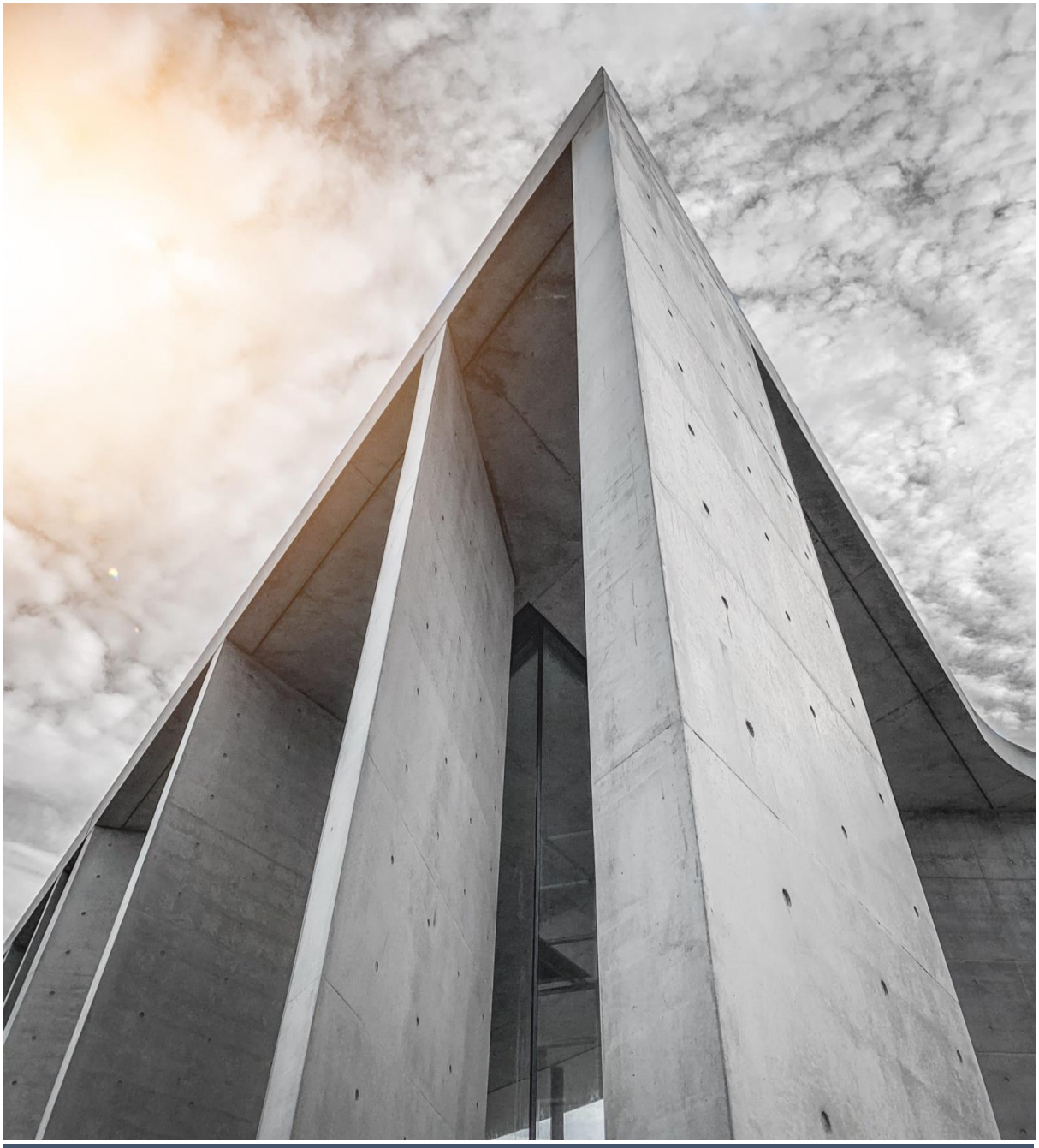

BCA Report Class 2-9

NCC BCA 2022 Volume 1

REPORT NO: BCA-6523556
ADDRESS: UNIT 25 / 37-38 EAST ESPLANADE MANLY NSW 2095
COMPLETION DATE: 26 APRIL 2023
PREPARED BY CHEN WU, DIRECTOR OF BEYOND CERTIFICATION

