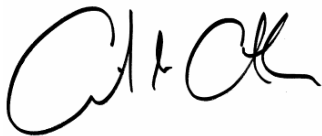


BUILDING CODE OF AUSTRALIA
ASSESSMENT REPORT
(NCC 2022 Edition)

**MANLY WARRINGAH GYMNASTICS CLUB
CORNER PITWATER ROAD & KENTWELL ROAD, NORTH MANLY**

Assessment based on the preliminary DA architectural drawings prepared by CARR Architects, Drawing Package: 230904_MWGC DA Pack_Updated.

BCA Assessment Report	2	Preliminary DA Issue	Grant McGrath / 10.10.23	
DOC. NAME	REV.	DESCRIPTION	PREPARED / DATE	SIGNED

INTRODUCTION

1.1 General

The following Building Code of Australia Assessment report has been prepared for the Manly Warringah Gymnastics Club for the sporting facilities building proposed to be constructed at the corner of Pittwater Road and Kentwell Road, North Manly.

1.2 Purpose of the Report

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

1.3 Report Basis

This report is based on:

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

1.4 Exclusions

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

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

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
BCA PART A1 - INTERPRETING THE NCC				
Interpreting the NCC	A1G1 - A1G4	Noted.	DTS	Noted. No recommendations.
BCA PART A2 - COMPLIANCE WITH THE NCC				
Compliance with the NCC	A2G1 - A2G4	Noted.	DTS	Noted. No recommendations.
BCA PART A3 - APPLICATION OF THE NCC IN STATES AND TERRITORIES				
State and Territory Compliance	A3G1	Noted.	DTS	Noted. No recommendations.
BCA PART A4 - NCC REFERENCED DOCUMENTS				
NCC Referenced Documents	A4G1 - A4G3	Noted.	DTS	Noted. No recommendations.
BCA PART A5 - DOCUMENTATION OF DESIGN AND CONSTRUCTION				
Documentation of Design and Construction	A5G1 - A5G9	Noted.	DTS	Noted.
BCA PART A6 - BUILDING CLASSIFICATION				
Determining a Building Classification	A6G1 - A6G12	BCA Building Classifications.	DTS	Class 5: Offices Class 9b: Assembly Building Class 10a Pergola
BCA PART A7 - UNITED BUILDINGS				
When Buildings are United	A7G1	BCA provisions applicable to buildings connected through openings in the external walls dividing them.	---	Not applicable.
Alterations in a United Building	A7G2	BCA requirements where buildings cease to be united buildings.	---	Not applicable.

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SPECIFICATION 1 – (FIRE RESISTANCE OF BUILDING ELEMENTS)				
Fire Resistance of Building Elements	S1C1 - S1C6	This Specification sets out the procedures for determining the FRL of building elements.	DTS	Noted.
SPECIFICATION 2 – (DESCRIPTION OF ELEMENTS REFERRED TO IN SPECIFICATION 1)				
Description of Elements Referred to in Specification 1	S2C1 - S2C27	This Specification sets out the descriptions of elements referred to in Specification 1.	DTS	Noted.
SPECIFICATION 3 – (FIRE HAZARD PROPERTIES)				
Fire Hazard Properties	S3C1 - S3C6	This Specification sets out the procedures for determining the fire hazard properties of assemblies tested to AS/NZS 1530.3-1999.	DTS	Noted.
BCA PART B1 - STRUCTURAL PROVISIONS				
Deemed to Satisfy Provisions	B1D1	Specifies DTS means to satisfy Performance Requirements B1P1 - B1P4.	DTS	Building to Comply. 1) Where a deemed-to-satisfy solution is proposed, Performance Requirements B1P1 to B1P4 are satisfied by complying with B1D2 to B1D6. 2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.
Resistance to Actions	B1D2	Resistance to actions.	DTS	Building to Comply. The resistance of a building or structure must be greater than the most critical action effect resulting from different combinations of actions, where –

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				<p>a) the most critical action effect on a building or structure is determined in accordance with B1D3 and the general design procedures contained in AS/NZS 1170.0-2002; and</p> <p>b) the resistance of a building or structure is determined in accordance with B1D4.</p> <p>All structural elements shall be designed and certified by a Registered Structural Engineer (NER) in accordance with these BCA requirements.</p> <p>In addition, the Registered Structural Engineer (NER) is to nominate the fire resistance level of all proposed structural elements in accordance with AS 3600-2018 (Concrete Structures Code) & AS 3700-2018 (Masonry Structures Code).</p> <p>(See Specification 5 below)</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Determination of Individual Actions	B1D3	Determination of individual actions.	DTS	<p>Building to Comply.</p> <p>The magnitude of individual actions must be determined in accordance with the following:</p> <p>(a) Permanent actions:</p> <p>(i) the design or known dimensions of the building or structure; and</p> <p>(ii) the unit weight of the construction; and</p> <p>(iii) AS/NZS 1170.1-2002; and</p> <p>(iv) for a Class 7b building, a notional additional permanent roof load of not less than 0.15 kPa to support the addition of solar photovoltaic panels.</p>

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				<p>(b) Imposed actions: (i) the known loads that will be imposed during the occupation or use of the building or structure; and (ii) construction activity actions; and (iii) AS/NZS 1170.1-2002.</p> <p>(c) Wind, snow and ice and earthquake actions: (i) the applicable annual probability of design event for safety, determined by – (A) assigning the building or structure an Importance Level in accordance with Table B1D3a; and (B) determining the corresponding annual probability of exceedance in accordance with Table B1D3b; and (ii) AS/NZS 1170.2-2021; and (iii) AS/NZS 1170.3-2003 as appropriate; and (iv) AS 1170.4-2007 as appropriate; and (v) in cyclonic areas, metal roof cladding, its connections and immediate supporting members must comply with Specification 4; and (vi) for the purposes of (v), cyclonic areas are those determined as being located in wind regions C and D in accordance with AS/NZS 1170.2-2021.</p> <p>(d) Actions not covered in (a), (b) and (c) above: (i) the nature of the action; and (ii) the nature of the building or structure; & (iii) the Importance Level of the building or structure determined in accordance with Table B1D3a; and (iv) AS/NZS 1170.1-2002.</p>

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				<p>(e) For the purposes of (d) the actions include but are not limited to –</p> <ul style="list-style-type: none"> (i) liquid pressure action; and (ii) ground water action; and (iii) rainwater action (including ponding action); and (iv) earth pressure action; and (v) differential movement; and (vi) time dependent effects (including creep and shrinkage); and (vii) thermal effects; and (viii) ground movement caused by - <ul style="list-style-type: none"> (A) swelling, shrinkage or freezing of the subsoil; and (B) landslip or subsidence; and (C) siteworks associated with the building or structure; and (ix) construction activity actions. <p>All structural elements shall be designed and certified by a Registered Structural Engineer (NER) in accordance with these BCA requirements.</p> <p>In addition, the Registered Structural Engineer (NER) is to nominate the fire resistance level of all proposed structural elements in accordance with AS 3600-2018 (Concrete Structures Code) & AS 3700-2018 (Masonry Structures Code).</p> <p>(See Specification 5 below)</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Determination of Structural Resistance of Materials and Forms of Construction	B1D4	Determination of structural resistance of materials and forms of construction.	DTS	<p>Building to Comply.</p> <p>The structural resistance of materials and forms of construction must be determined in accordance with the following, as appropriate:</p>

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				<ul style="list-style-type: none"> ▪ Masonry (including masonry-veneer, unreinforced masonry and reinforced masonry): AS 3700-2018 ▪ Concrete Construction (including reinforced and prestressed concrete): AS 3600-2018 (incorporating amendments 1 & 2) ▪ Composite Steel & Concrete: AS/NZS 2327-2017 (incorporating amendment 1) ▪ Steel Structures: AS 4100-2020 ▪ Cold Formed Steel Structures: AS/NZS 4600-2018 ▪ Piling: AS 2159-2009 (incorporating amendment 1) ▪ Glazed Assemblies: AS 2047-2014 (incorporating amendments 1 & 2) & AS 1288-2021 ▪ Post-installed and cast-in fastenings: AS 5216-2021 ▪ Autoclaved Aerated Concrete: AS 5146.1- 2015 (incorporating amendment 1) & AS 5146.3 – 2018 ▪ Residential and low-rise steel framing: NASH Standard – Residential and Low-Rise Steel Framing Part 1 or Part 2. ▪ Termite Risk Management: AS 3660.1-2014 (incorporating amendment 1) <p><u>(A durable notice is to be provided in accordance with Clause B1D4(i)(ii) of the BCA)</u></p>

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				<p>All structural elements shall be designed and certified by a Registered Structural Engineer (NER) in accordance with these BCA requirements.</p> <p>In addition, the Registered Structural Engineer (NER) is to nominate the fire resistance level of all proposed structural elements in accordance with AS 3600-2018 (Concrete Structures Code) & AS 3700-2018 (Masonry Structures Code).</p> <p>(See Specification 5 below)</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Structural Software	B1D5	Structural software limitations.	DTS	<p>Building to Comply.</p> <p>(1) Structural software used in computer aided design of a building or structure, that uses design criteria based on the deemed-to-satisfy provisions of the BCA, including its referenced documents, for the design of steel or timber trussed roof and floor systems and framed building systems, must comply with the ABCB Protocol for Structural Software.</p> <p>(2) Structural software referred to in (1) above can only be used for buildings within the following geometric limits:</p> <p>(a) The distance from ground level to the underside of eaves must not exceed 6.0 metres.</p> <p>(b) The distance from ground level to the highest point of the roof, neglecting chimneys, must not exceed 8.5 metres.</p> <p>(c) The building width including roofed verandahs, excluding eaves, must not exceed 16.0 metres.</p>

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				<p>(d) The building length must not exceed five times the building width.</p> <p>(e) The roof pitch must not exceed 35 degrees.</p> <p>(3) The requirements of (1) do not apply to design software for individual frame members such as electronic tables similar to those provided in –</p> <p>(a) AS 1684; or</p> <p>(b) NASH Standard Residential and Low-Rise Steel Framing Part 2.</p> <p>All structural elements shall be designed and certified by a Registered Structural Engineer (NER) in accordance with these BCA requirements.</p> <p>In addition, the Registered Structural Engineer (NER) is to nominate the fire resistance level of all proposed structural elements in accordance with AS 3600-2018 (Concrete Structures Code) & AS 3700-2018 (Masonry Structures Code).</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Construction of Buildings in Flood Hazard Areas	B1D6	Construction of Buildings <i>in Flood Hazard Areas</i> (Class 2, 3, 4, 9a, 9c buildings)	Northern Beaches Council Planning Controls (if any).	<p>Building to Comply.</p> <p>The building is to be designed, constructed and certified as complying with any / all flood planning controls of Northern Beaches Council (if any).</p>
SPECIFICATION 4 – (DESIGN OF BUILDINGS IN CYCLONIC AREAS)				
Design of Buildings in Cyclonic Areas	S4C1- S4C2	This specification contains requirements for the design of buildings in cyclonic areas in addition to the requirements of AS/NZS 1170.2.	---	Not applicable.

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BCA PART C1 - FIRE RESISTANCE				
Objectives, Functional Statements, Performance Requirements & Verification Methods	C101, C1F1-C1F2 C1P1-C1P9 C1V1-C1V4	Specifies Objectives, Functional Statements, Performance Requirements & Verification Methods.	---	Noted. No recommendations.
BCA PART C2 - FIRE RESISTANCE & STABILITY				
Deemed to Satisfy Provisions	C2D1	Specifies DTS means to satisfy Performance Requirements C1P1 to C1P9.	---	Noted. No recommendations.
Type of Construction Required	C2D2	This Clause stipulates the "Type of Construction" required based on a buildings "Rise in Storeys". See also Clause C3D3 regarding maximum floor area limitation requirements.	DTS	Type B construction required.
Calculation of Rise in Storeys	C2D3	This Clause stipulates how you calculate a buildings "rise in storeys".	DTS	Rise in Storeys: Two (2) Storeys Contained: Two (2) Effective Height (EH): < 12.0 m
Buildings of Multiple Classification	C2D4	In a building of multiple classifications, the Type of Construction required for the building is the most fire resisting type resulting from the application of Table C2D2 on the basis that the classification applying to the top storey applies to all storeys.	DTS	Noted.
Mixed Types of Construction	C2D5	Allows mixed types of construction if parts are fire separated.	---	Not applicable.
Two Storey Class 2, 3 or 9c Buildings	C2D6	Gives concession for construction of certain residential buildings.	---	Not applicable.

