorway to the room adequately screened from view. | Capable of compliance |

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|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| | Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification. | |
| **Car parks**<br>F6D11 | Not applicable based on the current design. | Not applicable |
| **Kitchen local exhaust ventilation**<br>F6D12 | Not applicable based on the proposed Building Classification. | Not applicable |
| **Part F7 Sound Transmission and Insulation** | | |
| **Deemed to satisfy provisions**<br>F7D1 | This clause provides guidance on the application of the BCA. | Note |
| **Application of part**<br>F7D2 | This part applies to walls and floors enclosing the Class 2 parts | Capable of compliance |
| **Determination of airborne sound insulation ratings**<br>F7D3 | A form of construction required to have an airbourne sound insulation rating must-<br>a) have the required value for weighted sound reduction index ($R_w$) or weighted sound reduction index with spectrum adaptation term ($R_w + C_{tr}$) determined in accordance with AS/NZS ISO 717.1 using results from laboratory measurements; or<br>b) comply with specification F5.2. | Capable of compliance |
| **Determination of impact sound insulation rating**<br>F7D4 | a) A floor in a building required to have an impact sound insulation rating must -<br>i) have the required value for weighted normalised impact sound pressure level with spectrum adaptation term ($L_{n,w}$) determined in accordance with AS ISO 717.2 using results from laboratory measurements; or<br>ii) comply with Specification F5.2.<br>b) A wall in a building required to have an impact sound insulation rating must for a Class 2 or 3 building be of discontinuous construction; and<br>c) For the purposes of this Part, discontinuous construction means a wall having a minimum 20 mm cavity between 2 separate leaves, and<br>i) for masonry, where wall ties are required to connect leaves, the ties are of the resilient type; and | Capable of compliance |

| Section F – Health & Amenity | | |
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| **Clause** | **Assessment Comments** | **Status** |
| | ii) (for other than masonry, there is no mechanical linkage between leaves except at the periphery. | |
| **Sound insulation rating of floors** F7D4 | The floor separating the Class 2 part must have an Rw + Ctr (airborne) not less than 50 and an $L_{n,w}$ (impact) not more than 62. | Capable of compliance |
| **Sound insulation rating of walls** F7D6 | a) A wall in a Class 2 building must—<br>i) have an $R_w + C_{tr}$ (airborne) not less than 50, if it separates sole-occupancy units; and<br>ii) have an $R_w$ (airborne) not less than 50, if it separates a sole-occupancy unit from a plant room, lift shaft, stairway, public corridor, public lobby or the like, or parts of a different classification; and<br>b) comply with F5.3(b) if it separates—<br>i) a bathroom, sanitary compartment, laundry or kitchen in one sole-occupancy unit from a habitable room (other than a kitchen) in an adjoining unit; or<br>ii) a sole-occupancy unit from a plant room or lift shaft.<br>c) A door may be incorporated in a wall in a Class 2 or 3 building that separates a sole-occupancy unit from a stairway, public corridor, public lobby or the like, provided the door assembly has an $R_w$ not less than 30. | Capable of compliance |
| **Sound insulation rating of internal services** F7D7 | a) If a duct, soil, waste or water supply pipe, including a duct or pipe that is located in a wall or floor cavity, serves or passes through more than one sole-occupancy unit, the duct or pipe must be separated from the rooms of any sole-occupancy unit by construction with an $R_w + C_{tr}$ (airborne) not less than—<br>i) i40 if the adjacent room is a habitable room (other than a kitchen); or<br>ii) i25 if the adjacent room is a kitchen or non-habitable room.<br>a) If a storm water pipe passes through a sole-occupancy unit it must be separated in accordance with (a)(i) and (ii). | Capable of compliance |
| **Sound isolation of pumps** F7D8 | A flexible coupling must be used at the point of connection between the service pipes in a building and any circulating or other pump. | Capable of compliance |
| **Part F8 Condensation Management** | | |
| **Deemed to satisfy provisions** F8D1 | This clause provides guidance on the application of the BCA. | Note |

