



C O N S U L T A N T S

bca + fire + access + defects

Project

32 The Corso, Manly

Report

BCA and Access Assessment

Client

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Date

10 July 2025

Reference

19727-BCA-3

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1.0 EXECUTIVE SUMMARY

EBS Consultants Pty Ltd have been engaged to undertake an assessment of the building against the Deemed-to-Satisfy Provisions of the National Construction Code (NCC) – Volume 1: Building Code of Australia (BCA) 2022.

The primary purpose of this report is to assess the proposed design against the Deemed-to-Satisfy (DTS) Provisions of the BCA and to outline any non-compliances in the design that may require redesign or be assessed against the performance requirements of the BCA to achieve compliance. Any assessment against the performance requirements will need to be addressed by a fire engineer through a performance solution report.

Part 5 of this report outlines any specific non-compliances in the design that require redesign or be an assessment against the performance requirements will need to be addressed by a Fire Engineer through a Performance Solution Report.

1.1 Performance Solutions

There are specific areas throughout the development where strict Deemed-to-Satisfy BCA Compliance may not be achieved by the proposed design and site constraints. These matters will need to be addressed in a detailed Performance Solution Report to be prepared for this development under separate cover:

BCA Clause	Performance Solution
D4D2	PROPOSED: Access has only been provided to two of the four saunas; this is a technical non-compliance. This will be addressed under performance solution, based upon suitable access being made available throughout the building.

1.2 Summary of BCA Non-Compliances

The following non-compliances have been identified and require further considerations:

BCA Clause	Summary
D4D2	Access has only been provided to two of the four saunas. While the remaining two saunas are accessible via an accessway to the room, the internal seating arrangements within these saunas do not permit wheelchair access. This represents a technical non-compliance. As such, the issue will need to be addressed through a Performance Solution that demonstrates equivalent access or justifies the deviation from the DtS Provisions.

2.0 BASIS OF ASSESSMENT

2.1 Location and Description

The building development, the subject of this report, is located at 32 The Corso, Manly. The building development consists of existing Class 6 tenancy. The proposal is for the internal fitout of the first-floor tenancy.

The building will be accessed through the sliding doors from 32 The Corso, Manly.



Site Location

2.2 BCA Version

This report is based on the Deemed-to-Satisfy Provisions of the National Construction Code Series Volume 1 – Building Code of Australia, 2022 Edition (BCA) incorporating the State variations where applicable.

The version of the BCA applicable to new building works is the version applicable at the time of the application for a Construction Certificate.

2.3 Limitations of the Report

This report does not include nor imply any detailed analysis or assessment for design, compliance or upgrading for:

- the structural adequacy or design of the building.
- the inherent derived fire-resistance ratings of any existing structural elements of the building (unless specifically referred to).
- any existing fire safety measures are assumed to be compliant and maintained under the Annual Fire Safety Statement provisions required by the building owner.
- the design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire protection services.
- The BCA contains the minimum standards for building construction and safety, and therefore generally stipulates minimum dimensions which must be met. The assessment of the plans and specifications has been undertaken to ensure the minimum dimensions have been met. The designer and builder should ensure that the minimum dimensions are met onsite, and consideration needs to be given to construction tolerances for

wall set outs, applied finishes and skirtings to corridors and bathrooms for example, tiling bed thicknesses and the like which can adversely impact on critical matters such as access for people with disabilities, stair and corridor widths and balustrade heights.

Note: The BCA report and associated compliance advice is not intended or permitted to be relied on by any other party with respect to their obligations to ensure compliance including but not limited to the making of a compliance declaration under the NSW Design and Building Professionals Act.

This report does not include, or imply compliance with:

- a) Sections B or J of the BCA.
- b) the Disability Discrimination Act 1992.
- c) The Design and Building Practitioners Act 2020.
- d) Work Health and Safety Act 2011.
- e) Requirements of other Regulatory Authorities including, but not limited to, Telstra, NBN Co, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Roads and Transport Authority, Local Council, ARTC, Department of Planning and the like.
- f) Demolition Standards not referred to by the BCA.
- g) Heritage significance
- h) Section J of the BCA not been carried out. Refer to a separate report prepared by an energy efficiency consultant.
- i) Requirements of Australian Standards unless specifically referred to.
- j) Conditions of Development Application approval issued by Council.
- k) The National Construction Code – Plumbing Code of Australia Volume Three.