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Class 4 Parts of Building	C2D7	Specified FRLs and separation for Class 4 parts.	---	Not applicable.
Open Spectator Stands and Indoor Sports Stadiums	C2D8	Requirement for construction of spectator stands and stadiums.	---	Not applicable.
Lightweight Construction	C2D9	This Clause stipulates that "lightweight" construction must comply with Specification 6 if used.	DTS	<p>Building to Comply.</p> <p>1) Lightweight construction is to comply with Specification 6 of the BCA if it is used in a wall system –</p> <ul style="list-style-type: none"> a) that is required to have an FRL; or 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. <p>2) If lightweight construction is used for the fire-resisting covering of a steel column or the like, and if –</p> <ul style="list-style-type: none"> 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 metres above the floor to prevent indenting; and 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. <p>(See Specification 5 below)</p> <p>Full documentation (including fire test certification) is to be provided with the Construction Certificate application.</p>

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Non-combustible Building Elements	C2D10	The Clause outlines where non-combustible materials are to be used in buildings.	DTS	<p>Building to Comply.</p> <p>1) In buildings of this type (i.e. Type B Construction), the following building elements and their components must be non-combustible:</p> <ul style="list-style-type: none"> a) External walls and common walls, including all components incorporated in them including the facade covering, framing and insulation. b) The flooring and floor framing of lift pits. c) Non-loadbearing internal walls where they are required to be fire-resisting. <p>2) A shaft, being a lift, ventilating, pipe, garbage, or similar shaft that is not for the discharge of hot products of combustion, that is non-loadbearing, must be of non-combustible construction in -</p> <ul style="list-style-type: none"> a) a building required to be of Type A construction; and b) a building required to be of Type B construction, subject to C3D11, in - <ul style="list-style-type: none"> i) a Class 2, 3 or 9 building; and ii) a Class 5, 6, 7 or 8 building if the shaft connects more than two (2) storeys. <p>3) A loadbearing internal wall and a loadbearing fire wall, including those that are part of a loadbearing shaft, must comply with Specification 5.</p> <p>4) The requirements of (1) and (2) do not apply to the following:</p> <ul style="list-style-type: none"> a) Gaskets. b) Caulking. c) Sealants. d) Termite management systems. e) Glass, including laminated glass, and associated adhesives, including tapes.

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				<p>f) Thermal breaks associated with -</p> <ul style="list-style-type: none"> (i) glazing systems; or (ii) external wall systems, where the thermal breaks – <ul style="list-style-type: none"> A) are no larger than necessary to achieve thermal objectives; and B) do not extend beyond one storey; and C) do not extend beyond one fire compartment. g) Damp-proof courses. h) Compressible fillers and backing materials, including those associated with articulation joints, closing gaps not wider than 50 mm. i) Isolated – <ul style="list-style-type: none"> i) construction packers and shims; or ii) blocking for fixing fixtures; or iii) fixings, including fixing accessories; or iv) acoustic mounts. j) Waterproofing materials applied to the external face, used below ground level and up to 250 mm above ground level. k) Joint trims and joint reinforcing tape and mesh of a width not greater than 50 mm. l) Weather sealing materials, applied to gaps not wider than 50 mm, used within and between concrete elements. m) Wall ties and other masonry components complying with AS 2699 Part 1 and Part 3 as appropriate and associated with masonry wall construction. n) Reinforcing bars and associated minor elements that are wholly or predominately encased in concrete or grout. o) A paint, lacquer or a similar finish or coating. p) Adhesives, including tapes, associated with stiffeners for cladding systems.

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				<p>q) Fire-protective materials and components required for the protection of penetrations.</p> <p>General Note:</p> <p><u>Note: All materials proposed to be used as part of the building's external wall systems are to be tested and deemed "not-combustible" in accordance with AS 1530.1-1994.</u></p> <p>Full documentation (including fire test certification) is to be provided with the Construction Certificate application.</p>
Fire Hazard Properties	C2D11	Clause C2D11 requires materials and assemblies to comply with Fire Hazard Properties as outlined in Specification 7.	DTS	<p>Building to Comply.</p> <p>The fire hazard properties of all materials, assemblies, fixtures and linings are to comply with Clause C2D11 and Specification 7 of the BCA, as applicable.</p> <p>The following minimum requirements are applicable to this project:</p> <p>1) Class 5 (part)</p> <p>a) Wall & Ceiling Linings</p> <p>i) Public Corridor Walls: Group No. 1 or 2 ii) Public Corridor Ceilings: Group No. 1 or 2 iii) Specific Areas Walls: Group No. 1, 2 or 3 iv) Specific Areas Ceilings: Group No. 1 or 2 v) Other Areas Walls: Group No. 1, 2 or 3 vi) Other Areas Ceilings: Group No. 1, 2 or 3</p> <p>In addition, all wall and ceiling materials are to achieve a maximum smoke growth rate of not more than 100 or an average specific extinction area less than 250 m²/kg.</p> <p>b) Floor Coverings</p> <p>General Areas – <i>Critical Radiant Flux</i> of not less than 2.2 kW/m².</p>

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				<p>In addition, all floor coverings are to achieve a maximum <i>smoke development rate</i> of 750 percent-minutes.</p> <p>2) Class 9b (parts)</p> <p>a) Wall & Ceiling Linings</p> <ul style="list-style-type: none"> i) Public Corridor Walls: Group No. 1 ii) Public Corridor Ceilings: Group No. 1 iii) Specific Areas Walls: Group No. 1 or 2 iv) Specific Areas Ceilings: Group No. 1 or 2 v) Other Areas Walls: Group No. 1, 2 or 3 vi) Other Areas Ceilings: Group No. 1, 2 or 3 <p>b) Floor Coverings</p> <p>General Areas – <i>Critical Radiant Flux</i> of not less than 2.2 kW/m². In addition, all floor coverings are to achieve a maximum <i>smoke development rate</i> of 750 percent-minutes.</p> <p>3) Air-handling Ductwork</p> <p>Rigid and flexible ductwork is to comply with the fire hazard properties set out in AS 4254.1-2012 and AS 4254.2-2012.</p> <p>4) Lift Cars</p> <ul style="list-style-type: none"> i) Walls & Ceilings: Group No. 1 or 2 ii) Floor linings & floor coverings: Critical Radiant Flux of not less than 2.2 kW/m². <p>5) Sarking & Other Materials</p> <ul style="list-style-type: none"> i) Sarking: Flammability Index no greater than 5. ii) Insulation Materials: Spread of Flame Index not greater than 9 and a Smoke Developed Index not greater than 8 if the Spread of Flame Index is more than 5. <p>Full documentation is to be provided with the Construction Certificate application.</p>

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Performance of External Walls in Fire	C2D12	Requirements for tilt up walls and fixings.	DTS	<p>Building to Comply.</p> <p>The concrete external walls of the building (i.e. the concrete tilt-up and pre-cast panels) are to be designed and certified by a Professional Structural Engineer (NER) as complying with Part B1 and Specification 8 of the BCA.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Fire-protected timber: Concession	C2D13	The clause outlines concessions for fire - protected timber in Class 2, 3 and 5 buildings.	---	Not applicable.
Ancillary Elements	C2D14	The Clause outlines permitted ancillary elements that may be fixed, installed or attached to the internal parts or external face of an external wall that is required to be non-combustible.	DTS	<p>Building to Comply.</p> <p>An ancillary element must not be fixed, installed, attached to or supported by the concealed internal parts or external face of an external wall that is required to be non-combustible unless it is one of elements listed in Clause C2D14(a) - C2D14(p) of the BCA.</p> <p>Full documentation (including fire test certification) is to be provided with the Construction Certificate application.</p>
Fixing of Bonded Laminated Cladding Panels	C2D15	The clause outlines the requirements for mechanical fixing of externally located bonded laminated cladding panels in buildings of Type A & B construction.	DTS	<p>Building to Comply.</p> <p>1) In buildings of this type (i.e. Type B Construction), externally located bonded laminated cladding panels must have all layers of cladding mechanically supported or restrained to the supporting frame.</p> <p>2) An externally located bonded laminated cladding panel need not comply with (1) if it is one of the following:</p> <p>a) A laminated glass system.</p> <p>b) Layered plasterboard product.</p>

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c) Perforated gypsum lath with a normal paper finish. d) Fibrous-plaster sheet. e) Fibre-reinforced cement sheeting. f) A component of a garage door. Full documentation is to be provided with the Construction Certificate application.				
BCA PART C3 - COMPARTMENTATION & SEPARATION				
Deemed to Satisfy Provisions	C3D1	This Clause stipulates that the proposed development complies with BCA Section C Performance Requirements if the deemed to satisfy provisions are met.	---	Noted. No recommendations.
Application of Part	C3D2	Fire compartment sizes and volumes do not apply to either a carpark provided with a sprinkler system, an open deck carpark or a spectator stand, or residential occupancies. All other classes of building to comply as required.	---	Noted. No recommendations.
General Floor Area & Volume Limitations	C3D3	This Clause stipulates the maximum floor areas and volumes for all classes of buildings and for each type of construction.	DTS	Complies. <u>General Notes:</u> <u>Note i: The northern (Type B) fire compartment has the following total floor area and total volume calculations:</u> <u>a) Floor Area: 2,700 m²</u> <u>b) Volume: 20,001.3 m³</u> <u>Note ii: The southern (Type B) fire compartment has the following total floor area and total volume calculations:</u> <u>a) Floor Area: 1,551.5 m²</u> <u>b) Volume: 12,452.2 m³</u>

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Large Isolated Buildings	C3D4	Fire compartments can exceed specified areas and volumes under certain open space, fire protection and vehicular access conditions.	---	Not applicable.
Requirements for Open Spaces & Vehicular Access	C3D5	Conditions applying to vehicular access are required by Clause C3D5.	---	Not applicable.
Class 9 Buildings	C3D6	Additional fire and smoke compartmentation that is required for Class 9a Healthcare, 9b Early Childhood Centres and 9c Aged Care buildings.	---	Not applicable.
Vertical Separation of Openings in External Walls	C3D7	This Clause stipulates how vertical separation can be achieved for buildings of Type A Construction.	---	Not applicable.
Separation by Fire Walls	C3D8	This clause stipulates how you achieve fire separation.	DTS	<p>Building to Comply.</p> <p>To allow the building to be of Type B Construction, the "Northern Fire Compartment" is to be separated from the "Southern Fire Compartment" by a <i>fire wall</i> capable of achieving an FRL of not less than 120/120/120. In addition, all doorway openings through this fire wall are to be fitted with self-closing (or automatic closing), --/120/30 FRL fire doors, selected and installed in accordance with AS 1905.1-2015.</p> <p>General Notes:</p> <p><u>Note i: The fire wall separating the building is to commence at the footing level (i.e. at the ground level) and is to extend up to the underside of the buildings roof covering in accordance with Clause C3D8(3)(b) of the BCA. Building elements, other than roof battens with dimensions of 75 mm x 50 mm or less or sarking-type</u></p>

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				<p><u>material, must not pass through or cross the fire wall unless the required fire-resisting performance of the fire wall is maintained.</u></p> <p><u>Note ii: Where the FRL of the fire wall relies upon the vertical or lateral support of another structural element to achieve the required FRL, that supporting structural element is required to achieve the same FRL for structural adequacy as the wall element it supports (e.g. 120/--/-- FRL). Alternatively, where the fire wall is supported on both sides by structural elements, these structural elements are not required to be fire rated.</u></p> <p><u>Note iii: The fire wall separating the two (2) x fire compartments is to be extended along both the western elevation of the main entry to the "Reception / Entry" and the southern elevation of the adjoining "Weights" room for an aggregate horizontal distance of not less than 4.0 metres in accordance with Clause C4D4 of the BCA. These walls are to achieve an FRL of not less than 60/60/60 and are to extend from the footing level up to the underside of the roof covering. In addition, the doorway(s) located within these fire rated walls are to be protected (externally) in accordance with Clause C4D5 of the BCA (i.e. self-closing glazed doors fitted with external wall wetting drenchers or self-closing, --/60/30 FRL fire doors).</u></p> <p>(See also Clause C4D4 below)</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>