| Section F – Health & Amenity | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **Application of Part**<br>F8D2 | The Deemed-to-Satisfy Provisions of this Part only apply to a sole-occupancy unit of a Class 2 building and a Class 4 part of a building. | Note |
| **Pliable building membrane**<br>F8D3 | a) Where a pliable building membrane is installed in an external wall, it must—<br>i) comply with AS/NZS 4200.1; and<br>ii) be installed in accordance with AS 4200.2; and<br>iii) be a vapour permeable membrane for climate zones 6, 7 and 8; and<br>iv) be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.<br>Except for single skin masonry and single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity. | Capable of compliance |
| **Flow rate and discharge of exhaust systems**<br>F8D4 | a) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of—<br>i) 25 L/s for a bathroom or sanitary compartment; and<br>ii) 40 L/s for a kitchen or laundry.<br>b) Exhaust from a kitchen must be discharged directly or via a shaft or duct to outdoor air.<br>c) Exhaust from a bathroom, sanitary compartment, or laundry must be discharged—<br>i) directly or via a shaft or duct to outdoor air; or<br>ii) to a roof space that is ventilated in accordance with F6.4. | Capable of compliance |
| **Ventilation of roof spaces**<br>F8D5 | a) Where an exhaust system covered by F6.3 discharges directly or via a shaft or duct into a roof space, the roof space must be ventilated to outdoor air through evenly distributed openings.<br>b) Openings required by (a) must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch is greater than 22°, or 1/150 of the respective ceiling area if the roof pitch is less than or equal to 22°.<br>c) 30% of the total unobstructed area required by (b) must be located not more than 900 mm below the ridge or highest point of the roof space, measured vertically, with the remaining required area provided by eave vents. | Capable of compliance |
| **Specification 26 - Waterproofing and water-resistance requirements for building elements in wet areas** | | |

| Section F – Health & Amenity | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| Specification 26 | This Specification sets out requirements for building elements in wet areas that are required to be water resistant; or waterproof. | Capable of compliance |
| **Specification 27 - Accessible adult change facilities** | | |
| Specification 27 | Not applicable based on the proposed Building Classification. | Not applicable |
| **Specification 28 - Sound insulation for building elements** | | |
| Specification 28 | This Specification lists the weighted sound reduction index Rw for some common forms of construction. | Note |
| **Specification 29 - Impact sound — Test of equivalence** | | |
| Specification 29 | This Specification describes a method of test to determine the comparative resistance of walls to the transmission of impact sound. | Note |

## Section G – Ancillary Provisions

| Section G – Ancillary Provisions | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **Part G1 Minor Structures and Components** | | |
| **Deemed to satisfy provisions** G1D1 | This clause provides guidance on the application of the BCA. | Note |
| **Swimming pools** G1D2 | Not applicable based on the current design. | Not applicable |
| **Refrigerated Chambers, strong rooms & vaults** G1D3 | Not applicable based on the current design. | Not applicable |
| **Outdoor play spaces** G1D4 | Not applicable based on the current design. | Not applicable |

| Section G – Ancillary Provisions | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **Provisions for cleaning windows**<br>NSWG1.101 | a) A building must provide for a safe manner of cleaning any windows located 3 or more storeys above ground level.<br>b) A building satisfies (a) where—<br>i) the windows can be cleaned wholly from within the building; or<br>ii) provision is made for the cleaning of the windows by a method complying with the Work Health and Safety Act 2011 and regulations made under that Act. | Capable of compliance |
| **Part G2 Boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues** | | |
| **Part G2** | Not applicable based on the current design. | Not applicable |
| **Part G3 Atrium Construction** | | |
| **Part G3** | Not applicable based on the current design. | Not applicable |
| **Part G4 Construction in Alpine areas** | | |
| **Part G4** | Not applicable based on the current design. The subject development is not in an alpine area. | Not applicable |
| **Part G5 Construction in bushfire prone areas** | | |
| **Application of Part**<br>G5D2<br>NSW G5D2 | Not applicable based on the current design. The subject development is not identified as being in a bushfire prone area. | Not applicable |
| **Part G6 Occupiable outdoor areas** | | |
| **Application of part**<br>G6D1 | a) 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 the BCA.<br>b) 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.<br>c) Except for G6.2, the Deemed-to-Satisfy Provisions of this Part do not apply to—<br>i) 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<br>ii) an occupiable outdoor area with an area less than $10m^2$. | Note |