Sonder Projects Pty Ltd T/A
Beyond Certification
ABN:30 621 467 178

Contact Person: Alex Wu
Phone: 0433 296 349
Email: alex@beyondcert.com.au

1. Contents

Sonder Projects Pty Ltd T/A
Beyond Certification
ABN:30 621 467 178

Contact Person: Alex Wu
Phone: 0433 296 349
Email: alex@beyondcert.com.au

2. Document Control

Reference/Revision	**Date**	**Description**	**DA Stage Combined BCA & Access Compliance Report**
DA Final	26 April 2023	**Reviewed by**	
			Chen Wu
			Director, Beyond Certification BSR (All Classes of building) BDC3224

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Sonder Projects Pty Ltd T/A
Beyond Certification
ABN:30 621 467 178

Contact Person: Alex Wu
Phone: 0433 296 349
Email: alex@beyondcert.com.au

3. Introduction

3.1. Proposed Development

The proposed development comprises internal and external alterations and additions to the penthouse unit, including the extension of the top floor level and attached awning.

3.2. Executive Summary

The reviewed documentation referenced in Annexure A of this report has been assessed against both the accessibility provisions as outlined in Part 5 of this report, as well as the Deemed-to-Satisfy (DtS) provisions of the Building Code of Australia 2022 Volume 1 (BCA) as outlined in Annexure B of this report, and it is considered the documentation is capable of complying with all such requirements subject to clarification and satisfaction of the matters in Part 8 of this report.

3.3. Objectives

This report provides an assessment against both legislation related to accessibility and the BCA, addressing relevant clauses therein to identify where the subject building achieves (or is capable of achieving) compliance, as well as to identify where Performance Solutions may be appropriate, the details of which are not included in the scope of this report and will not be provided by Beyond Certification .

It is presumed the assumptions, content, and limitations of this report are reviewed, noted, understood, acknowledged. Beyond Certification are to be contacted to clarify any queries or assumptions made in relation to the contents of this report and furthermore, Beyond Certification take no responsibility for misinterpretation of any of the content herein.

This report has been prepared in good faith. To the best of our knowledge, the information contained herein is neither false nor misleading, with content based on information that was correct at the time of writing. Beyond Certification accepts no responsibility or liability for any errors, omissions, nor consequences, including, but not limited to, any loss or damage arising from reliance on the information within this document.

3.4. Exclusions & Limitations

1. This report does not include, nor imply, any audit, assessment, or upgrading of the following matters except where explicitly addressed:
   a) Property at 35-36 East Esplanade, Manly;
   b) The structural design of the building;
   c) The capacity or design of any services, including, but not limited to, electrical, fire, hydraulic, goods/passenger lifts, and mechanical services;
   d) Existing consents and/or illegal/unauthorised work.

2. This report does not include, nor imply, any assessment of, or compliance with:
   a) Any Development Consent conditions;

Sonder Projects Pty Ltd T/A
Beyond Certification
ABN:30 621 467 178

Contact Person: Alex Wu
Phone: 0433 296 349
Email: alex@beyondcert.com.au

b) State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development except as specifically outlined within this report;
c) The Disability Discrimination Act 1992 (Cth) (DDA);
d) The Disability (Access to Premises – Building) Standards 2010 except as specifically outlined within this report;
e) The Liquor Licencing Act 1997;
f) The Work Health and Safety Act 2011;
g) The Swimming Pools Act 1992; and
h) Requirements of Authorities including, but not limited to, WorkCover, RMS, Council (including LEPs and DCPs), Telecommunications Supply Authority, Electricity Supply Authority, Water Supply Authority, Gas Supply Authority and the like.

3. This report is not a compliance certificate under the Environmental Planning & Assessment Act nor Regulation.

4. This report includes assessment of the following Parts of the BCA only, as relevant: B, C, D, E, F, G, I and J.

3.5. Reviewed Documentation

This report has been based on the documentation referenced in Annexure A of this report.

4. Building Description

4.1. Location and Construction

The development comprises a mixed-use building with two towers over two separate lots and connected via a basement level car park. The building forms SP3235 at 35-36 East Esplanade and SP3035 at 37-38 East Esplanade. The focus of this report, however, solely relates to 37-38 East Esplanade, Manly.

The building is comprised of basement level (and part ground floor) car parking (Class 7a), ground (and part first) floor commercial premises (Class 5), and residential units (Class 2) above. The construction generally comprises concrete walls, slabs, and roof, masonry brickwork walls, and glazed elements.