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Separation of Classifications in the Same Storey	C3D9	This clause stipulates how you can treat different classifications in the same storey.	DTS	<p>Building to Comply.</p> <p>The First Floor Level Class 5 Offices may remain <u>non fire-separated</u> from the adjoining Class 9b building (part) as these classifications are required to achieve the same FRL's listed in Table S5C21d of the BCA (as permitted by Clause C3D9(1)(a) of the BCA).</p>
Separation of Classifications in Different Storeys	C3D10	This Clause stipulates how you fire separate classifications in different storeys.	---	Not applicable.
Separation of Lift Shafts	C3D11	Lift shafts are required in Specification 5 (Type A Construction) to achieve an FRL as stated where lifts are not wholly within an atrium.	---	Not applicable.
Stairways & Lifts in One Shaft	C3D12	A stairway and lift must not be in the same shaft if either the stairway or the lift is required to be in a fire-resisting shaft	---	Not applicable.
Separation of Equipment	C3D13	Certain equipment (lift motors, lift control panels, emergency generators, central smoke control plant, boilers, and batteries) must be separated from the remainder of the building with construction achieving an FRL of not less than 120/120/120.	DTS	<p>Building to Comply.</p> <p>1) The following services are to be separated from the remainder of the building by construction complying with Specification 5 of the BCA, but not less than 120/120/120 FRL:</p> <ul style="list-style-type: none"> i) Lift motors and lift control panels; or ii) batteries installed in the building that have a voltage exceeding 24 volts and a capacity exceeding 10 ampere hours. <p>An exception to these requirements is that separating construction between a lift shaft and a lift motor room need only achieve an FRL of 120/--/--.</p>

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				<p>The following equipment is <u>not</u> required to be separated from the remainder of the building:</p> <p>a) Lift installations without a machine room; or</p> <p>b) Equipment otherwise adequately separated from the remainder of the building.</p> <p>2) Separation of on-site fire pumps must comply with Clause E1D2 of the BCA and AS 2419.1-2021.</p> <p>3) Doorways to fire separated rooms are to be protected by self-closing, --/120/30 FRL fire doors, selected and installed in accordance with AS 1905.1-2015.</p> <p>General Note:</p> <p><u>Note: The "Battery" room is to be fully enclosed in construction achieving an FRL of not less than 120/120/120. In addition, the doors providing access into this room are to be fitted with self-closing, --/120/30 FRL fire doors, selected and installed in accordance with AS 1905.1-2015. Any vent openings serving this room are to be fitted with intumescent fire dampers. Selected and installed in accordance with AS 1668.1-2015.</u></p> <p>(See also Clause E1D17 below)</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Electricity Supply System	C3D14	<p>Certain electricity supply equipment must be protected with construction of not less than 120/120/120 FRL. Equipment includes:</p> <ul style="list-style-type: none"> ▪ Electricity substations. 	DTS	<p>Building to Comply.</p> <p>1) Where a fire hydrant pump is required to be provided to serve the building's required fire hydrant system, the main electrical switchboard(s) located within the building</p>

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		<ul style="list-style-type: none"> ▪ Main switchboards "which sustain emergency equipment operating in emergency mode". ▪ Electricity conductors that supply main switchboard. ▪ Switchboards must also be segregated (where applicable) 		<p>that sustain emergency equipment operating in the emergency mode (<i>i.e. the fire hydrant pump</i>) must be separated from the remainder of the building by construction achieving a minimum FRL of 120/120/120 and have any doorway protected by a self-closing, --/120/30 FRL fire door.</p> <p>2) Where a fire hydrant pump is required to be provided to serve the building's required fire hydrant system, electrical conductors located within the building that supply a main electrical switchboard that sustains emergency equipment operating in the emergency mode, are to have a classification in accordance with AS/NZS 3013-2005 of not less than:</p> <ol style="list-style-type: none"> a) WS 53W (if capable of being damaged by vehicles; or b) WS 52W; or c) enclosed or protected by construction achieving an FRL of not less than 120/120/120. <p>3) Where a fire hydrant pump is required to be provided to serve the building's required fire hydrant system, switchboards that sustain electricity supply to the buildings emergency equipment (<i>i.e. the fire hydrant pump</i>) are to be constructed so that emergency equipment switchgear is separated from non-emergency equipment switchgear by metal partitions designed to minimise the spread of a fault from non-emergency equipment switchgear.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>

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Public Corridors in Class 2 & 3 Buildings	C3D15	In a Class 2 or 3 building a public corridor, if more than 40 metres in length must be divided at intervals of not more than 40 metres with smoke proof walls complying with Clause 2 of S11C2.	---	Not applicable.
BCA PART C4 - PROTECTION OF OPENINGS				
Deemed to Satisfy Provisions	C4D1	This Clause stipulates that the proposed development complies with BCA Section C Performance Requirements if the DTS provisions are met.	---	Noted. No recommendations.
Application of Part	C4D2	Exempts openings such as control joints, weep holes, non-combustible ventilators for sub floor or cavity ventilation, etc, are exempted from protection requirements.	---	Noted. No recommendations.
Protection of Openings in External Walls	C4D3	This Clause stipulates that openings less than 3.0 m from a side or rear boundary or 6.0 m from the far boundary of a road must be protected.	---	Not applicable.
Separation of External Walls and Associated Openings in Different Fire Compartments	C4D4	Separation required between external openings in different fire compartments.	DTS	<p>Building to Comply.</p> <p>The fire wall separating the two (2) x fire compartments is to be extended along both the western elevation of the main entry to the "Reception / Entry" and the southern elevation of the adjoining "Weights" room for an aggregate horizontal distance of not less than 4.0 metres in accordance with Clause C4D4 of the BCA.</p> <p>These walls are to achieve an FRL of not less than 60/60/60 and are to extend from the footing level up to the underside of the roof covering. In addition, the doorway(s) located within these fire rated walls are to be protected (externally) in accordance</p>

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				<p>with Clause C4D5 of the BCA (i.e. self-closing glazed doors fitted with external wall wetting drenchers or self-closing, --/60/30 FRL fire doors).</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Acceptable Methods of Protection	C4D5	Acceptable methods of protecting openings in external walls.	DTS	<p>Building to Comply. (See Clause C4D4 above)</p>
Doorways in Fire Walls	C4D6	This stipulates how doorways in fire walls are to be constructed.	DTS	<p>Building to Comply.</p> <p>The doorways proposed to be provided through the fire wall that separates the two (2) x required fire compartments are to be fitted with self-closing, (or automatic closing) --/120/30 FRL fire doors, selected and installed in accordance with AS 1905.1-2015.</p> <p><u>General Note:</u> <u>Note: Where automatic closing fire doors are to be installed, the automatic closing operation must be initiated by the activation of a smoke detector, installed in accordance with AS 1670.1-2018, and be located not more than 1.5 metres horizontal distance from each sides of the fire wall.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Sliding Fire Doors	C4D7	Installation requirements for sliding fire doors.	---	Not applicable.
Protection of Doorways in Horizontal Exits	C4D8	This stipulates how horizontal exits are to be protected.	---	Not applicable.

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Openings in Fire Isolated Exits	C4D9	Construction details of doorways leading into fire isolated exits.	---	Not applicable.
Service Penetrations in Fire Isolated Exits	C4D10	Services shall not be installed in fire isolated exits, except as permitted in this Clause.	---	Not applicable.
Openings in Fire Isolated Lift Shafts	C4D11	Construction details of doorways leading into fire isolated lift shafts and construction of lift indicator panels.	---	Not applicable.
Bounding Construction Class 2, 3, & 4 Buildings	C4D12	Stipulates how to protect openings in bounding construction (residential building / parts).	---	Not applicable.
Openings in Floors & Ceilings for Services	C4D13	Services where passing through fire rated floors and/or walls shall be suitably protected to maintain the FRL of the building element(s) either by the introduction of fire rated shafts and/ or fire stopping / sealing at the penetration.	---	Not applicable.
Openings in Shafts	C4D14	Any openings into fire rated service shafts shall be protected in accordance with this Clause.	---	Not applicable.
Openings for Service Installations	C4D15	Services where passing through fire rated floor or walls shall be suitably protected to maintain the FRL of the building element(s).	DTS	<p>Building to Comply.</p> <p>Any services penetrations through the building's required fire wall (including the external fire rated walls required by Clause C4D4 of the BCA) are to be protected in accordance with Clause C4D15 of the BCA.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>

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Construction Joints	C4D16	Construction joints shall achieve the same FRL as the building component in which it is installed.	DTS	<p>Building to Comply.</p> <p>Construction joints between fire-rated building elements are to be "fire-stopped" by materials having the same fire resistance level as the element they are to be installed into. The method used is to be identical with an AS 1530.4-2014 tested prototype.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Columns Protected with Lightweight Construction to achieve an FRL	C4D17	Any column protected with lightweight construction should maintain the fire integrity of a building element through which it passes.	---	Not applicable.
SPECIFICATION 5 - (FIRE-RESISTING CONSTRUCTION)				
Scope	S5C1	This Specification contains requirements for the fire-resisting construction of building elements.	DTS	Noted.
Exposure to Fire Source Features	S5C2	This Clause stipulates when a building element is exposed to a fire source feature.	DTS	Noted.
Fire Protection for a Support of Another Part	S5C3	The structural integrity of any part of a building required to have a particular FRL shall not be reduced or undermined by reason of it being supported by a part of the building that does not have at least the same FRL as the part it supports.	DTS	Noted.
Lintels	S5C4	Details where lintels over doorways or openings require an FRL.	---	Not applicable.

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Method of Attachment not to Impair Fire Resistance	S5C5	This clause outlines how combustible elements can be attached to an element that is required to have an FRL.	DTS	<p>Building to Comply.</p> <p>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.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
General Concessions	S5C6	Outlines general FRL concessions that can be applied for various building components.	---	Not applicable.
Mezzanine Floors Concession	S5C7	Stipulates that a mezzanine and its supports do not need to achieve a fire rating provided other measures are adopted.	---	Not applicable.
Enclosure of Shafts	S5C8	This Clause stipulates how you enclose various shafts both at the top and the bottom.	---	Not applicable.
Carparks in Class 2 & 3 Buildings	S5C9	This Clause allows for a concession to fire rating to carparks in Class 2 and 3 buildings.	---	Not applicable.
Residential Aged Care Building: Concession	S5C10	Allows FRL concessions to sprinklered residential aged care buildings.	---	Not applicable.
Type A Fire Resisting Construction	S5C11 - S5C20	This Clause and Table outline the Fire Resistance Levels of various building elements for Type A Construction.	---	Not applicable.
Type B Fire Resisting Construction	S5C21 - S5C23	This Clause and Table outline the FRLs of various buildings elements for Type B construction.	DTS	<p>Building to Comply.</p> <p>The BCA assigns the following fire ratings to the listed building elements:</p> <ul style="list-style-type: none"> ▪ External Walls (Northern Fire Compartment):