| Section G – Ancillary Provisions | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **Fire Hazard properties** G6D2 | a) Subject to b), a lining, material or assembly in an occupiable outdoor area must comply with C1.10 as for an internal element.<br>b) The following fire hazard properties of a lining, material or assembly in an occupiable outdoor area are not required to comply with C1.10:<br>i) Average specific extinction area.<br>ii) Smoke-Developed Index.<br>iii) Smoke development rate.<br>iv) Smoke growth rate index ($SMOGRA_{RC}$). | Note |
| **Fire separation** G6D3 | For the purposes of the Deemed-to-Satisfy Provisions of C2.7, C2.8 and C2.9, a reference to a storey includes an occupiable outdoor area, however a fire wall cannot be used to separate an occupiable outdoor area into different fire compartments. | Note |
| **Provision for escape** G6D4 | For the purposes of the Deemed-to-Satisfy Provisions of Part D1, a reference to a storey or room includes an occupiable outdoor area. | Note |
| **Construction of exits** G6D5 | For the purposes of the Deemed-to-Satisfy Provisions of Part D2, a reference to a storey or room includes an occupiable outdoor area. | Note |
| **Fire fighting equipment** G6D6 | Except for Clause 7(b)(i) of Specification E1.5, for the purposes of the Deemed-to-Satisfy Provisions of Part E1, a reference to a storey includes an occupiable outdoor area. | Note |
| **Lift installations** G6D7 | For the purposes of the Deemed-to-Satisfy Provisions of Part E3, a reference to a storey includes an occupiable outdoor area. | Note |
| **Visibility in emergency, exit signs and warning systems** G6D8 | For the purposes of the Deemed-to-Satisfy Provisions of Part E4, a reference to a storey includes an occupiable outdoor area. | Note |
| **Light and ventilation** G6D9 | For the purposes of the Deemed-to-Satisfy Provisions of F4.4, F4.8 and F4.9, a reference to a room includes an occupiable outdoor area | Note |
| **Fire orders** G6D10 | Not applicable based on the current design. The subject development is not located in an Alpine Area. | Not applicable |
| **Part G7 Livable Housing Design** | | |

| Section G – Ancillary Provisions | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **Part G7** | Part G7 does not apply in NSW. | Not applicable |
| **Specification 30 - Installation of boilers and pressure vessels** | | |
| **Clause 1 - 2** | Not applicable based on the current design. | Not applicable |
| **Specification 31 - Fire and smoke control systems in buildings containing atriums** | | |
| **Clause 1 - 7** | Not applicable based on the current design. | Not applicable |
| **Specification 43 - Bushfire protection for certain Class 9 buildings** | | |
| **Clause 1 - 7** | Not applicable based on the proposed Building Classification. | Not applicable |

## Section I – Special Use Buildings

| Section H – Special use buildings | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **Part I1 Class 9b buildings** | | |
| **Part I1** | Not applicable based on the proposed Building Classification. | Not applicable |
| **Part I2 Public transport buildings** | | |
| **Part I1** | Not applicable based on the proposed Building Classification. | Not applicable |
| **Part I3 Farm buildings and farm sheds** | | |
| **Part I3** | Not applicable based on the proposed Building Classification. | Not applicable |
| **Specification 32 - Construction of proscenium walls** | | |
| Specification 32 | Not applicable based on the proposed Building Classification. | Not applicable |