4.2. Classification

The building is comprised of basement level (and part ground floor) car parking (Class 7a), ground (and part first) floor commercial premises (Class 5), and residential units (Class 2) above.

4.3. Rise in Storeys

The Rise in Storeys of the building is ten (10), which is also the no. of storeys to the building.

Sonder Projects Pty Ltd T/A
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Email: alex@beyondcert.com.au

4.4. Type of Construction

The Type of Construction is A.

4.5. Effective Height

The effective height is considered to be greater than 25m, being approx. 26.4m.

4.6. Fire Compartmentation

The building is assumed to be compartmentalised by classification.

4.7. Required Exits

The exit from the subject unit is via a fire-isolated stairway, which discharges internally to the residential lobby area on the ground floor, and which is connected to open space that is also roof as open space.

4.8. Climate Zone

The building is located within Climate Zone 5, being within the Northern Beaches Council local government area.

5. Accessibility

Given the works are to private areas of a sole occupancy unit, no accessibility provisions are relevant to the development proposal.

6. Fire Safety Measures (FSM)

It is noted that 37-38 East Esplanade, Manly is subject to a Council Fire Safety Order (FSO), Reference No: EPA2018/0205 (AFSS02360), dated 25/07/2022. Therefore, the FSO and associated documentation should be referred to for the required FSM for the building.

Sonder Projects Pty Ltd T/A
Beyond Certification
ABN:30 621 467 178

Contact Person: Alex Wu
Phone: 0433 296 349
Email: alex@beyondcert.com.au

7. Fire Resistance Levels

The FRLs stated in the table below are those required to be achieved by the building elements unless as altered by concessions within the BCA as listed beneath the table and as discussed and specified within this report.

Building Element – Type A Construction	Class 2	Class 5, 7a
Loadbearing External Walls - Less than 1.5m from a FSF - 1.5 to < 3m from a FSF - 3m or more from a FSF	 90/90/90 90/60/60 90/60/30	 120/120/120 120/90/90 120/60/30
Non-Loadbearing External Walls - Less than 1.5m from a FSF - 1.5 - 3m from a FSF - 3m or more from a FSF	 -/90/90 -/60/60 -/-/-	 -/120/120 -/90/90 -/-/-
Loadbearing External Columns (not incorporated into an external wall)	90/-/-	120/-/-
Non-loadbearing External Columns (not incorporated into an external wall)	-/-/-	-/-/-
Common Walls and Fire Walls	90/90/90	120/120/120
Internal Walls - Fire resisting lift and stair shafts – - Loadbearing - Non-loadbearing	 90/90/90 -/90/90	 120/120/120 -/120/120
Internal Walls – Bounding public corridors, public lobbies and the like – - Loadbearing - Non-loadbearing	 90/90/90 -/60/60	 120/-/- -/-/-
Internal Walls – Between or bounding sole-occupancy units – - Loadbearing - Non-loadbearing	 90/90/90 -/60/60	 120/-/- -/-/-
Ventilating, pipe, garbage, and like shafts not used for the discharge of hot products of combustion— - Loadbearing - Non-loadbearing	 90/90/90 -/90/90	 120/90/90 -/90/90
Other loadbearing internal walls, internal beams, trusses and columns	90/-/-	120/-/-
Floors	90/90/90	120/120/120
Roofs	90/60/30	120/60/30

Concessions available in Specification 5
• The floor within the SOU is not required to have an FRL.

Sonder Projects Pty Ltd T/A
Beyond Certification
ABN:30 621 467 178

Contact Person: Alex Wu
Phone: 0433 296 349
Email: alex@beyondcert.com.au

8. Matters for Further Consideration

8.1. Assessment

The reviewed documentation referenced in Annexure A of this report has been assessed against the Deemed-to-Satisfy (DtS) provisions of the BCA and it is considered the documentation is capable of complying with the BCA as outlined in Annexure B subject to appropriate exemptions relating to design compliance of certain fire safety measures at the CC stage of the development, as well as the eventual satisfaction of the existing Council Fire Safety Order.

Annexure B of this report provides a detailed assessment of the proposal against each of the relevant DtS provisions of the BCA.

8.2. Performance Solutions

No Performance Solutions are proposed.

8.3. Additional Information Required

No further information is required for the purposes of this report.