2.4 Terms and Acronyms

- | | | |
|--------|-------|------------------------------------|
| i. | AS | - Australian Standard |
| ii. | AVG | - Average |
| iii. | BCA | - Building Code of Australia |
| iv. | BOWS | - Building Occupant Warning System |
| v. | BTM | - Bottom |
| vi. | Comms | - Communications Cupboard |
| vii. | DtS | - Deemed To Satisfy |
| viii. | EDB | - Electrical Distribution Board |
| ix. | FER | - Fire Engineering Report |
| x. | FHR | - Fire Hose Reel |
| xi. | FIS | - Fire Isolated Stairway |
| xii. | FRL | - Fire Resistance Level |
| xiii. | HBA | - Home Building Act 1989 |
| xiv. | LHS | - Left Hand Side |
| xv. | MID | - Middle |
| xvi. | MSB | - Main Switchboard Room |
| xvii. | PEX | - Cross-linked polyethylene |
| xviii. | PFE | - Portable Fire Extinguisher |
| xix. | RHS | - Right Hand Side |
| xx. | SOU | - Sole Occupancy Unit |

2.5 Document Control

Date	Revision	Comments/Description	Prepared By:
14 April 2025	1	DA Report – DRAFT	Jason Lor
16 April 2025	2	DA Report – FINAL	Jason Lor
10 July 2025	2	DA Report – UPDATED PLAN	Jason Lor

2.6 Documentation

This report has been prepared based on the following documentation:

Architectural Drawings prepared by: Studio_P			
Drawing Number	Revision	Date	Title
SP-A01-10	14	09/07/25	Floor Plan

3.0 BUILDING DESCRIPTION

For the purposes of the Building Code of Australia (BCA) the building may be described as follows:

3.1 Rise in Storeys (Clause C2D3)

The building has a rise in storeys of two (2).

3.2 Classification (Part A6)

The building has been classified as follows.

Class	Level	Description
6	Ground Floor - Level 1	Tenancies

Note: Part A6 of the BCA considers a Class 6 building as the supply of services direct to the public.

3.3 Effective Height (Schedule 1 – Definitions)

The building has an effective height less than 25 metres.

The BCA 2022 definition is as follows:

“Effective height means the vertical distance between the floor of the lowest storey included in a determination of rise in storeys and the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units).”

3.4 Type of Construction Required (Table C2D2)

The building is to be of Type C Construction.

3.5 Floor Area and Volume Limitations (Table C3D3)

The building is subject to maximum floor area and volume limits of:

Class 6	Maximum Floor Area	2000m ²
	Maximum Volume	12000m ³

3.6 Fire Compartments

The entire building is considered one fire compartment.

3.7 Climate Zone

The building is located within Climate Zone five (5).

3.8 Exits

The following points in the building have been considered as the required exits from the building:

- > The top landing of the non-fire isolated stairway (Eastern Side)

4.0 **CLAUSE 62 AND 64 – ENVIRONMENTAL PLANNING AND ASSESSMENT**

In accordance with Clauses 62 & 64 of the Environmental Planning and Assessment Regulation 2021, there are additional upgrading requirements that may be applicable to the building above the need for new work to comply with the DTS provisions of the BCA. It is required to undertake an assessment of the existing building to determine whether any upgrading is required in accordance with the EP&A Regulations.