## Section J – Energy Efficiency

| Section J – Energy Efficiency | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **Section J(A) – Energy Efficiency – Class 2 Buildings and Class 4 Parts** | | |

| Section J – Energy Efficiency | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| ***The provisions of NSW Subsection J(A) are designed to complement requirements that arise under BASIX and which are implemented via the development consent. Where BASIX is not applied to alterations and additions to Class 1 and 2 buildings, and Class 4 parts of buildings, these provisions will also complement council development controls that require energy efficiency measures to be incorporated as part of the alterations and additions.*** | | |
| **J2 Energy Efficiency, J3 Building Fabric J4 Building Sealing** | | |
| Part J2 | This Part contains Deemed-to-Satisfy Provisions for Part J1. It sets out the application of Parts J2 to J8, along with specific provisions for heating and cooling loads, ceiling fans, and roof and wall thermal breaks. | Capable of compliance |
| **Part 3 Building Fabric** | | |
| J2D2 | Compliance is not required with the national BCA provisions of J1 as those matters are regulated under BASIX. A BASIX & NATHERs certificate is required and architectural details should reflect the requirements, prior to the issue of the Construction Certificate.<br><br>The sole-occupancy units of a Class 2 building and a Class 4 part of a building must comply with the national BCA provisions of J0.2(b) to (d) - except that the reference to "Where required" in J1.2 is deemed to refer to "Where a development consent or a complying development certificate specifies that insulation is to be provided as part of the development."<br><br>Note: Compliance is not required with the national BCA provisions of J0.2(a) as those matters are regulated under BASIX and the national BCA provisions of J0.2(e) are covered by NSW J(A)2.2. | Capable of compliance |
| **J(A)2 Building Sealing** | | |
| J(A)2 | Class 2 buildings and Class 4 parts of buildings must comply with the following national BCA provisions, as applicable—<br><br>a) J3.2 Chimneys and flues; and<br>b) J3.3 Roof lights; and<br>c) J3.4(a) to (d) Windows and doors; and<br>d) J3.5 Exhaust fans; and<br>e) J3.6 Construction of ceilings, walls and floors; and<br>f) J3.7 Evaporative coolers. | Capable of compliance |
| **J(A)3 Air Conditioning and Ventilation System Building Sealing** | | |
| J(A)3 | Any proposed air conditioning and ventilation systems are required to be energy efficient and comply with this Part. Compliance is not required with the national BCA provisions of J5.4(b) as those matters are regulated under BASIX. | Capable of compliance |

| Section J – Energy Efficiency | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| | Class 2 buildings and Class 4 parts of buildings must comply with the following national BCA provisions, as applicable—<br>a) for air-conditioning system control: J5.2; and<br>b) for mechanical ventilation system control: J5.3; and<br>c) for fan systems: J5.4; and<br>d) for ductwork insulation: J5.5; and<br>e) for ductwork sealing: J5.6; and<br>f) for pump systems: J5.7; and<br>g) for pipework insulation: J5.8; and<br>h) for refrigerant chillers: J5.10; and<br>i) for unitary air-conditioning equipment: J5.11; and<br>j) for heat rejection equipment: J5.12.<br>Note: Compliance is not required with the national BCA provisions of J5.9 as those matters are regulated under BASIX. | |
| **Part J(A)4 Hot Water Supply** | | |
| J(A)4 | Any proposed hot water system are required to comply with this Clause. Compliance is not required with the national BCA provisions of J7.3 and J7.4 as those matters are regulated under BASIX.<br>Class 2 buildings and Class 4 parts of buildings must comply with the national BCA provisions of J7.2 Heated water supply.<br>Note: Compliance is not required with the national BCA provisions of J7.3 and J7.4 as those matters are regulated under BASIX. | Capable of compliance |
| **Part J(A)5 Access for maintenance and facilities for monitoring** | | |
| J(A)5 | Class 2 buildings must comply with the national BCA provisions of J8.3. | Capable of compliance |
| **Section J(B) – Energy Efficiency – Class 3 and Class 5 to 9 buildings**<br>***Class 3 and Class 5 to 9 buildings must comply with all of the provisions of the national Section J that are applicable to the relevant classifications, except as varied by NSW J3.1 Application of Part.*** | | |
| **J2 Energy Efficiency, J3 Building Fabric J4 Building Sealing (this excludes the Class 2 Parts)** | | |
| J1-J3 | A design certificate and report from an energy efficiency consultant confirming compliance with parts J1-J3 will be required at the Construction Certificate stage. | Capable of compliance |
| **Part J5 Air Conditioning and Ventilation System** | | |
| **Air-conditioning systems** | Air conditioning and ventilation system will need to comply with Part J5. A mechanical design statement will be required at the Construction Certificate stage. | Capable of compliance |