9. Annexure A – Reviewed Documentation

This report is based upon the information provided within the documentation listed below:

Architectural Details prepared by Hobbs Jamieson Architecture, Project Reference 21/008			
Drawing Number	Revision	Date	Title
DA 00		21/02/2023	Cover Page
DA 01	A	21/02/2023	Existing Site Plan
DA 02	A	21/02/2023	Existing Plan – Unit 25 Level 7
DA 03	A	21/02/2023	Existing Plan – Unit 25 Level 8
DA 04	A	21/02/2023	Proposed Plan – Unit 25 Level 7
DA 05	A	21/02/2023	Proposed Plan – Unit 25 Level 8
DA 06	A	21/02/2023	Area Calculations GFA

Sonder Projects Pty Ltd T/A
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ABN:30 621 467 178

Contact Person: Alex Wu
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Email: alex@beyondcert.com.au

10. Annexure B – Detailed Assessment

Outlined below is a detailed assessment of the proposal against the DtS provisions of the BCA. Given the existing Council Fire Safety Order on the property, the detailed assessment strictly only provides comment on those BCA matters in within the scope of the development proposal.

All relevant DtS Clauses applicable to the subject building are referenced, whereas those clauses not applicable whatsoever are excluded.

The following abbreviations have been used in the tables below:

PS	A Performance Solution is proposed to achieve compliance with this Clause.
CRA	"Compliance Readily Achievable" – it is considered that whilst there is insufficient information currently provided to determine strict compliance with the DtS provisions of the BCA, the proposed design is capable of comply subject to noting the requirements of the Clause. Additional information or documentation is necessary to confirm compliance. This may be in the form of additional drawing, a specification or design certification.
Complies	The proposal shows compliance with the DtS Clause.
DNC	The design does not comply with the DtS Clause.
FI	Further information is required for assessment of the proposal relative to the DtS Clause.
N/A	The DtS Clause is not applicable at this stage to this design.
Noted	The DtS Clause provides information not requiring specific assessment of the proposed design.

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ABN:30 621 467 178

Contact Person: Alex Wu
Phone: 0433 296 349
Email: alex@beyondcert.com.au

SECTION B – STRUCTURE			
Clause		**Comments**	**Assessment**
Part B1 – Structural Provisions			
B1D1	DtS Provisions	Information only.	Noted
B1D2	Resistance to actions	Resistance to actions must be in accordance with the relevant requirements of this Clause. Structural Engineer to certify.	CRA
B1D3	Determination of individual actions	The magnitude of individual actions must be determined in accordance with the relevant requirements of this Clause.	Noted
B1D4	Determination of structural resistance of materials and forms of construction	The structural resistance of materials and forms of construction must be determined in accordance with the relevant requirements of this Clause. Structural Engineer to certify.	CRA
B1D5	Structural software	Structural software used in computer aided design of a building or structure must comply with the ABCB Protocol for Structural Software in accordance with the relevant requirements of this Clause. Structural Engineer to certify.	CRA
B1D6	Construction in buildings in flood hazard areas	A Class 4 part of a building in a flood hazard area must comply with this Clause.	N/A

SECTION C – FIRE RESISTANCE			
Clause		**Comments**	**Assessment**
Part C2 – Fire Resistance and Stability			
C2D1	DtS Provisions	Information only.	Noted
C2D2	Type of construction required	Type A Construction required.	CRA
C2D3	Calculation of rise in storeys	The building has a RIS of ten (10) as the basement area satisfies the definition of a storey under this Clause.	Noted
C2D4	Buildings of multiple classification	Type A Construction required.	CRA
C2D5	Mixed types of construction	No mixed Types of Construction proposed.	Noted
C2D7	Class 4 parts of buildings	No Class 4 parts.	N/A
C2D9	Lightweight construction	Lightweight construction used to achieve an FRL is to comply with this clause and as necessary Specification 6.	CRA
C2D10	Non-combustible building elements	Buildings of Type A or B Construction require building elements to be non-combustible as listed within this Clause. This Clause also provides a list of materials permitted to be used wherever non-combustible materials are required.	CRA
NSW C2D11	Fire hazard properties	Fire hazard properties of all materials to comply with this Clause and Specification 7.	CRA
C2D14	Ancillary elements	Ancillary elements are to be non-combustible when fixed, installed or attached to internal parts or external faces of an external wall unless in compliance with this Clause.	CRA
Part C3 – Compartmentation and Separation			
C3D1	DtS Provisions	Information only.	Noted
C3D2	Application of Part	Information only.	Noted
C3D3	Floor area and volume limits	Class 2 parts of buildings are not subject to floor area and volume limits.	Noted
C3D7	Vertical separation of openings in	If in a building of Type A construction, any part of a window or other opening in an external wall is above another opening in the storey	N/A