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				<ul style="list-style-type: none"> ➤ 3.0 m to 9.0 m (to fire source feature): 120/30/30 FRL (loadbearing) & --/--/-- FRL (non loadbearing). ➤ 9.0 m to 18.0 m (to fire source feature): 120/30/-- FRL (loadbearing) & --/--/-- FRL (non loadbearing). ▪ External Walls (Southern Fire Compartment): ➤ 3.0 m to 9.0 m (to fire source feature): 120/30/30 FRL (loadbearing) & --/--/-- FRL (non loadbearing). ➤ 9.0 m to 18.0 m (to fire source feature): 120/30/-- FRL (loadbearing) & --/--/-- FRL (non loadbearing). <p>General Note:</p> <p><u>Note i: The side property boundary to Greg Lodge Park / Nolan Reserve is considered to be a fire-source feature to the building.</u></p> <p><u>Note ii: Any/all loadbearing parts of the building that are exposed (both parallel and perpendicular) to the side property boundary to Greg Lodge Park / Nolan Reserve are to be fire rated in accordance with Table S5C21a of the BCA. In addition, the fire rating of any loadbearing external walls is to be addressed both internally and externally to the building.</u></p> <p><u>Note iii: All other parts of the building are dimensioned as being greater than 18.0 m to any other fire-source feature.</u></p> <ul style="list-style-type: none"> ▪ Fire Wall [including any single sided support structure(s)]: 120/120/120 FRL (fire wall) + 120/--/-- FRL (support structures). ▪ External Walls (subject to Clause C4D4 of the BCA): 60/60/60 FRL

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				<ul style="list-style-type: none"> ▪ Battery Room: 120/120/120 FRL. ▪ Other loadbearing internal walls and columns (Northern Fire Compartment): 120/--/-- FRL. ▪ Other loadbearing internal walls and columns (Southern Fire Compartment): 120/--/-- FRL. <p>General Note: Note: All structural elements are to be certified by a professional Structural Engineer (NER) as achieving the required fire resistance levels.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Type C Fire Resisting Construction	S5C24 - S5C25	This Clause and Table outlines the FRLs of various building elements for Type C construction.	---	Not applicable.
SPECIFICATION 6 – (STRUCTURAL TESTS FOR LIGHTWEIGHT CONSTRUCTION)				
Structural Tests for Lightweight Construction	S6C1 - S6C11	This Specification describes the tests to be applied to & criteria to be satisfied by a wall system of lightweight construction that has an FRL.	DTS	<p>Building to Comply.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
SPECIFICATION 7 – (FIRE HAZARD PROPERTIES)				
Fire Hazard Properties	S7C1 - S7C7	This Specification sets out requirements in relation to the fire hazard properties of materials, linings, & surface finishes in buildings.	DTS	<p>Building to Comply.</p> <p>All floor, wall and ceiling materials and other assemblies are to comply as required.</p> <p>(See Clause C2D11 above)</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>

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SPECIFICATION 8 – (PERFORMANCE OF EXTERNAL WALLS IN FIRE)				
Performance of External Walls in Fire	S8C1 - S8C4	Design considerations for tilt up construction.	DTS	<p>Building to Comply.</p> <p>The concrete external walls of the building (i.e. the concrete tilt-up and pre-cast panels) are to be designed and certified by a Professional Structural Engineer (NER) as complying with Part B1 and Specification 8 of the BCA.</p> <p>(See Clause C2D12 above)</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
SPECIFICATION 9 – (CAVITY BARRIERS FOR FIRE PROTECTED TIMBER)				
Cavity Barriers for Fire-Protected Timber	S9C1 - S9C2	Requirements for cavity barriers in fire-protected timber construction.	---	Not applicable.
SPECIFICATION 10 – (FIRE PROTECTED TIMBER)				
Fire-protected Timber	S10C1 - S10C6	Requirements for fire-protected timber.	---	Not applicable.
SPECIFICATION 11 – (SMOKE PROOF WALLS IN HEALTH CARE & RESIDENTIAL CARE BUILDINGS)				
Smoke-Proof Walls in Health Care & Residential Care Buildings	S11C1 - S11C4	Requirements for smoke-proof walls in Clause 9a and 9c buildings.	---	Not applicable.
SPECIFICATION 12 – (FIRE DOORS, SMOKE DOORS, FIRE WINDOW & SHUTTERS)				
Fire Doors, Smoke Doors, Fire Windows & Shutters	S12C1 - S12C6	This Specification sets out the requirements for the construction of fire doors, smoke doors, fire windows, and fire shutters.	DTS	<p>Building to Comply.</p> <p>All fire doors are to comply with Specification 12 of the BCA and AS 1905.1-2015.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>

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SPECIFICATION 13 – (PENETRATIONS OF WALLS, FLOORS & CEILINGS BY SERVICES)				
Penetration of Walls, Floors & Ceilings by Services	S13C1 - S13C7	This Specification sets out prescribed materials and methods of installation for services that penetrate walls, and floors that are required to have an FRL.	DTS	Building to Comply. Full documentation is to be provided with the Construction Certificate application.
BCA PART D1 - PROVISION FOR ESCAPE				
Deem to Satisfy Provisions	D2D1	The Clause stipulates that the proposed development complies with Section D Performance Requirements of the BCA if the deem to satisfy provisions are met.	---	Noted. No recommendations.
Application of Part	D2D2	This Clause stipulates that Part D of the BCA does not apply to the internal parts of a sole occupancy unit in a Class 2, 3, or 4 building (or part).	DTS	Noted.
Number of Exits Required	D2D3	This Clause outlines the number of exits required from each part of the building.	DTS	Complies.
When Fire Isolated Exits are Required	D2D4	This Clause outlines when fire isolated exits are required in buildings.	DTS	Complies.
Exit Travel Distances	D2D5	Travel distances to exits in various building types.	DTS and a Performance Solution Report by a Registered Fire Safety Engineer	Non-Compliant. 1) The maximum exit travel distance from the First Floor Level are as follows: a) "Free G Area": 40.0 metres to the closest internal non fire-isolated stairway (maximum permitted by the BCA is 20.0 metres). b) "Office 79 m ² ": 27.4 metres to the closest internal non fire-isolated stairway (maximum permitted by the BCA is 20.0 metres). c) "Storeroom 27 m ² ": 29.5 metres to the closest internal non fire-isolated stairway (maximum permitted by the BCA is 20.0 metres).

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				<p>d) "Parents Seating (Northern Fire Compartment): 25.0 metres to a point of choice (maximum permitted by the BCA is 20.0 metres).</p> <p>It is recommended that:</p> <p>A) One (1) x additional internal non fire-isolated stairway is to be provided to serve the First Floor Level of the "Northern Fire Compartment" to ensure compliant exit travel distances in accordance with Clause D2D5 and Clause D2D6 of the BCA; and</p> <p>B) One (1) x additional internal non fire-isolated stairway is to be provided to serve the First Floor Level of the "Southern Fire Compartment" to ensure compliant exit travel distances in accordance with Clauses D2D5 and D2D6 of the BCA; or</p> <p>C) A Performance Solution Report is to be prepared by a Registered Fire Safety Engineer demonstrating compliant egress throughout the First Floor Level of the building in accordance with Performance Requirements D1P4 and E2P2 of the BCA.</p> <p>2) In buildings of this type, exits are required to discharge to a road or "open space" as required by Clause D2D5 of the BCA.</p> <p>The BCA definition of "Open Space" is: <u>"Open space: A space on the allotment, or a roof or similar part of a building adequately protected from fire, open to the sky and connected directly with a public road"</u>.</p> <p>Assessment of the drawings has revealed the following:</p> <p>a) Egress through the Ground Floor Level main entry doors to "open space" requires persons to pass by the external walls of the</p>

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				<p>building that are not fire rated (i.e. not adequately protected from fire as required by the BCA); and</p> <p>b) Egress through the eastern elevation of the building (via the external stairway) to "open space" requires persons to pass by the external walls of the building that are not fire rated (i.e. not adequately protected from fire as required by the BCA); and</p> <p>It is recommended that a Performance Solution Report is to be prepared by a Registered Fire Safety Engineer demonstrating that the discharge points of the buildings exits are adequately protected from fire along their path of travel to the public roadway as required by Performance Requirement D1P4 of the BCA.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Distances between Alternative Exits	D2D6	Distance between alternative exits to be a maximum of 45 m (Class 2, 3 buildings and Class 9a patient care areas) and 60 m (in all other cases)	DTS	<p>Building to Comply.</p> <p>(See Clause D2D5 above)</p>
Heights of Exits, Paths of Travel to Exits & Doorways	D2D7	This Clause sets out the minimum height requirements for exits, paths of travel and doorways.	DTS	<p>Building to Comply.</p> <p>In a required exit or path of travel to an exit the unobstructed height throughout must be not less than 2.0 metres, except the unobstructed height of any doorway may be reduced to not less than 1980 mm.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>

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Width of Exits & Paths of Travel to Exits	D2D8	This Clause sets out the minimum width of exits and paths of travel to exits.	DTS	<p>1) In a required exit or path of travel to an exit the unobstructed height throughout must be not less than 2.0 metres, except that the unobstructed height of any doorway may be reduced to no less than 1980 mm.</p> <p>2) In a required exit or path of travel to an exit the unobstructed width of each exit or path of travel to an exit, except for doorways, must be not less than 1000 mm.</p> <p>3) In a required exit (or path of travel to a required exit) the minimum clear opening width of a doorway is to be 750 mm (except where it opens to a sanitary compartment or bathroom).</p> <p>4) All doorways that are required to be accessible in accordance with Part D4 of the BCA are to have a minimum clear opening width of not less than 850 mm as required by AS 1428.1-2009.</p> <p><u>General Note:</u></p> <p><u>Note: The total aggregate exit widths of the stairways to be provided to serve the First Floor Level will need to be determined once the total seating numbers have been designed. Where the Construction Certificate drawings demonstrate a seated population contrary to those listed in Clause D2D18 above, the aggregate exit widths of the required internal non-fire isolated stairways serving this storey will need to be increased in accordance with Clause D2D8(3) of the BCA.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>