| Section J – Energy Efficiency | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| **Part J6 Artificial Lighting and Power** | | |
| **Artificial lighting** | Artificial lighting and power will need to comply with Part J6. A electrical design statement will be required at the Construction Certificate stage. | Capable of compliance |
| **Part J7 Heated Water Supply and Swimming Pool and Spa Pool Plant** | | |
| **Part J7** | Not applicable based on the current design. | Not applicable |
| **Part J8 Facilities for Energy Monitoring** | | |
| Facilities for energy monitoring - J8D3 | Access must be provided to all plant, equipment and components of services that rely on maintenance to continue to perform.<br>A building or sole-occupancy unit with a floor area of more than 500m$^2$ must have the facility to record the consumption of gas and electricity. | Capable of compliance |
| **Specification 33 – Additional requirements** | | |
| Specification 33 | This Specification lists the thermal properties of some common construction materials. | Note |
| **Specification 34 – Modelling parameters** | | |
| Specification 34 | This Specification lists the thermal properties of some common construction materials. | Note |
| **Specification 35 – Modelling profiles** | | |
| Specification 35 | This Specification lists the thermal properties of some common construction materials. | Note |
| **Specification 36 - Material properties** | | |
| Specification 36 | This Specification lists the thermal properties of some common construction materials. | Note |
| **Specification 37 - Calculation of U-Value and solar admittance** | | |
| Specification 37 | This specification describes the methods of calculating the U-Value and solar admittance of a wall-glazing construction. | Note |
| **Specification 38 - Spandrel panel thermal performance** | | |

| Section J – Energy Efficiency | | |
|---|---|---|
| **Clause** | **Assessment Comments** | **Status** |
| Specification 38 | This Specification describes methods of determining the thermal performance of spandrel panels. | Note |
| **Specification 39 - Sub-floor thermal performance** | | |
| Specification 39 | This Specification describes the thermal performance of sub-floor spaces and soil in direct contact with a floor for the purposes of calculating the Total R-Value of a floor. | Note |
| **Specification 40 - Lighting and power control devices** | | |
| Specification 40 | This Specification contains the requirements for lighting and power control devices including timers, time switches, motion detectors and daylight control devices. | Note |

## Appendix C – Drawings Assessed

The following list of drawings were reviewed as part of this report:

**Revision 1**

| Drawings No. | Revision/Date | Drawing Name |
|---|---|---|
| A01 | A | TITLE PAGE |
| A02 | A | AREA DIAGRAMS |
| A03 | A | SITE ANALYSIS |
| A04 | A | EXISTING PLANS |
| A05 | A | DEMOLITION PLANS |
| A06 | A | PROPOSED - FLOOR PLANS |
| A07 | A | PROPOSED - FLOOR PLANS |
| A08 | A | ELEVATIONS |
| A09 | A | ELEVATIONS |
| A10 | A | ELEVATIONS |
| A11 | A | SECTIONS |
| A12 | A | SECTIONS |