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Beyond Certification
ABN:30 621 467 178

Contact Person: Alex Wu
Phone: 0433 296 349
Email: alex@beyondcert.com.au

	external walls	next below and its vertical projection falls no further than 450 mm outside the lower opening (measured horizontally), the openings must be separated by— (i) a spandrel which— (A) is not less than 900 mm in height; and (B) extends not less than 600 mm above the upper surface of the intervening floor; and (C) is of non-combustible material having an FRL of not less than 60/60/60; or (iv) a slab or other horizontal construction that— (A) projects outwards from the external face of the wall not less than 1100 mm; and (B) extends along the wall not less than 450 mm beyond the openings concerned; and (C) is non-combustible and has an FRL of not less than 60/60/60.	
C3D8	Separation by fire walls	Not applicable to the proposed development.	N/A
C3D9	Separation of classifications in the same storey	Not applicable to the proposed development.	N/A
C3D10	Separation of classifications in different storeys	Not applicable to the proposed development.	N/A
C3D11	Separation of lift shafts	Not applicable to the proposed development.	N/A
C3D12	Stairways and lifts in one shaft	Not applicable.	N/A
C3D13	Separation of equipment	Not applicable to the proposed development.	N/A
C3D14	Electricity supply system	Not applicable to the proposed development.	N/A
C3D15	Public corridors in Class 2 and 3 buildings	Not applicable to the proposed development.	N/A
Part C4 – Protection of Openings			
C4D1	DtS Provisions	Information only.	Noted
C4D2	Application of Part	Information only.	Noted
C4D3	Protection of openings in external walls	No openings are exposed to a fire source feature.	N/A
C4D4	Separation of external walls and associated openings in different fire compartments	Not applicable to the proposed development.	N/A
C4D5	Acceptable methods of protection	Not applicable to the proposed development.	N/A
C4D6	Doorways in fire walls	Not applicable to the proposed development.	N/A
C4D7	Sliding fire doors	Not applicable to the proposed development.	N/A
C4D8	Protection of doorways in horizontal exits	Not applicable to the proposed development.	N/A
C4D9	Openings in	Not applicable to the proposed development.	N/A

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Contact Person: Alex Wu
Phone: 0433 296 349
Email: alex@beyondcert.com.au

	fire-isolated exits		
C4D10	Service penetrations in fire-isolated exits	Not applicable to the proposed development.	N/A
C4D11	Openings in fire-isolated lift shafts	Not applicable to the proposed development.	N/A
C4D12	Bounding Construction: Class 2 and 3 buildings and Class 4 parts	Not applicable to the proposed development.	N/A
C4D13	Openings in floors and ceilings for services	(1) Where a service passes through— (a) a floor that is required to have an FRL with respect to integrity and insulation; or (b) a ceiling required to have a resistance to the incipient spread of fire, the service must be installed in accordance with (2). (2) A service must be protected— (a) in a building of Type A construction, by a shaft complying with Specification 5; or (b) in a building of Type B or C construction, by a shaft that will not reduce the fire performance of the building elements it penetrates; or (c) in accordance with C4D15. (3) Where a service passes through a floor which is required to be protected by a fire-protective covering, the penetration must not reduce the fire performance of the covering.	CRA
C4D14	Openings in shafts	Not applicable to the proposed development.	N/A
C4D15	Openings for service installations	Service penetrations through fire rated building elements are to be fire sealed in accordance with the relevant requirements of this Clause.	CRA
C4D16	Construction joints	Construction joints, spaces and the like in and between building elements required to be fire-resisting with respect to integrity and insulation must be protected in accordance with the requirements of this Clause.	CRA
C4D17	Columns protected with lightweight construction	A column protected by lightweight construction to achieve an FRL which passes through a building element that is required to have an FRL or a resistance to the incipient spread of fire, must be installed using a method and materials identical with a prototype assembly of the construction which has achieved the required FRL or resistance to the incipient spread of fire.	CRA
Specification 5 – Fire Resisting Construction			
S5C1	Scope	This Specification contains the requirements for fire resisting construction of building elements.	Noted
-	General Requirements	-	-
S5C2	Exposure to Fire-source features	The building is not exposed to any fire-source features.	Noted
S5C3	Fire protection for support of another part	Where a part of a building required to have a FRL depends on direct vertical or lateral support from another part to maintain its FRL. That supporting part must have a FRL not less than that required by other provisions as set out in this Clause.	Noted
S5C4	Lintels	A lintel must have the FRL required for the part of the building in which it is situated unless it does not contribute to the support of a fire door, fire window or fire shutter and it otherwise complies with this Clause.	CRA
S5C5	Method of	The method of attaching or installing a finish, lining, ancillary element	CRA