The trigger for upgrades to this existing building is:

Clause 64 of the Environmental Planning and Assessment Regulation, 2021 –

- 1. This section applies to the determination of a development application that involves the rebuilding or alteration of an existing building if:*
 - a. the proposed building work and previous building work together represent more than half of the total volume of the building, or*
 - b. the measures contained in the building are inadequate—*
 - i. to protect persons using the building, if there is a fire, or*
 - ii. to facilitate the safe egress of persons using the building from the building, if there is a fire, or*
 - iii. to restrict the spread of fire from the building to other buildings nearby.*
- 2. The consent authority must consider whether it is appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia.*
- 3. In this section— previous building work means building work completed or authorised within the previous 3 years. total volume of a building means the volume of the building before the previous building work commenced and measured over the building's roof and external walls.*

The proposed development does involve alterations to the existing building; therefore Clause 64 will apply.

Clause 64 has been addressed within the base building assessment report and upgrading works shall be applied within the base building application.

The works being undertaken within the subject tenancy will all be new works and as such assessed accordingly in accordance with this Report.

5.0 BCA ASSESSMENT

5.1 Introduction

The assessment undertaken pertains to the plans prepared for the Development Application submission with Council. The technical details necessary for a Development Application are considered to be less than that required for a Construction Certificate and therefore, this assessment is intended to address a higher-level assessment of the building against the provisions of the BCA utilizing the information currently available.

The primary objective of this report is to evaluate and address any significant design modifications necessary to the building, the services required to be installed, and the fundamentals of the building design required by sections C, D, E, F and G of the BCA to ensure the foundation of the design is capable of complying with detailed documentation. This report does not address the design requirements for the structural integrity of the building (Section B), or for the comprehensive design of services (Section E).

The summary below is to be read in conjunction with the BCA specification contained in Annexure E of the report.

5.2 Section C: Fire Resistance

5.2.1 FIRE RESISTANCE AND STABILITY – PART C2

In line with the requirements of Clause C2D2, the proposed building would be subject to Type C Construction.

The required fire resistance levels for the building elements are outlined in Part 6 of this report. However, due to this being an internal fitout, FRLs would not be applicable to the proposed works.

Linings, materials and assemblies are required to maintain the required fire hazard properties in accordance with BCA Clause C2D11 and Specification 7. Documentation shall be provided as part of the Construction Certificate package to detail compliance being maintained.

Subject to the required FRL's being provided, the proposed building is capable of complying with the requirements of the BCA with respect to fire resistance.

5.2.2 COMPARTMENTATION AND SEPARATION – PART C3

The building has been assessed, and the floor area and volume of this compartment is less than that permitted by BCA Clause C3D3.

5.2.3 PROTECTION OF OPENINGS – PART C4

Where electrical, plumbing, mechanical or other services pass through an element of construction that is required to achieve a fire resistance level (first floor slab), the service installation shall not compromise the fire resistance level of the element. The service installation must be fire sealed with a compliant system such as fire collar on PVC pipes or fire rated mastic on electrical cables.

Fire sealing of services is a design element that will require detailed assessment and specification at the CC documentation stage.

5.3 Section D: Access and Egress

5.3.1 PROVISION OF ESCAPE AND CONSTRUCTION OF EXITS (D2 AND D3)

First floor of the proposed building has access to one exit as per Clause D2D3.

On the First Floor, the travel distance from the furthest point to the nearest exit is approximately 19.5 metres. This shall comply with the

Egress paths throughout the building are required to maintain suitable clear widths and clear heights as required by BCA Clauses D2D7-D2D10. Based on a review of the plans provided, it is considered that suitable clearance are made available and compliance may be achieved subject to detailed design and appropriate door schedules being

provided. A clear width of not less than 1000mm shall be provided throughout egress paths and not less than 750mm at doorways. A clear height of not less than 2000mm shall be provided throughout egress paths and not less than 1980mm at doorways.

Specific details thresholds and handrails have not been provided as part of the current documentation. Further information of the elements will be addressed during the detailed design stage with compliance readily achievable.

Electrical distribution cupboards are required to be provided with suitable smoke separation in accordance with BCA Clause D3D8. The enclosure is required to be non-combustible construction or a fire-protective covering (13 mm fire-protective grade plasterboard) and all service penetrations from the enclosure to be suitable sealed against smoke sealed with fire mastic.