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Width of Doorways in Exits or Paths of Travel to Exits	D2D9	This Clause sets out the minimum width of doorways and paths of travel to exits.	DTS	<p>Building to Comply.</p> <p>In a required exit or path of travel to an exit the minimum width of a doorway (except where it opens to a sanitary compartment or bathroom) is to be no less than 750 mm (or 850 mm when required by Part D4 of the BCA and AS 1428.1-2009).</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Exit Width not to Diminish in Direction of Travel	D2D10	This Clause sets out that the widths of exits must not reduce in the direction of travel to a road or open space.	DTS	<p>Building to Comply.</p> <p>The unobstructed width of a required exit must not diminish in the direction of travel to a road or open space.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Determination & Measurement of Exits & Paths of Travel to Exits	D2D11	This Clause sets out the method of measurement of exits and paths of travel to exits.	DTS	Noted.
Travel via Fire Isolated Exits	D2D12	This Clause details connection into and discharge from fire isolated stairs / passageways.	---	Not applicable.
External Stairways or Ramps in Lieu of Fire Isolated Exits	D2D13	Use of an external stair or ramp instead of a fire isolated stair.	---	Not applicable.
Travel by Non Fire Isolated Stairways or Ramps	D2D14	This Clause outlines how you can utilise an open stair for egress.	DTS	<p>Building to Comply.</p> <p>In a Class 5 / Class 9b building, a required non-fire-isolated stairway must discharge at a point not more than –</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>a) 20.0 metres from a doorway providing egress to a road or open space or from a fire-isolated passageway leading to a road or open space; or</p> <p>b) 40.0 metres from one of two (2) such doorways or passageways if travel to each of them from the non-fire-isolated stairway or non-fire-isolated ramp is in opposite or approximately opposite directions.</p> <p>Assessment of the drawings has revealed that the westernmost internal non fire-isolated stairway (i.e. the stairway located adjoining the "Sports Medicine" room) serving the First Floor Level of the building discharges at the Ground Floor Level, however, the discharge point to the two (2) closest exit doors serving this part of the building are not located in opposite (or approximately opposite) directions contrary to Clause D2D14(5)(b) of the BCA. In this regard, the travel distance from the discharge point to the closest exit exceeds 20.0 metres contrary to Clause D2D14(5)(a) of the BCA (i.e. measured as being approximately 25.0 metres).</p> <p>It is recommended that a Performance Solution Report is to be prepared by a Registered Fire Safety Engineer demonstrating that the discharge point of the First Floor Level westernmost internal non fire- isolated stairway complies with Performance Requirements D1P4 and E2P2 of the BCA.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Discharge from Exits	D2D15	Clear width and disposition of exit discharges.	DTS	<p>Building to Comply.</p> <p>1) An exit must not be blocked at the point of discharge and where necessary, suitable barriers (i.e. steel bollards) must be provided to prevent vehicles from blocking the exit or access to the exit.</p> <p>2) If a required exit leads to an open space, the path of travel to the road must have an unobstructed width throughout of not less than—</p> <p>a) the minimum width of the required exit; or</p> <p>b) 1.0 metre, whichever is the greater.</p> <p>General Note:</p> <p><u>Note i: A clear opening aggregate exit width of not less than 5.5 metres is to be provided from "open space" to the public roadways. In addition, all external perimeter "exit" gates are to swing in the direction of egress to the public roadways and are to be fitted with lever action hardware in accordance with Clause D3D26 of the BCA.</u></p> <p><u>Note ii: All pathways that lead from the discharge points of the building external exit stairways to the public roadways are to be constructed from materials that will allow the use by persons in all weather conditions. These pathways are to have a minimum clear opening width of 1.0 m and are to be kept clear of any/all overhead obstruction / vegetation to a height of not less than 2.0 m.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Horizontal Exits	D2D16	Use and construction of horizontal exits.	DTS	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Non-Required Stairways, Ramps or Escalators	D2D17	Non required stairways, ramps and escalators use and permissible storeys connected.	---	Not applicable.
Number of Persons Accommodated	D2D18	Calculation of the number of occupants in each part of a building based on floor area.	DTS	<p>The total building population numbers are:</p> <ul style="list-style-type: none"> ➤ Participants: 225 persons. <p><u>Note: These participant population numbers have been provided by MWGC with 40% being male participants + 60% being female participants.</u></p> <ul style="list-style-type: none"> ➤ Employees: < 20 persons ➤ Spectators: 348 persons <p><u>Note: These spectator population numbers have been based on the total number of tiered seats available using a minimum width of 450 mm per person.</u></p>
Measurement of Distances	D2D19	Details how distances are measured in relation to egress design.	---	Noted.
Method of Measurement	D2D20	Details how distances are measured in relation to egress design.	---	Noted.
Plant Rooms and Lift Motor Rooms: Concession	D2D21	Egress dispensations in relation to Plant Rooms and Lift Motor Rooms.	---	Not applicable.
Access to Lift Pits	D2D22	Access requirements to lift pits.	DTS	<p>Building to Comply.</p> <p>Access to the required lift pits is permitted to be via the lowest lift landing doors.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Egress from Primary Schools	D2D23	Egress requirements for primary schools.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
BCA PART D2 - CONSTRUCTION OF EXITS				
Deem to Satisfy	D3D1	This Clause stipulates that the proposed development complies with Section D Performance Requirements of the BCA if the deem to satisfy provisions are met.	---	Noted. No recommendations.
Application of Part	D3D2	Except for D3D14, D3D15(a), D3D17, D3D18, D3D19, D3D20, D3D21, D3D22(5), D3D22(6), D3D23 and D3D29 the Deemed-to-Satisfy Provisions of this Part do not apply to the internal parts of a sole-occupancy unit in a Class 2 building or Class 4 part of a building.	---	Noted.
Fire Isolated Stairways & Ramps	D3D3	Structural design of fire isolated stair shafts.	---	Not applicable.
Non Fire Isolated Stairways & Ramps	D3D4	This Clause stipulates how you must construct required open stairs where the rise in storeys of the building exceeds 2.	---	Not applicable.
Separation of Rising & Descending Stair Flights	D3D5	Fire isolated stairways must not connect storeys both above and below street level.	---	Not applicable.
Open Access Ramps & Balconies	D3D6	Construction of open access ramps and balconies in lieu of pressurised stairs.	---	Not applicable.
Smoke Lobbies	D3D7	Construction of smoke lobbies required by D3D7.	---	Not applicable.
Installations in Exits & Paths of Travel	D3D8	Outlines where service installations can be accessed and suitable separation to be incorporated.	DTS	Building to Comply. Services or equipment (comprising electricity meters, distribution boards or ducts, central telecommunication distribution boards/ equipment or electrical motors or other motors serving equipment) that are to be installed in a path of travel to

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>an exit, the equipment is to be enclosed in non-combustible construction with any access panel/door suitably smoke sealed against smoke spreading from the enclosure.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Enclosure of Space Under Stairs & Ramps	D3D9	This Clause highlights how you can store under an open stair. Storage under fire isolated stairs is not permissible.	DTS	<p>Building to Comply.</p> <p>Non fire-isolated stairways - The space below a required non fire-isolated stairway must not be enclosed to form a cupboard or other enclosed space unless –</p> <ul style="list-style-type: none"> i) the enclosing walls and ceilings have an FRL of not less than 60/60/60; and ii) any access doorway to the enclosed space is fitted with a self-closing, --/60/30 FRL fire door. <p>Full documentation is to be provided with the Construction Certificate application.</p>
Width of Required Stairways & Ramps	D3D10	This Clause stipulates how stair widths and heights are measured.	---	Noted.
Pedestrian Ramps	D3D11	Stipulates how a pedestrian ramp can serve as a required exit.	---	Not applicable.
Fire-Isolated Passageways	D3D12	Fire isolated passageways to have an FRL of 60/60/60 or that of the fire isolated stair from which is extends.	---	Not applicable.
Roof as Open Space	D3D13	If the roof is considered "open space" then the slab must have an FRL of 120/120/120, and rooflights and the like must be located not less than 3 m from path of travel.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Goings & Risers	D3D14	This Clause stipulates construction of stair treads and risers.	DTS	<p>Building to Comply.</p> <p>All stairways are to comply as required.</p> <p>All stairways are to have a non-slip surface or a non-slip nosing strip in accordance with Table D3D15 of the BCA and AS 4586-2013.</p> <p>General stairways serving the building are to be constructed in accordance with Clauses 11, 12 and Figures 26, 27 and 28 of AS 1428.1-2009.</p> <p>General Notes:</p> <p><u>Note i: The external stairway located adjoining the "Rehabilitation" & "Sports Medicine" rooms is to be redesigned to ensure that it is configured in accordance with Clause D3D14 of the BCA, particularly in relation to the "Going" and "Riser" dimensions and the 2R + G slope ratio. The current stairway layout will need to be redesigned to allow compliance with this clause of the BCA.</u></p> <p><u>Note ii: The external stairway serving the "External Deck / Canopy Over" is to be redesigned to ensure that it is configured in accordance with Clause D3D14 of the BCA, particularly in relation to the "Going" and "Riser" dimensions and the 2R + G slope ratio. The current stairway layout will need to be redesigned to allow compliance with this clause of the BCA.</u></p> <p>(See also Part D4 below)</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Landings	D3D15	This Clause stipulates construction of landings.	DTS	<p>Building to Comply.</p> <p>In a stairway –</p> <p>a) landings having a maximum gradient of 1:50 may be used in any building to limit the number of risers in each flight and each landing must –</p> <p>i) be not less than 750 mm long, and where this involves a change in direction, the length is measured 500 mm from the inside edge of the landing; and</p> <p>ii) have –</p> <p>A) a surface with a slip-resistance classification not less than that listed in Table D3D15 of the BCA when tested in accordance with AS 4586-2013; or</p> <p>ii) a strip at the edge of the landing with a slip-resistance classification not less than that listed in Table D3D15 of the BCA when tested in accordance with AS 4586-2013, where the edge leads to a <i>flight</i> below.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Thresholds	D3D16	This Clause stipulates construction of thresholds to doorways.	DTS	<p>Building to Comply.</p> <p>In buildings of this type, the threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Barriers to Prevent Falls	D3D17	This Clause sets out the required location for balustrades and barriers.	DTS	<p>Building to Comply.</p> <p>All balustrades and barriers are to comply as required.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p><u>General Note:</u> <u>Note: All balustrades and barriers are to be designed and certified by a Registered Structural Engineer (NER) as complying with Clauses D3D17 of the BCA & AS/NZS 1170.1-2002.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Height of Barriers	D3D18	This Clause sets out the minimum heights of required balustrades and barriers.	DTS	<p>Building to Comply. All balustrades and barriers are to comply as required. Full documentation is to be provided with the Construction Certificate application.</p>
Openings in Barriers	D3D19	This Clause sets out the maximum openings through required balustrades and barriers.	DTS	<p>Building to Comply. All balustrades and barriers are to comply as required. Full documentation is to be provided with the Construction Certificate application.</p>
Barrier Climability	D3D20	This Clause sets out the requirements in relation to the climbability of balustrades and barriers.	DTS	<p>Building to Comply. All balustrades and barriers are to comply as required. Full documentation is to be provided with the Construction Certificate application.</p>
Wire Barriers	D3D21	This Clause sets out the requirements for wire balustrades and wire barriers.	---	Not applicable.
Handrails	D3D22	Details where handrails need to be incorporated along stairways.	DTS	<p>Building to Comply. The internal non fire-isolated stairways serving the building are to be provided with handrails on both sides in accordance with Clause 12 and Figures 26, 27 & 28 of AS 1428.1-2009.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				Full documentation is to be provided with the Construction Certificate application.
Fixed Platforms, Walkways, Stairways, & Ladders	D3D23	Details compliance with AS 1657 in respect to walkways, stairways and ladders serving machinery rooms, boiler houses, lift motor rooms, plant rooms, and the like.	DTS	<p>Building to Comply.</p> <p>Where a fixed platform, walkway, stairway of ladder is to be provided to serve the building, they are to be designed and constructed in accordance with AS 1657-2018.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Doorways & Doors	D3D24	Details how doors serving as required exits are to operate.	DTS	Complies.
Swinging Doors	D3D25	Swing doors serving as required exits must swing in the direction of travel, <u>unless</u> it serves a building or part less than 200 m ² .	DTS	<p>Non-Compliant.</p> <p>A swinging door in a required exit or forming part of a required exit must swing in the direction of egress from the building unless –</p> <ul style="list-style-type: none"> i) it serves a building or part with a floor area not more than 200 m², it is the only required exit from the building or part and it is fitted with a device for holding it in the open position; or ii) it serves a sanitary compartment or airlock (in which case it may swing in either direction); and iii) must not otherwise impede the path or direction of egress. <p>Assessment of the drawings has revealed that the Ground Floor Level main entry doors opens inwards to the building contrary to Clause D3D25(1)(b) of the BCA.</p> <p>It is recommended that the drawings are to be amended to ensure that the Ground Floor Level main entry doors open outwards from the building in accordance with</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>Clause D3D25(1)(b) of the BCA.</p> <p>General Note:</p> <p><u>Note: The external "exit" doorway that is located in the northern elevation of the building is to be redesigned to ensure that its outward swing configuration does not obstruct persons using the exit.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Operation of Latch	D3D26	This Clause details hardware / operating requirements for doors in a required exit, forming part of a required exit or in the path of travel to a required exit.	DTS	<p>Building to Comply.</p> <p>The BCA requires that all exit doors and doors in the path of travel to an exit are to be fitted with single handed action (downward) door hardware positioned at a height of between 900 mm – 1100 mm above finished floor level.</p> <p>In addition, door hardware levers are to:</p> <p>a) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and</p> <p>b) have a clearance between the handle and the back of the plate or door face at the centre of the grip section of the handle of not less than 35 mm and not more than 45 mm.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Re-entry from Fire Isolated Exits	D3D27	Stipulates whether you can lock a fire stair entry door from the inside.	---	Not applicable.
Signs on Doors	D3D28	Appropriate signage is required to exit doors opening to fire isolated passageways, and stairways.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Protection of Openable Windows	D3D29	This Clause requires protection of window opening.	---	Not applicable.
Timber stairways: Concession	D3D30	This Clause provides concessions for fire-isolated stairways and passageways constructed from fire-protected timbers.	---	Not applicable.

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

Building to Comply.

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

- 1) An accessway is required to be provided to the Ground Floor Level "Reception / Entry" from the Kentwell Road reserve in accordance with AS 1428.1-2009.
- 2) Access is required to be provided to all parts of the Ground Floor Level of the building (excluding the "Battery Room", "Foam Pits", the "Kitchen" and the general sanitary facilities) in accordance with AS 1428.1-2009.
- 3) Access is required to be provided to all parts of the First Floor Level of the building in accordance with Clause D4D2(6) and Clause D4D2(8)(b) of the BCA.