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Email: alex@beyondcert.com.au

	attachment not to reduce the fire-resistance of building elements	or service installation to a building element must not reduce the fire-resistance of that element to below that required.	
S5C8	Enclosure of shafts	Not applicable to the proposed development.	N/A
-	Type A Construction	-	-
S5C11	Fire-resistance of building elements	The building elements are to have FRLs as determined by this Clause. See Part 7 of the Report.	CRA
Specification 6 – Structural Tests for Lightweight Construction			
S6C1	Scope	This Specification describes test methods to be applied to and criteria to be satisfied by a wall system of light weight construction.	Noted
S6C2	Application	Information only.	Noted
-	Tests	-	CRA
S6C6	Walls generally	An external and internal wall of lightweight construction that is required to be fire-resisting, other than one covered by S6C3, S6C4 or S6C5, must be subjected to the tests and must be subjected to the tests, and fulfil the criteria within, this Clause.	CRA
-	Test Specimens	-	
S6C7	General requirements for testing	Testing must be carried out on either— (a) construction in-situ; or (b) a laboratory specimen of the construction.	CRA
S6C8	Testing in-situ	If testing is carried out in-situ, it must be done on that part of the construction least likely, because of the particular combination of the height of the walls, the support conditions and other aspects of the construction, to resist the loads.	CRA
S6C9	Testing of specimens	If a laboratory specimen is tested, the specimen must span only in the direction corresponding to the height of the wall and testing must be done in accordance with this Clause.	CRA
-	Test Methods and Compliance Criteria	-	
S6C10	Test methods	Tests must be carried out in accordance with this Clause.	CRA
S6C11	Criteria for compliance	The wall system or the specimen of it must fulfil the criteria within this Clause.	CRA
Specification 7 – Fire Hazard Properties			
S7C1	Scope	This Specification sets out requirements in relation to the fire hazard properties of linings, materials and assemblies in Class 2 to 9 buildings as set out in Table S7C2.	Noted
S7C2	Application	Linings, materials and assemblies must comply with the appropriate requirement described in Table S7C2.	CRA
S7C3	Floor linings and floor coverings	Fire hazard properties of the floor linings and floor coverings are to comply with this Clause.	CRA
S7C4	Wall and ceiling linings	Fire hazard properties of the wall and ceiling linings are to comply with this Clause.	CRA
S7C5	Air-handling ductwork	Fire hazard properties of the air-handling ductwork are to comply with this Clause.	CRA
S7C6	Lift cars	Materials used as— (a) floor linings and floor coverings must have a critical radiant flux not less than 2.2; and (b) wall and ceiling linings must be a Group 1 material or a Group 2 material in accordance with AS 5637.1.	CRA
S7C7	Other materials	Materials and assemblies not included in S7C3, S7C4, S7C5 or S7C6 must not exceed the indices set out in NSW Table S7C7.	CRA

Sonder Projects Pty Ltd T/A
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Email: alex@beyondcert.com.au