5.3.2 ACCESS FOR PEOPLE WITH A DISABILITY (D4)

BCA Clause D4D2 requires a Class 6 building to provide access to all other areas normally used by occupants. Access has generally been maintained throughout due to the clear widths and door circulation provided.

Access has only been provided to two of the four saunas. While the remaining two saunas are accessible via an accessway to the room, the internal seating arrangements within these saunas do not permit wheelchair access.

This represents a technical non-compliance. As such, this item will need to be addressed through a Performance Solution that demonstrates equivalent access or justifies the deviation from the DtS Provisions due to the availability of access options throughout the building.

BCA Clause D4D4 requires in a building required to be accessible for accessways to have turning spaces complying with AS1428.1. This have generally been maintained throughout to achieve compliance.

Under BCA Clause D4D5, certain areas are exempt from accessibility requirements. These exemptions apply where providing access would be inappropriate due to the specific purpose of the area, where access would pose a health or safety risk to people with a disability, or where the path of travel leads exclusively to such exempt areas.

Based on the proposed plans, the non-accessible change rooms and non-accessible showers are exempted in the requirements of accessibility.

5.4 Section E: Services and Equipment

The building is required to be provided with the services and equipment set out in Part 5.0 of this report.

FIRE FIGHTING EQUIPMENT – PART E1

Fire Hydrants

As the building has a floor area greater than 500m², fire hydrant protection is required in accordance with BCA Clause E1D2 and AS2419.1-2021. Based on the size of the building, this is considered to be an existing street hydrant system to maintain coverage.

Further information will be required during detailed design from the Hydraulic Consultant to demonstrate compliance is maintained with regards to coverage in accordance with AS2419.1-2021 from the street hydrant system.

Fire Hose Reels

The Class portions of the building are greater than 500m² and is required to have fire hose reels (FHR's) BCA Clause E1D3 and AS2441-2005.

The plans do not show the location of fire hose reels. Further information will be required during detailed design from the Hydraulic Consultant to demonstrate compliance is maintained with regards to coverage in accordance with AS2441-2005.

Portable Fire Extinguishers

The development is required to have portable fire extinguishers installed throughout in accordance with BCA Clause E1D14 and AS2444-2001. No details have been provided to undertake an assessment. Further information is required during the CC Stage for assessment

SMOKE HAZARD MANAGEMENT – PART E2

Based on the effective height and rise in storey of the proposed development, this clause does not form part of my assessment.

LIFT INSTALLATIONS – PART E3

Lifts are provided within the base building and not assessed as part of this fitout.

VISIBILITY IN EMERGENCY, EXIT SIGNS AND WARNING SYSTEMS – PART E4

Emergency lighting is required as per BCA Clause E4D2 for all non-fire-isolated stairs, corridors, passageways, hallways, or the like that is part of a path of travel to an exit.

Exit signs are required to be installed throughout the building, including directional exit signs to guide occupants to the designated exits in the building in accordance with BCA Clause E4D5, E4D6 and E4D8.

5.5 Section F: Health and Amenity

WET AREA CONSTRUCTION – PART F2 and F4

In a Class 6 building, building elements in a sanitary compartment must be water resistant or waterproof in accordance with Specification 26 and comply with AS 3740, according to BCA Clause F2D2.

The proposed Class 6 use of the subject tenancy will not fall within any of the categories within Tables F4D4c and d for patron usage. As such the BCA only requires employee facilities in accordance with Table F4D4a. The proposal contains a single unisex accessible sanitary compartment which will accommodate up to 10 staff in accordance with Clause F4D3. There are additional single female ambulant compartment which are for the use of the patrons which is above and beyond the requirements of the BCA and would be for better amenity.

Furthermore, it is noted that there are several showers provided throughout the tenancy with an accessible shower to accommodate compliance with this Part.

The proposal is considered to maintain up to 60 patrons and based on the above assessment this would be compliant in accordance with Part F4.