Note i: A lift and AS 1428.1-2009 compliant ramps are to be provided to serve the different levels of the First Floor Level of the building (including the required wheelchair seating places but excluding the tiered seating).

Note ii: The proposed First Floor Level 1:14 access ramp is to be redesigned to ensure full compliance with AS 1428.1-2009 (i.e. maximum length of 1:14 ramp is to be no greater than 9.0 metres without being served by a 1200 mm long intermediate ramp as required by AS 1428.1-2009). In addition, all different levels of the buildings are to be provided with their corresponding RL's.

- 4) A minimum of three (3) x designated accessible carparking spaces (including their associated shared zones) are provided as required by Clause D4D6(2)(e)(ii)(A) of the BCA and AS/NZS 2890.6-2009.

Note i: The minimum clear unobstructed height above these spaces is to be no less than 2500 mm.

Note ii: The circulation space at the rear of the all designated accessible carparking spaces are to have the same gradient as the disabled carparking spaces (i.e. a slope no steeper than 1:40. In addition, the path(s) of travel from these circulation spaces are to have a gradient of not steeper than 1:40 nor a cross-fall greater than 1:40 in accordance with AS/NZS 2890.6-2009 (1:33 if the surface is a bituminous seal as permitted by Clause 2.3 of AS/NZS 2890.6-2009).

- 5) Access is required to be provided to the Ground Floor Level "Reception / Entry" from the three (3) x designated accessible carparking spaces in accordance with AS 1428.1-2009.
- 6) One (1) unisex accessible sanitary / shower facility is to be provided adjoining the Ground Floor Level "Male" and "Female" bank of toilets in accordance with Clause F4D5 of the BCA.
- 7) One (1) unisex accessible sanitary facility is to be provided adjoining the First Floor Level "Male" and "Female" bank of toilets in accordance with Clause F4D5 of the BCA.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
<p>8) A minimum of one (1) ambulant sanitary compartment is to be provided with the Ground Floor Level "Male" toilets in accordance with Clause F4D5(c) of the BCA and AS 1428.1-2009.</p> <p>9) A minimum of one (1) ambulant sanitary compartment is to be provided with the Ground Floor Level "Female" toilets in accordance with Clause F4D5(c) of the BCA and AS 1428.1-2009.</p> <p>10) A minimum of one (1) ambulant sanitary compartment is to be provided with the First Floor Level "Male" toilets in accordance with Clause F4D5(c) of the BCA and AS 1428.1-2009.</p> <p>11) A minimum of one (1) ambulant sanitary compartment is to be provided with the First Floor Level "Female" toilets in accordance with Clause F4D5(c) of the BCA and AS 1428.1-2009.</p> <p>12) A minimum of three (3) unisex accessible shower compartments are to be provided to serve the building in accordance with Clause F4D4(10) of the BCA and AS 1428.1-2009.</p> <p>13) Turning spaces (1540 mm x 2070 mm) are required to be provided on all storeys of the building in accordance with Clause D4D4(c)(ii) of the BCA and AS 1428.1-2009.</p> <p>14) Compliant 850 mm clear opening door widths and door circulation spaces are to be provided on both sides of all doors located on the buildings accessways in accordance with AS 1428.1-2009.</p> <p><u>Note: All public area doorways and circulation spaces are to be dimensioned on the architectural drawings showing compliance with AS 1428.1-2009.</u></p> <p>15) The internal passenger lifts are to comply with Part E3 of the BCA. <u>(See Clauses E3D1 – E3D12 below).</u></p> <p>16) On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and glazing capable of being mistaken for a doorway or opening must be clearly marked in accordance with Clause D3.12 of the BCA and AS 1428.1-2009.</p> <p>17) The internal and external stairways serving the building are to be designed and constructed in accordance with Clause 12 & Figures 26, 27 and 28 of AS 1428.1-2009.</p> <p>18) Braille & tactile "EXIT" signage is required to serve the development in accordance with Clause D4D7 and Specification 15 of the BCA.</p> <p>19) All ramps, stairways and overhead obstructions are to be provided with tactile ground surface indicators (TGSIs) in accordance with Clause D4D9 of the BCA and Sections 1 and 2 of AS/NZS 1428.4.1-2009.</p> <p>20) All accessway floor surfaces are to be non-slip in accordance with AS 1428.1-2009 and AS 4586-2013.</p> <p>21) Where carpet is to be installed in the buildings accessway(s), the pile height shall not exceed 11 mm and the carpet backing shall not exceed 4 mm.</p> <p>22) All switches and controls (other than GPO's) throughout the building are to be located not less than 900 mm and not more than 1100 mm above the plane of the finished floor and not less than 500 mm from internal corners in accordance with Clause 14.1 & Figure 37 of AS 1428.1-2009.</p> <p>23) Rocker action and toggle switches are to be provided throughout the building and are to have minimum dimensions of 30 mm × 30 mm. Push-pad switches shall have a minimum dimension of 25 mm in diameter.</p> <p>24) General purpose outlets (GPO's) to be provided throughout the building are to be located not less than 600 mm nor more than 1100 mm above the plane of the finished floor and not less than 500 mm from internal corners.</p> <p>25) All doors are to have a 30% luminance contrast to the surrounding walls in accordance with AS 1428.1-2009.</p>				

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
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- 26) All stormwater drainage pits are to be located outside all required accessways. Where this is not the case, the grates to these drainage pits and the associated slope of the adjoining accessways are to be fully compliant with Clause 7.5 of AS 1428.1-2009.
- 27) All lift call buttons are to be located not less than 500 mm from any adjoining surface.
- 28) Where an inbuilt amplification system is to be provided to serve the Class 9b building (parts), a hearing augmentation system is to be provided in accordance with Clause D4D8 of the BCA.
- 29) Not less than seven (7) x accessible seating spaces are required to be provided within the tiered seating areas in accordance with Clause D4D10 of the BCA.

General Notes:

Note i: A report is to be prepared by an ACAA Accredited Access Consultant for issue with the Construction Certificate application detailing all works required to be carried out to the building to ensure compliance with Part D4, Part E3 and Clauses F4D5, F4D6 & F4D7 of the BCA.

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

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

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

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

Non-required Stairways, Ramps & Escalators	S14C1 & S14C2	This Specification contains the requirements to allow non-required stairways, ramps or escalators to connect any number of storeys in a Class 5 or 6 building.	---	Not applicable.
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SPECIFICATION 15 – (BRAILLE & TACTILE EXIT SIGNS)

Braille & Tactile Exit Signs	S15C1 & S15C6	This Specification sets out the requirements for the design and installation of braille and tactile signage.	DTS	Building to Comply.
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SPECIFICATION 16 – (ACCESSIBLE WATER ENTRY / EXIT FROM SWIMMING POOLS)

Accessible Water Entry / Exit from Swimming Pools	S16C1 – S16C6	This Specification sets out the requirements for types of accessible water entry/exit for swimming pools.	---	Not applicable.
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BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
BCA PART E1 - FIRE FIGHTING EQUIPMENT				
Deemed to Satisfy Provisions	E1D1	This Clause stipulates that the proposed development complies with Section E Performance Requirements of the BCA if the Deemed to Satisfy Provisions are met.	---	Noted.
Hydrants	E1D2	This Clause stipulates when fire hydrants are required.	DTS	<p>Building to Comply.</p> <p>Buildings of this type are required to be served by a fire hydrant system in accordance with Clause E1D2 of the BCA and AS 2419.1-2021.</p> <p>The fire hydrant system is to be designed and certified by a professional Hydraulic Engineer (or other competent fire services designer).</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Fire Hose Reels	E1D3	This Clause stipulates when fire hose reels are required.	DTS	<p>Building to Comply.</p> <p>Buildings of this type are required to be served by a fire hose reel system in accordance with Clause E1D3 of the BCA and AS 2441-2005.</p> <p>The fire hose reel system is to be designed and certified by a professional Hydraulic Engineer (or other competent fire services designer).</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Sprinklers	E1D4	This Clause stipulates when sprinklers are required.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Where Sprinklers are Required: All Classifications	E1D5	This Clause stipulates where sprinklers are required generally.	---	Not applicable.
Where Sprinklers are Required: Class 2 & 3 Buildings other than Residential Care Buildings	E1D6	This Clause stipulates where sprinklers are required in Class 2 & 3 buildings (other than Residential Care buildings).	---	Not applicable.
Where Sprinklers are Required: Class 3 Buildings used as Residential Care Buildings	E1D7	This Clause stipulates where sprinklers are required in Class 3 Residential Care buildings.	---	Not applicable.
Where Sprinklers are Required: Class 6 Buildings	E1D8	This Clause stipulates where sprinklers are required in Class 6 buildings.	---	Not applicable.
Where Sprinklers are Required: Class 7a Buildings, other than an Open Deck Carparks	E1D9	This Clause stipulates where sprinklers are required in Class 7a building, other than an open deck carpark.	---	Not applicable.
Where Sprinklers are Required: Class 9a Health Care Building used as a Residential Care Building & Class 9c Buildings	E1D10	This Clause stipulates where sprinklers are required in a Class 9a health care building used as a residential care building & Class 9c buildings.	---	Not applicable.
Where Sprinklers are Required: Class 9b Buildings	E1D11	This Clause stipulates where sprinklers are required in 9b Buildings.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Where Sprinklers are Required: Additional Requirements	E1D12	This Clause stipulates where sprinklers are required in atriums & large isolated buildings.	---	Not applicable.
Where Sprinklers are Required: Occupancies of Excessive Hazard	E1D13	This Clause stipulates where sprinklers are required in buildings with occupancies of excessive hazard.	---	Not applicable.
Portable Fire Extinguishers	E1D14	This Clause stipulates where extinguishers need to be installed.	DTS	<p>Building to Comply.</p> <p>Portable fire extinguishers are to be provided throughout the building in accordance with Clause E1D14 of the BCA and AS 2444-2001.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Fire Control Centres	E1D15	This Clause stipulates when a fire control centre is required.	---	Not applicable.
Fire Precautions during Construction	E1D16	Fire services must be provided and be operational during the construction phase in accordance with Clause E1D16.	DTS	<p>Building to Comply.</p> <p>Not less than one (1) portable fire extinguisher to suit Class A, B & C fires and electrical fires is to be provided at all times on each storey of the building adjacent to each exit or temporary stairway or exit.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Provision for Special Hazards	E1D17	Outlines where special provisions are required certain hazards.	DTS	<p>Building to Comply.</p> <p>Where the type of batteries that are to be stored within the "Battery Room" are prone to "thermal runaway", a report is to be prepared by a Registered Fire Safety Engineer demonstrating the methods to be adopted to the building that will allow compliance with Clause E1D17 of the BCA.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Full documentation is to be provided with the Construction Certificate application.				
BCA PART E2 - SMOKE HAZARD MANAGEMENT				
Deemed to Satisfy Provisions	E2D1	This Clause stipulates that the proposed development complies with Section E Performance Requirements of the BCA if the Deemed to Satisfy Provisions are met.	---	Noted. No recommendations.
Application of Part	E2D2	Stipulates where Smoke Hazard Management provisions do not apply.	---	Noted. No recommendations.
General Requirements	E2D3	Details how compliance is achieved with both Smoke Hazard Management Provisions including treatment of systems that may not be part of the overall Smoke Hazard Management System.	DTS	<p>Building to Comply.</p> <p>An air handling system that does not form part of a smoke hazard management system and which recycles air from one fire compartment to another fire compartment <u>or</u> operates in a manner that may unduly contribute to the spread of smoke from one fire compartment to another must:</p> <p>i) be designed and installed to operate as a smoke control system to AS 1668.1-2015; <u>or</u></p> <p>ii) incorporate smoke dampers where the air handling duct/s penetrate any fire compartment building element and be arranged to shut down and the smoke dampers activated to close automatically by smoke detectors complying with Clause 7.5 of AS 1670.1-2018.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Fire Isolated Exits	E2D4	This Clause stipulates when exits are required to be air pressurised or provided with open access ramps or balconies.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Buildings more than 25 metres Effective Height: Class 2 & 3 Buildings & Class 4 part of Building	E2D5	This Clause stipulates smoke hazard management requirements for Class 2, 3 and 4 buildings greater than 25 m effective height.	---	Not applicable.
Buildings more than 25 metres Effective Height: Class 5, 6, 7b, 8 & 9b Buildings	E2D6	This Clause stipulates smoke hazard management requirements for Class 5, 6, 7b, 8 & 9b buildings greater than 25 m effective height.	---	Not applicable.
Buildings more than 25 metres Effective Height: Class 9c Buildings	E2D7	This Clause stipulates smoke hazard management requirements for Class 9c buildings greater than 25 m effective height.	---	Not applicable.
Buildings not more than 25 metres Effective Height: Class 2 & 3 Buildings & Class 4 part of Building	E2D8	This Clause stipulates smoke hazard management requirements for Class 2, 3 and 4 buildings less than 25 m effective height.	---	Not applicable.
Buildings not more than 25 metres Effective Height: Class 5, 6, 7b, 8 & 9b Buildings	E2D9	This Clause stipulates smoke hazard management requirements for Class 5, 6, 7b, 8 & 9b buildings less than 25 m effective height.	---	Not applicable.
Buildings not more than 25 metres Effective Height: Large Isolated Buildings Subject to C3D4	NSW E2D10	This Clause stipulates smoke hazard management requirements for large isolated buildings.	---	Not applicable.