SECTION D – ACCESS AND EGRESS			
Clause		**Comments**	**Assessment**
Part D2 – Provisions for Escape			
D2D1	DtS Provisions	Information only.	Noted
D2D2	Application of Part	Information only.	Noted
D2D3	Number of exits required	Not applicable to the proposed development.	N/A
D2D4	When fire-isolated stairways and ramps are required	Not applicable to the proposed development.	N/A
D2D5	Exit travel distances	Not applicable to the proposed development.	N/A
D2D6	Distance between alternative exits	Not applicable to the proposed development.	N/A
D2D7	Heights of exits, paths of travel to exits and doorways	Not applicable to the proposed development.	N/A
D2D8	Width of exits and paths of travel to exits	Not applicable to the proposed development.	N/A
NSW D2D9	Width of doorways in exits or paths of travel to exits	Not applicable to the proposed development.	N/A
D2D10	Exit width not to diminish in direction of travel	Not applicable to the proposed development.	N/A
D2D11	Determination and measurement of exits and paths of travel to exits	Information only.	Noted
D2D12	Travel via fire-isolated exits	Not applicable to the proposed development.	N/A
D2D13	External stairways or ramps in lieu of fire-isolated exits	Not applicable.	N/A
D2D14	Travel by non-fire-isolated stairways or ramps	Not applicable to the proposed development.	N/A
D2D15	Discharge from exits	Not applicable to the proposed development.	N/A
D2D16	Horizontal exits	Not applicable to the proposed development.	N/A
D2D17	Non-required stairways, ramps or escalators	Not applicable to the proposed development.	N/A
D2D18	Number of persons accommodated	Not applicable to the proposed development.	N/A
D2D19	Measurement of distances	Information only.	Noted
D2D20	Method of measurement	Information only.	Noted
D2D21	Plant rooms, lift machine rooms and electricity network substations: Concession	Not applicable to the proposed development.	N/A
D2D22	Access to lift pits	Not applicable to the proposed development.	N/A

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Email: alex@beyondcert.com.au

Part D3 – Construction of Exits			
D3D1	DtS Provisions	Information only.	Noted
NSW D3D2	Application of Part	Information only.	Noted
D3D3	Fire-isolated stairways and ramps	Not applicable to the proposed development.	N/A
D3D4	Non-fire-isolated stairways and ramps	Not applicable to the proposed development.	N/A
D3D5	Separation of rising and descending stair flights	Not applicable to the proposed development.	N/A
D3D6	Open access ramps and balconies	Not applicable.	N/A
D3D7	Smoke lobbies	Not applicable.	N/A
D3D8	Installations in exits and paths of travel	Not applicable to the proposed development.	N/A
D3D9	Enclosure of space under stairs and ramps	Not applicable to the proposed development.	N/A
D3D10	Width of required stairways and ramps	Not applicable to the proposed development.	N/A
D3D11	Pedestrian ramps	Not applicable to the proposed development.	N/A
D3D12	Fire-isolated passageways	Not applicable to the proposed development.	N/A
D3D13	Roof as open space	Not applicable to the proposed development.	N/A
D3D14	Goings and risers	Stair geometry and the slip-resistance of treads must comply with the relevant requirements of this Clause.	CRA
D3D15	Landings	In a stairway— (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— (i) be not less than 750mm long, and where this involves a change in direction, the length is measured 500mm from the inside edge of the landing; and (ii) have— (A) a surface with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586; or (B) a strip at the edge of the landing with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586, where the edge leads to a flight below.	CRA
NSW D3D16	Thresholds	The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless as excepted by this Clause.	CRA
D3D17	Barriers to prevent falls	A continuous barrier must be provided in accordance with the relevant requirements of this Clause.	CRA
D3D18	Height of barriers	Barrier heights are to comply with the relevant requirements of this Clause.	CRA
D3D19	Openings in barriers	Barrier openings are to comply with the relevant requirements of this Clause.	CRA
D3D20	Barrier climbability	(1) A barrier required by D3D17, located on a floor more than 4m above the surface beneath, must not incorporate horizontal or near horizontal elements that could facilitate climbing between 150mm and 760mm above the floor.	CRA

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		(2) The requirements of (1) do not apply to— (a) fire-isolated stairways, fire-isolated ramps and other areas used primarily for emergency purposes, other than— (i) external stairways; and (ii) external ramps; and (b) Class 7 (other than carparks) and Class 8 buildings.	
D3D21	Wire barriers	Not applicable to the proposed development.	N/A
D3D22	Handrails	Handrails are to comply with the relevant requirements of this Clause.	CRA
D3D23	Fixed platforms, walkways, stairways and ladders	Not applicable.	N/A
D3D24	Doorways and doors	Not applicable to the proposed development.	N/A
D3D25	Swinging doors	Not applicable to the proposed development.	N/A
D3D26	Operation of latch	Not applicable to the proposed development.	N/A
D3D27	Re-entry from fire-isolated exits	Not applicable to the proposed development.	N/A
D3D28	Signs on doors	Not applicable to the proposed development.	N/A
D3D29	Protection of openable windows	A window opening must be provided with protection in accordance with the relevant requirements of this Clause.	CRA
Part D4 – Access for People with a Disability			
This Part is not relevant to the proposed development.			