**Revision 2**

| Drawings No. | Revision/Date | Drawing Name |
|---|---|---|
| A01 | B | TITLE PAGE |
| A02 | B | AREA DIAGRAMS |
| A03 | B | SITE ANALYSIS |
| A04 | B | EXISTING PLANS |
| A05 | B | DEMOLITION PLANS |
| A06 | B | PROPOSED - FLOOR PLANS |
| A07 | B | PROPOSED - FLOOR PLANS |
| A08 | B | ELEVATIONS |
| A09 | B | ELEVATIONS |
| A10 | B | ELEVATIONS |
| A11 | B | SECTIONS |
| A12 | B | SECTIONS |

**Revision 3**

| Drawings No. | Revision/Date | Drawing Name |
|---|---|---|
| A01 | A | TITLE PAGE |
| A02 | A | AREA DIAGRAMS |
| A03 | A | SITE ANALYSIS |
| A04 | A | EXISTING PLANS |
| A05 | A | DEMOLITION PLANS |
| A06 | A | PROPOSED - FLOOR PLANS |
| A07 | A | PROPOSED - FLOOR PLANS |
| A08 | A | ELEVATIONS |
| A09 | A | ELEVATIONS |
| A10 | A | ELEVATIONS |
| A11 | A | SECTIONS |
| A12 | A | SECTIONS |

| Drawings No. | Revision/Date | Drawing Name |
|---|---|---|
| A13 | A | FINISHES SCHEDULE |
| A14 | A | FINISHES SCHEDULE |
| A15 | A | FINISHES SCHEDULE |
| A16 | A | SHADOW DIAGRAM - 21 JUN 900h |
| A17 | A | SHADOW DIAGRAM - 21 JUN 1200h |
| A18 | A | SHADOW DIAGRAM - 21 JUN 1500h |

**Revision 4**

| Drawings No. | Revision/Date | Drawing Name |
|---|---|---|
| A01 | A | TITLE PAGE |
| A02 | A | AREA DIAGRAMS |
| A03 | A | SITE ANALYSIS |
| A04 | A | EXISTING PLANS |
| A05 | A | DEMOLITION PLANS |
| A06 | A | PROPOSED - FLOOR PLANS |
| A07 | A | PROPOSED - FLOOR PLANS |
| A08 | A | SOUTH EAST ELEVATION |
| A09 | A | NORTH WEST ELEVATION |
| A10 | A | NORTH EAST ELEVATION |
| A11 | A | SOUTH WEST ELEVATION |
| A12 | A | SECTIONS |
| A13 | A | SECTIONS |
| A14 | A | FINISHES SCHEDULE |
| A15 | A | FINISHES SCHEDULE |
| A16 | A | FINISHES SCHEDULE |
| A17 | A | SHADOW DIAGRAM - 21 JUN 0900h |
| A18 | A | SHADOW DIAGRAM - 21 JUN 1200h |

| Drawings No. | Revision/Date | Drawing Name |
|---|---|---|
| A19 | A | SHADOW DIAGRAM - 21 JUN 1500h |
| A20 | A | VIEW ANALYSIS |
| A21 | A | HEIGHT PLANE DIAGRAM |
| A22 | A | INTERNAL SOLAR ACCESS DIAGRAMS - FIRST FLOOR - WINTER SOLSTICE |
| A23 | A | INTERNAL SOLAR ACCESS DIAGRAMS - FIRST FLOOR - EQUINOX |
| A24 | A | INTERNAL SOLAR ACCESS DIAGRAMS - SECOND FLOOR - WINTER SOLSTICE |
| A25 | A | INTERNAL SOLAR ACCESS DIAGRAMS - SECOND FLOOR – EQUINOX |
| A26 | A | BASIX COMMITMENTS |
| A27 | A | PHOTOMONTAGE |
| | | |