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

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Class 9b – All Assembly Buildings:	NSW E2D16	This Clause stipulates additional smoke hazard management requirements for all Class 9b buildings.	DTS	<p>Building to Comply.</p> <p>Where the building (or part of the building) is to be provided with an air handling system (other than non-ducted individual room units with a capacity not more than 1000 L/s and miscellaneous exhaust air systems installed in accordance with Sections 5 and 6 of AS 1668.1), the air handling system is to be provided with automatic shutdown upon the activation of smoke detectors installed throughout the whole building in accordance with Clause S20C6 of Specification 20 of the BCA.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Class 9b - Assembly Buildings: Assembly Buildings: Night Clubs, Discotheques and the like.	NSW E2D17	This Clause stipulates additional smoke hazard management requirements for Class 9b buildings (Night Clubs, Discotheques and the like).	---	Not applicable.
Class 9b - Assembly Buildings: Exhibition Halls, Museums and Art Galleries	NSW E2D18	This Clause stipulates additional smoke hazard management requirements for Class 9b buildings (Exhibition Halls, Museums and Art Galleries).	---	Not applicable.
Class 9b - Assembly Buildings: Other Assembly Buildings (not listed in NSW E2D16 to E2D18)	NSW E2D19	This Clause stipulates additional smoke hazard management requirements for Class 9b buildings (not listed in NSW E2D16 to E2D18).	---	Not applicable.
Class 9b - Assembly Buildings: Other Assembly Buildings (not listed in E2D16 to E2D19)	NSW E2D20	This Clause is not applicable in NSW.	---	---

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Provision for Special Hazards	E2D21	Outlines where special provisions are required certain hazards.	---	Not applicable.
BCA PART E3 - LIFT INSTALLATIONS				
Lift Installations	E3D1 - E3D12	These Clauses detail construction and design of lift installations.	DTS	<p>Building to Comply.</p> <p>1) Passenger lifts are required to be provided to serve all levels of the building in accordance with Clauses E3D6 of the BCA.</p> <p>2) The passenger lifts are to be selected from one (1) of the following types in accordance with Clause E3D7 of the BCA:</p> <ul style="list-style-type: none"> ▪ Electric Passenger Lift; or ▪ Electrohydraulic Passenger Lift; or ▪ A small sized, low-speed automatic lift. <p>3) The internal passenger lifts are to comply with Specification 24 of the BCA.</p> <p>4) The internal passenger lifts are required to be provided with the following facilities in accordance with Clause E3D8 of the BCA:</p> <ul style="list-style-type: none"> i) A handrail complying with the provisions for a mandatory handrail in AS 1735.12-1999. ii) Lift floor dimensions of not less than 1100 mm wide x 1400 mm long. iii) Minimum clear door opening complying with AS 1735.12-1999. iv) Passenger protection system complying with AS 1735.12-1999. v) Lift car and landing control buttons complying with AS 1735.12-1999. vi) Lighting in accordance with AS 1735.12-1999.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
<p>vii) Automatic audible information within the lift car to identify the level each time the car stops.</p> <p>viii) Audible and visual indication at each lift landing to indicate the arrival of the car.</p> <p>ix) Audible information and audible indication required is to be provided in range of between 20 – 80 dB(A) at a maximum frequency of 1500 Hz.</p> <p>x) Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received.</p> <p>5) Warning signs are to be provided adjacent to all lift call buttons in accordance with Clause E3D4 of the BCA.</p> <p>The buildings lifts are to be designed and certified by a Registered Design Practitioner - Vertical Transport.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>				
BCA PART E4 - VISIBILITY IN AN EMERGENCY, EXIT SIGNS & WARNING SYSTEMS				
Deemed to Satisfy Provisions	E4D1	Specifies DTS means to satisfy performance requirements E4P1, E4P2 & E4P3.	---	Noted. No recommendations.
Emergency Lighting Requirements	E4D2	Design and installation requirements for emergency lighting.	DTS	<p>Building to Comply.</p> <p>Emergency lighting is to be provided throughout the building in accordance with Clauses E4D2 and E4D4 of the BCA and AS/NZS 2293.1-2018.</p> <p>The buildings emergency lighting systems are to be designed and certified by a Registered Electrical Engineer (NER) or other competent fire systems designer).</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				Full documentation is to be provided with the Construction Certificate application.
Measurement of Distance	E4D3	Method of measurement.	DTS	Distances, other than vertical rise, must be measured along the shortest path of travel whether by straight lines, curves or a combination of both.
Design & Operation of Emergency Lighting	E4D4	Standard applicable to emergency lighting and exit signs.	DTS	Building to Comply. Every required emergency lighting system must comply with AS/NZS 2293.1-2018.
Exit & Direction Signs	E4D5 & E4D6	Design and installation requirements for exit signs & direction signs.	DTS	Building to Comply Exit and directional signs are required to be provided throughout the building in accordance with Clauses E4D5, NSW E4D6 and E4D8 of the BCA and AS/NZS 2293.1-2018. In addition, Braille and tactile "EXIT" signage is required to serve the building in accordance with Clause D4D7(1)(a)(ii) and Specification 15 of the BCA. The buildings exit and directional exit signs are to be designed and certified by a Registered Electrical Engineer (NER) (or other competent fire systems designer). Full documentation is to be provided with the Construction Certificate application.
Class 2 & 3 Buildings and Class 4 parts: Exemptions	E4D7	Exemptions permitted for 2 & 3 buildings and Class 4 (parts).	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Design & Operation of Exit Signs	E4D8	Standards applicable to illuminated exit signs and to photoluminescent exit signs.	DTS	Building to Comply. Every required exit sign system must comply with AS/NZS 2293.1-2018.
Early Warning & Intercommunication System (EWIS)	E4D8	This Clause details where an EWIS system is required.	---	Not applicable.
SPECIFICATION 17 – (FIRE SPRINKLER SYSTEMS)				
Fire Sprinkler Systems	S17C1 - S17C14	This Specification sets out requirements for the design and installation of fire sprinkler systems.	---	Not applicable.
SPECIFICATION 18 – (CLASS 2 & 3 BUILDINGS NOT MORE THAN 25 METRES EFFECTIVE HEIGHT)				
Class 2 & 3 Buildings not more than 25.0 metres Effective Height	S18C1 - S18C4	This Specification sets out requirements for the design and installation of fire sprinkler systems.	---	Not applicable.
SPECIFICATION 19 – (FIRE CONTROL CENTRES)				
Fire Control Centres	S19C1 - S18C13	This Specification describes the construction & content of required Fire Control Centres or Rooms.	---	Not applicable.
SPECIFICATION 20 – (SMOKE DETECTION & ALARM SYSTEMS)				
Smoke Detection & Alarm Systems	S20C1 – S20C8	This Specification outlines the design of various smoke detection and alarm systems.	DTS	Building to Comply. (See Clause NSW E2D16 above)
SPECIFICATION 21 – (SMOKE EXHAUST SYSTEMS)				
Smoke Exhaust Systems	S21C1 – S21C8	This Specification highlights the requirements for mechanical smoke exhaust and zone smoke control systems.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
SPECIFICATION 22 – (SMOKE & HEAT VENTS)				
Smoke & Heat Vents	S22C1 – S22C3	Details use and construction of smoke and heat vents.	---	Not applicable.
SPECIFICATION 23 – (RESIDENTIAL FIRE SAFETY SYSTEMS)				
Residential Fire Safety Systems	S23C1 – S23C9	Details the use of use of Residential Fire Safety Systems referenced in Specification E1.5a of the BCA.	---	Not applicable.
SPECIFICATION 24 – (LIFT INSTALLATIONS)				
Lift Installations	S24C1 – S24C6	This Specification contains requirements for electric passenger lift installations and electrohydraulic passenger lift installations.	DTS	Building to Comply. Full documentation is to be provided with the Construction Certificate application.
SPECIFICATION 25 – (PHOTOLUMINESCENT EXIT SIGNS)				
Photoluminescent Exit Signs	S25C1 – S25C6	This Specification contains requirements for photoluminescent exit signs.	---	Not applicable.
BCA SECTION F – HEALTH & AMENITY				
Surface Water Management, Rising Damp & External Waterproofing	F1D1 - F1D8	Prevention of external and internal water / moisture accumulation.	DTS and a Performance Solution Report by a Registered Design Practitioner – (Façade)	Building to Comply. 1) Stormwater drainage is to comply with AS/NZS 3500.3-2018. The buildings stormwater system is to be designed and certified by a Registered Civil Engineer (NER). 2) Damp-proofing of the building is to comply with Clauses F1D6 and F1D7 of the BCA. 3) All sanitary compartments are to be provided with a floor waste. All floors are to be graded and drained to the floor waste to prevent the ponding of water.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Wet Areas & Overflow Protection	F2D1 - F2D4	Requirements for wet areas & overflow protection.	DTS	<p>Full documentation is to be provided with the Construction Certificate application.</p> <p>Building to Comply.</p> <p>1) Waterproofing of the buildings wet areas is to comply with Clause F2D2 and Specification 26 of the BCA.</p> <p>2) Where a floor waste is installed—</p> <p>a) the minimum continuous fall of a floor plane to the waste must be 1: 80; and</p> <p>b) the maximum continuous fall of a floor plane to the waste must be 1: 50.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Roof & Wall Cladding	F3D1 - F3D5	Requirements for external roof & wall cladding.	DTS	<p>Building to Comply.</p> <p>1) Glazed assemblies are to comply with Clause F3D4 of the BCA.</p> <p>2) External wall cladding must comply with one or a combination of the following:</p> <p>(a) Masonry, including masonry veneer, unreinforced and reinforced masonry: AS 3700-2018.</p> <p>(b) Autoclaved aerated concrete: AS 5146.3-2015.</p> <p>(c) Metal wall cladding: AS 1562.1-2018.</p> <p><u>General Note:</u></p> <p><u>Note: A Performance Solution Report is to be prepared by a Registered Façade Engineer demonstrating compliance with Performance Requirement F3P1 of the BCA.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Sanitary and Other Facilities	F4D1 – F4D12	Provisions of sanitary, washing facilities and control of micro-organisms.	DTS	<p>Building to Comply.</p> <p>Based on the following participant population numbers provided by MWGC + not more than 20 employees + a minimum of 345 spectators (based on 450 mm / tiered seating space), the following minimum sanitary / shower facilities are to be provided to serve the building:</p> <ol style="list-style-type: none"> 1) A minimum of seven (7) male WC's are required to be provided throughout the building. 2) A minimum of seventeen (17) female WC's are required to be provided throughout the building. 3) A minimum of ten (10) urinals are required to be provided throughout the building. 4) A minimum of eleven (11) male hand basins are required to be provided throughout the building. 5) A minimum of eleven (11) female hand basins are required to be provided throughout the building. 6) One (1) unisex accessible sanitary / shower facility is required to be provided adjoining the Ground Floor Level "Male" and "Female" bank of toilets in accordance with Clause F4D5 of the BCA. 7) One (1) unisex accessible sanitary / shower facility is required to be provided adjoining the First Floor Level "Male" and "Female" bank of toilets in accordance with Clause F4D5 of the BCA.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p><u>Note: The WC's & handbasins provided within the required unisex accessible sanitary / shower facilities may be counted once for both Males and Females in the total overall minimum sanitary facilities calculations.</u></p> <p>8) A minimum of one (1) ambulant sanitary compartment is to be provided within the Ground Floor Level "Male" toilets in accordance with Clause F4D5(c) of the BCA and AS 1428.1-2009.</p> <p>9) A minimum of one (1) ambulant sanitary compartment is to be provided within the Ground Floor Level "Female" toilets in accordance with Clause F4D5(c) of the BCA and AS 1428.1-2009.</p> <p>10) A minimum of one (1) ambulant sanitary compartment is to be provided within the First Floor Level "Male" toilets in accordance with Clause F4D5(c) of the BCA and AS 1428.1-2009.</p> <p>11) A minimum of one (1) ambulant sanitary compartment is to be provided within the First Floor Level "Female" toilets in accordance with Clause F4D5(c) of the BCA and AS 1428.1-2009.</p> <p>12) A minimum of nine (9) male showers are required to be provided throughout the building.</p> <p>13) A minimum of fourteen (14) female showers are required to be provided throughout the building.</p> <p>14) A minimum of three (3) unisex accessible showers are required to be provided throughout the building.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p><u>Note: The showers to be provided within the GFL and FFL unisex accessible sanitary / shower facilities may be counted once only.</u></p> <p>15) Sanitary compartments are to be constructed in accordance with Clause F4D8 of the BCA.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Room Hights	F5D1 & F5D2	Requirements for minimum room height.	DTS	<p>Building to Comply.</p> <p>Minimum ceiling heights are to be as follows:</p> <ol style="list-style-type: none"> 1) General Gymnasium Areas: 2.7 m. 2) Offices: 2.4 m. 3) Habitable rooms: 2.4 m. 4) Corridor, passageway or the like: 2.1 m. 5) Bathroom, sanitary compartments, air-lock, storeroom or the like: 2.1 m. 6) Stairways: 2.0 m measured vertically above corridors, landings and nosing lines. 7) Battery Room: 2.1 m. 8) Café & Commercial Kitchen: 2.4 m. <p>Full documentation is t provided with the Construction Certificate application.</p>
Light and Ventilation	F6D1 & F6D12	Requirements for light and ventilation.	DTS	<p>Building to Comply.</p> <p>1) Natural Ventilation: where mechanical ventilation is not proposed to be provided in accordance with AS 1668.2-2012, natural ventilation is required to be provided to all rooms by windows, doors or other devices which can be opened with an aggregate opening or openable size of not less than 5% of the floor area of the room required to be ventilated.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>These windows are to open to:</p> <ul style="list-style-type: none"> a) a suitably sized court or space open to the sky; or b) an open verandah or the like. <p><u>Note: A window and door schedule is to be prepared for the building showing compliance with the minimum natural ventilation requirements of the BCA.</u></p> <p>2) Mechanical ventilation is to be provided throughout all parts of the building that are not provided with compliant natural ventilation in accordance with AS 1668.2-2012.</p> <p>The buildings mechanical air handling systems are to be designed and certified by a Registered Mechanical Engineer (NER).</p> <p>3) Lighting - artificial lighting is to be provided throughout all parts of the building in accordance Clause F6D5 of the BCA and AS/NZS 1680.0-2009.</p> <p>4) A kitchen must be provided with an exhaust hood complying with AS 1668.2 – 2012 where -</p> <ul style="list-style-type: none"> a) any cooking apparatus has - <ul style="list-style-type: none"> i) a total maximum electrical power input exceeding 8 kW; or ii) a total gas power input exceeding 29 MJ/h; or b) the total maximum power input to more than one apparatus exceeds - <ul style="list-style-type: none"> i) 0.5 kW electrical power; or ii) 1.8 MJ gas, per m² of floor area of the room or enclosure.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
<p>General Note:</p> <p><u>Note: Where the Café has heating and/or cooking appliances that will exceed the above energy input requirements, it is to be provided with a "commercial grade" kitchen exhaust hood in accordance with Clause F6D12 of the BCA and AS 1668.2-2012. Detailed drawings, specifications and design certification are to be prepared by a professional Mechanical Engineer (NER) should this be the case.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>				
Sound Transmission & Insulation	F7D1 & F7D8	Requirements for sound transmission in Class 2 and 3 buildings.	---	Not applicable.
Condensation Management	F8D1 & F8D5	Requirements for the control of condensation in Class 2 and 4 buildings.	---	Not applicable.
SPECIFICATION 26 – (WATERPROOFING & WATER-RESISTANCE REQUIREMENTS FOR BUILDING ELEMENTS IN WET AREAS)				
Waterproofing & Water-resistance Requirements for Building Elements in Wet Areas	S26C1 – S26C6	This Specification sets out requirements for building elements in wet areas that are required to be Water resistant or waterproof.	DTS	Building to Comply. (See Clause F2D1 - F2D4 above)
SPECIFICATION 27 – (ACCESSIBLE ADULT CHANGE FACILITIES)				
Accessible Adult Change Facilities	S27C1 – S27C11	This Specification contains the requirements for accessible adult change facilities.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
SPECIFICATION 28 – (SOUND INSULATION FOR BUILDING ELEMENTS)				
Sound Insulation for Building Elements	S28C1 – S28C10	This Specification lists the weighted sound reduction index RW for some common forms of construction.	---	Not applicable.
SPECIFICATION 29 – (IMPACT SOUND - TEST OF EQUIVALENCE)				
Impact Sound-Test of Equivalence	S29C1 – S29C3	This Specification lists the weighted sound reduction index RW for some common forms of construction.	---	Not applicable.
BCA PART G – ANCILLARY PROVISIONS				
Swimming Pools	NSW G1D1	Safety requirements for spa pools and swimming pools to prevent injury to persons.	---	Not applicable.
Refrigerated Chambers, Strong Rooms and Vaults	G1D2	Requirements for the safety of persons inside Coolrooms, Strong Rooms and Vaults.	---	Not applicable.
Outdoor Play Spaces	G1D4	Details the requirements for the fencing of outdoor play spaces in Early Childhood Centres to provide for the safety of children.	---	Not applicable.
Provisions for Cleaning Windows	NSW G1D5	Details the requirements for the cleaning of windows located three (3) or more storeys above the ground.	---	Not applicable.
Boilers, Pressure Vessels, Heating Appliances, Fireplaces, Chimneys and Flues	G2D1 – G2D4	Details the requirements for the installation of boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Atrium Construction	G3D1 – G3D8	Details additional requirements for buildings with atriums.	---	Not applicable.
Construction in Alpine Areas	G4D1 – G4D8	Details additional requirements for buildings constructed in designated alpine areas.	---	Not applicable.
Construction in Bushfire Prone Areas	G5D1 & NSW G5D2 – NSW G5D4	Details additional requirements for Class 2 and 3 buildings (and associated Class 10a structures) located in designated bushfire prone areas.	---	Not applicable.
Occupiable Outdoor Areas	G6D1 - G6D10	Details additional requirements for "occupiable outdoor areas" as defined by the BCA.	---	Not applicable.
SPECIFICATION 30 – (INSTALLATION OF BOILERS & PRESSURE VESSELS)				
Installation of Boilers & Pressure Vessels	S30C1 – S30C4	This Specification sets out the requirements for the installation of boilers and pressure vessels in buildings.	---	Not applicable.
SPECIFICATION 31 – (FIRE & SMOKE CONTROL SYSTEMS IN BUILDINGS CONTAINING ATRIUMS)				
Fire & Smoke Control Systems in Buildings Containing Atriums	S31C1 – S31C21	This Specification sets out the requirements for the design and operation of systems of fire and smoke control in buildings containing an atrium.	---	Not applicable.
BCA PART I4 – ENTERTAINMENT VENUES OTHER THAN TEMPORARY STRUCTURES & DRIVE-IN THEATRES				
Class 9b Buildings	NSW I1D1 I1D4 & I1D7	Additional provisions for Class 9b buildings in NSW that are not an "Entertainment Venue".	DTS	Building to Comply. A) Seating Areas In a seating area - a) the gradient of the floor surface must not be steeper than 1 in 8, or the floor must be stepped so that —