ROOM HEIGHTS – PART F5

The drawings do not indicate ceiling heights to be assessed at this stage. Compliance will need to be maintained in accordance with this Part and details provided at Construction Certificate Stage confirming compliance.

I have been advised a reduced head height has been provided for the sauna rooms. Further design development and input will be required at the Construction Certificate Stage. In the case of a reduced head height, a Performance Solution is required.

LIGHT AND VENTILATION – PART F6

For a Class 6 building, artificial lighting and mechanical ventilation are required, and these systems can be readily installed in the building. Further design development and input will be required from the Electrical and Mechanical Consultants at the Construction Certificate Stage.

SOUND TRANSMISSION AND INSULATION – Part F7

The Deemed-to-Satisfy Provisions of this Part apply to Class 2 and 3 buildings and Class 9c buildings only. This part does not form part of my assessment.

6.0 ESSENTIAL FIRE SAFETY MEASURES

The following essential fire safety measures shall be implemented in the whole of the building premises and each of the fire safety measures must satisfy the standard of performance listed in the schedule which, for the purposes of Clause 78 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, is deemed to be the current fire safety schedule for the building.

Item No.	Essential Fire and Other Safety Measures	Standard of Performance
1.	Fire Shutters (where proposed in base building)	BCA 2022 C4D5
2.	Fire Windows (where proposed in base building)	BCA 2022 C4D5
3.	Path of travel for stairways, passageway, and ramps	Section 108, 109 of the EP&A (development Certification and Fire Safety) Regulation 2021
4.	Portable fire extinguishers	BCA 2022 E1D14 AS 2444-2001
5.	Emergency lighting	BCA 2022 E4D2,E4D4 AS/NZS 2293.1-2018
6.	Fire seals protecting openings in fire-resisting components of the building	BCA 2022 C4D15, Specification 13 AS1530.4-2014, AS4072.1-2005
7.	Exit signs	BCA 2022 E4D5, NSW E4D6, E4D8 AS/NZS 2293.1-2018
8.	Fire Hose reel systems	BCA 2022 E1D3 AS 2441-2005
9.	Fire hydrant systems (Street Hydrant)	BCA 2022 E1D2 AS 2419.1-2021

7.0 FRLS

The following tables illustrates the required FRL's for the various building elements within and throughout the building that are required to be fire-resisting in accordance with **Type C construction** – being the applicable Type of construction for this building.

Table S5C24a Type C construction: FRL of parts of external walls

Distance from a fire-source feature	FRL (in minutes): Structural adequacy / Integrity / Insulation			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Less than 1.5 m	90/90/90	90/90/90	90/90/90	90/90/90
1.5 to less than 3 m	-/-/-	60/60/60	60/60/60	60/60/60
3 m or more	-/-/-	-/-/-	-/-/-	-/-/-

Table S5C24b Type C construction: FRL of external columns not incorporated into an external wall

Distance from a fire-source feature	FRL (in minutes): Structural adequacy / Integrity / Insulation			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Less than 1.5 m	90/-/-	90/-/-	90/-/-	90/-/-
1.5 to less than 3 m	-/-/-	60/-/-	60/-/-	60/-/-
3 m or more	-/-/-	-/-/-	-/-/-	-/-/-

Table S5C24c Type C construction: FRL of common walls and fire walls

Wall Type	FRL (in minutes): Structural adequacy / Integrity / Insulation			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Loadbearing or non-loadbearing	90/90/90	90/90/90	90/90/90	90/90/90

Table S5C24d Type C construction: FRL of internal walls

Location	FRL (in minutes): Structural adequacy / Integrity / Insulation			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Bounding public corridors, public lobbies and the like	60/60/60	-/-/-	-/-/-	-/-/-
Between or bounding sole-occupancy units	60/60/60	-/-/-	-/-/-	-/-/-
Bounding a stair if required to be rated	60/60/60	60/60/60	60/60/60	60/60/60

Table S5C24e Type C construction: FRL of roof

Location	FRL (in minutes): Structural adequacy / Integrity / Insulation			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Roofs	-/-/-	-/-/-	-/-/-	-/-/-

8.0 DEEMED TO SATISFY BCA ASSESSMENT

The above assessment will provide an overview of compliance with the BCA and identify any major issues that require attention.