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>i) a line joining the nosings of consecutive steps does not exceed an angle of 30° to the horizontal; and</p> <p>ii) the height of each step in the stepped floor is not more than 600 mm; and</p> <p>iii) the height of any opening in such a step is not more than 125 mm; and</p> <p>b) if an aisle divides the stepped floor and the difference in level between any two (2) consecutive steps –</p> <p>i) exceeds 230 mm but not 400 mm — an intermediate step must be provided in the aisle; and</p> <p>ii) exceeds 400 mm — two (2) equally spaced intermediate steps must be provided in the aisle; and</p> <p>iii) the going of intermediate steps must be not less than 270 mm and such as to provide as nearly as practicable equal treads throughout the length of the aisle; and</p> <p>c) the clearance between rows of fixed seats used for viewing performing arts, sport or recreational activities must be not less than —</p> <p>i) 300 mm if the distance to an aisle is not more than 3.5 metres; or</p> <p>ii) 500 mm if the distance to an aisle is more than 3.5 metres.</p> <p>(See Clause ID14 of the BCA)</p> <p>B) Aisle Lighting</p> <p>In every enclosed Class 9b building, where in any part of the auditorium, the general</p>

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				lighting is dimmed or extinguished during public occupation and the floor is stepped or is inclined at a slope steeper than 1 in 12, aisle lights must be provided to illuminate the full length of the aisle and tread of each step. (See Clause ID17 of the BCA) Full documentation is to be provided with the Construction Certificate application.
Public Transport Buildings	I2D1 – I2D15	Additional provisions for public transport buildings.	---	Not applicable.
Farm Buildings & Farm Sheds	I3D1 – I3D18	Additional provisions for farm buildings & farm sheds.	---	Not applicable.
SPECIFICATION 32 – (CONSTRUCTION OF PROSCENIUM WALLS)				
Construction of Proscenium Walls	S32C1 – S32C6	This Specification sets out the requirements for the design of proscenium walls in theatres, public halls (or the like).	---	Not applicable.
SPECIFICATION 43 – (BUSHFIRE PROTECTION FOR CERTAIN CLASS 9 BUILDINGS)				
Bushfire Protection for Certain Class 9 Buildings	S43C1 – S43C14	This Specification sets out bushfire protection measures for buildings described in G5D4.	---	Not applicable.
BCA SECTION J – ENERGY EFFICIENCY				
Building to Comply.				
1) The energy efficiency provisions of the <u>NSW Part J1 of the BCA</u> are applicable to the Class 5, 7b and Class 9b building (parts).				
2) The building is located within Climate Zone 5.				
A report is to be prepared by an <u>ABSA Accredited Assessor</u> detailing all works required to be carried out to the buildings envelope and systems to ensure compliance with these requirements. All works listed in the report of the ABSA Accredited Assessor are to be incorporated into the building design and services documentation.				
Full documentation is to be provided with the Construction Certificate application.				

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

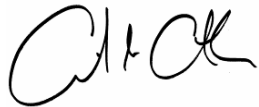
1) The development is to be sited on a single parcel of land (e.g. Lot 1 in DP 123456).

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

2) The roadways and carparking facilities are to be certified by a Registered Civil Engineer (NER) demonstrating full compliance with the Planning Controls of Northern Beaches Council, AS/NZS 2890.1-2004 and AS/NZS 2890.6-2009.

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

Report prepared by:



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