The plans assessed were developed to a standard suitable for submission as a development application and do not contain all the details necessary information to allow a CC to be issued. As such, this assessment was limited to the major items of the BCA with the view of identifying any items that may result in a modified development consent being required, or additional key items that need to be included in the design.

9.0 DESIGN CERTIFICATION

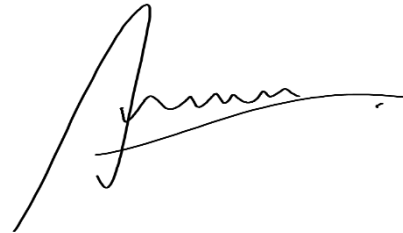
The architectural design documentation as referred to in report has been assessed against the applicable provision of the Building Code of Australia, (BCA) and it is considered that such documentation complies or is capable of complying (as outlined in Annexure A) with that Code, subject to all matters for further consideration identified in this report being addressed in the design, and subject to compliance with all Specifications included with this report.

It is trusted this report is clear and addresses the requirements of the Client. Should you require any further information or clarification, please do not hesitate to contact the undersigned.

Signed,



Ben Long
Manager Building Regulations
EBS Consultants
Building Surveyor – Unrestricted #BDC03380



Jason Lor
Building Regulation Consultant
EBS Consultants

10.0 ANNEXURE A**11.0 ARCHITECTURAL DESIGN CERTIFICATION**

- 1) The FRL's of building elements for the proposed works have been designed in accordance with Clause S5C24 and Tables S5C24a through to S5C24e of Specification 5 of BCA2022 for a building of Type C Construction.
- 2) Materials, floor and wall linings/coverings, surface finishes and air-handling ductwork used in the works will comply with the fire hazard properties of Clause C2D11 and Specification 7 of BCA2022.
- 3) Services penetrating elements required to possess an FRL including the floor slabs, walls, shafts, etc. will be protected in accordance with Clause C4D13, C4D14 and C4D15 and Specification 13 of BCA2022.
- 4) Construction joints, spaces and the like in and between building elements required to be fire-resisting with respect to integrity and insulation will be protected in accordance with BCA Clause C4D16.
- 5) The dimensions of exits and paths of travel to exits will be provided in accordance with Clause D2D7 through D2D11 of BCA2022.
- 6) Discharge from exits will be in accordance with Clause D2D15 of BCA2022.
- 7) The construction of EDB's and telecommunications distribution boards will be in accordance with Clause D3D8 of BCA2022 with the enclosure bounded by non-combustible construction or fire protective covering and smoke seals provided around the perimeter of the non-combustible doors and any openings sealed with non-combustible mastic to prevent smoke spreading from the enclosure.
- 8) Door thresholds throughout the development will be provided in accordance with Clause D3D16 of BCA2022.
- 9) The doorways and doors will be in accordance with Clause D3D24 and D3D25 of BCA2022.
- 10) The construction of EDB's and telecommunications distribution boards will be in accordance with Clause D3D8 of BCA2022 with the enclosure bounded by non-combustible construction or fire protective covering and smoke seals provided around the perimeter of the non-combustible doors and any openings sealed with non-combustible mastic to prevent smoke spreading from the enclosure.
- 11) The door latching mechanisms to the proposed required exit doors will be in accordance with Clause D3D26 of BCA2022.
- 12) The new works will be accessible in accordance with Clause D4D2, D4D3, D4D4 and Tables D4D2a and D4D2b of BCA2022, and with AS1428.1-2009, with particular note to door circulation spaces, accessway widths, turning spaces and floor coverings, in accordance with Part D4 of BCA2022.
- 13) Braille and tactile signage will in accordance with Clause D4D7, and Specification 15 of BCA2022.
- 14) On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, will be clearly marked in accordance with AS1428.1-2009 and Clause D4D13 of BCA2022.
- 15) Fire precautions whilst the building is under construction fire precautions will be in accordance with Clause E1D16 of BCA2022.
- 16) Waterproofing of all wet areas to the building will be carried out in accordance with Clause F2D2 and F2D3 of BCA2022 and AS3740.
- 17) Floor wastes will be installed to bathrooms and laundries above sole occupancy units or public space in accordance with Clause F2D4 of BCA2022.
- 18) All new glazing to be installed throughout the development will be in accordance with Clause F3D4 of BCA2022 and AS1288 / AS2047.
- 19) Sanitary facilities will be provided in the building in accordance with Clause F4D2 and F4D4 and Table F4D4a through to F4D4l of BCA2022.
- 20) Accessible sanitary facilities will be provided in the building in accordance with Clause F4D5 and F4D6 of BCA2022 and AS1428.1-2009.
- 21) The construction of the sanitary facilities will be in accordance with Clause F4D8 of BCA2022.
- 22) Ceiling heights to the new areas will be in accordance with Clause F5D2 of BCA2022.
- 23) Water closets and urinals will be located in accordance with Clause F6D9 of BCA2022.
- 24) The sanitary compartments will be either be provided with mechanical exhaust ventilation or an airlock in accordance with Clause F6D10 of BCA2022.
- 25) Essential fire or other safety measures must be maintained and certified on an ongoing basis, in accordance with the provisions of the Environmental Planning and Assessment Regulation, 2000.

- 26) Building Fabric and Thermal Construction will be in accordance with Part J4 of BCA2022.
- 27) Glazing will be in accordance with Part J4 of BCA2022.
- 28) Building sealing will be in accordance with Part J5 of BCA2022.
- 29) Facilities for Energy Monitoring will be provided in accordance with Clause J9D3 of BCA2022.

12.0 ELECTRICAL SERVICES DESIGN CERTIFICATION

- 30) Artificial lighting will be installed throughout the development in accordance Clause F6D5 of BCA2022 and AS/NZS 1680.0.

13.0 HYDRAULIC SERVICES DESIGN CERTIFICATION

- 31) Portable fire extinguishers will be installed in accordance with Clause E1D14 of BCA2022 and AS2444.
- 32) Fire hydrant system will be installed in accordance with Clause E1D2 of BCA2022 and AS2419.1 as required.
- 33) Fire hose reels will be installed in accordance with Clause E1D3 of BCA2022 and AS2441.
- 34) The heated water supply systems will be designed and installed to NCC Volume 3 – Plumbing code and Clause J8D2 of BCA2022.

14.0 MECHANICAL SERVICES DESIGN CERTIFICATION

- 35) An air-handling system which does not form part of a smoke hazard management system will be installed in accordance with Clause E2D3 of BCA2022, and AS/NZS 1668.1.
- 36) Where not naturally ventilated the building will be mechanically ventilated in accordance with Clause F6D6 of BCA2022 and AS1668.2.
- 37) The air-conditioning and ventilations systems will be designed and installed in accordance with Part J6 of BCA2022.

15.0 STRUCTURAL ENGINEERS DESIGN CERTIFICATION

- 38) The material and forms of construction for the proposed works will be in accordance with Clause B1D3, B1D4 and B1D6 of BCA2022 as follows:
 - Dead and Live Loads – AS1170.1
 - Wind Loads – AS1170.2
 - Earthquake actions – AS1170.4
 - Masonry – AS3700
 - Concrete Construction – AS3600
 - Steel Construction AS4100
 - Aluminium Construction – AS/NZS1664.1 or 2
 - Timber Construction – AS 1720.1
 - ABCB Standard for Construction of Buildings in Flood Hazard Areas.
- 39) The FRL's of the structural elements for the proposed works have been designed in accordance with Tables S5C24a through to S5C24e of Specification 5 of BCA2022 for a building of Type C Construction.
- 40) The construction joints to the structure will be in accordance with Clause C4D16 of BCA2022 to reinstate the FRL of the element concerned.