SECTION E – SERVICES AND EQUIPMENT			
Clause		**Comments**	**Assessment**
Part E1 – Fire Fighting Equipment			
E1D1	DtS Provisions	Information only.	Noted
E1D2	Fire hydrants	There is no existing fire hydrant coverage provided to the relevant SOU. However, the property is subject to a Council Fire Safety Order and it is reasonably assumed that appropriate fire hydrant coverage will be provided to the SOU as part of the Order (rather than at the CC stage of the development).	Noted
E1D3	Fire hose reels	Not applicable to the proposed development.	N/A
E1D4	Sprinklers	There is no existing sprinkler coverage provided to the relevant SOU. However, the property is subject to a Council Fire Safety Order and it is reasonably assumed that appropriate sprinkler coverage will be provided to the SOU as part of the Order (rather than at the CC stage of the development).	Noted
E1D5	Where sprinklers are required: all classifications	Sprinklers are required throughout the whole building if any part of the building has an effective height of more than 25m— (a) including an open-deck carpark within a multi-classified building; but (b) excluding— (i) an open-deck carpark being a separate building; and (ii) a Class 8 electricity network substation, with a floor area not more than 200 m2, located within a multi-classified building.	Noted
E1D6	Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings	(1) In a Class 2 or 3 building, or any multi-classified building containing a Class 2 or 3 part, sprinklers are required throughout the whole building if any part of the building has— (a) a rise in storeys of 4 or more; and (b) an effective height of not more than 25m. (2) The requirements of (1) do not apply to a residential care building.	Noted
E1D9	Where sprinklers are required: Class 7a	Not applicable to the proposed development.	N/A

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Beyond Certification
ABN:30 621 467 178

Contact Person: Alex Wu
Phone: 0433 296 349
Email: alex@beyondcert.com.au

	building, other than an open-deck carpark		
E1D14	Portable fire extinguishers (PFEs)	Not applicable to the proposed development.	N/A
E1D15	Fire control centres	Not applicable to the proposed development.	N/A
E1D16	Fire precautions during construction	In a building under construction— (a) not less than one fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each storey adjacent to each required exit or temporary stairway or exit; and (b) after the building has reached an effective height of 12m— (i) the required fire hydrants and fire hose reels must be operational in at least every storey that is covered by the roof or the floor structure above, except the 2 uppermost storeys; and (ii) any required booster connections must be installed.	CRA
E1D17	Provisions for special hazards	Suitable additional provision must be made if special problems of fighting fire could arise because of— (a) the nature or quantity of materials stored, displayed or used in a building or on the allotment; or (b) the location of the building in relation to a water supply for fire-fighting purposes.	N/A
Part E2 – Smoke Hazard Management			
E2D1	DtS Provisions	Information only.	Noted
E2D2	Application of Part	Information only.	Noted
E2D3	General requirements	An air-handling system which does not form part of a smoke hazard management system in accordance with E2D4 to E2D20 and which recycles air from one fire compartment to another fire compartment or operates in a manner that may unduly contribute to the spread of smoke from one fire compartment to another fire compartment must, subject to (2), be designed and installed— (a) to operate as a smoke control system in accordance with AS 1668.1; or (b) such that it— (i) incorporates smoke dampers where the air-handling ducts penetrate any elements separating the fire compartments served; and (ii) is arranged such that the air-handling system is shut down and the smoke dampers are activated to close automatically by smoke detectors complying with clause 7.5 of AS 1670.1. (2) For the purposes of (1), each sole-occupancy unit in a Class 2 or 3 building is treated as a separate fire compartment. (3) Miscellaneous air-handling systems covered by Sections 5 and 6 of AS 1668.1 serving more than one fire compartment (other than a carpark ventilation system) and not forming part of a smoke hazard management system must comply with these Sections of the Standard. (4) A smoke detection system must be installed in accordance with S20C6 to operate AS 1668.1 systems that are provided for zone pressurisation and automatic air pressurisation for fire-isolated exits.	Noted
E2D4	Fire-isolated exits	Not applicable to the proposed development.	N/A
E2D5	Buildings more than 25m in effective height: Class 2 and 3 buildings and Class 4	The SOU must be provided with smoke alarms in accordance with the requirements of Specification 20.	CRA

Sonder Projects Pty Ltd T/A
Beyond Certification
ABN:30 621 467 178

Contact Person: Alex Wu
Phone: 0433 296 349
Email: alex@beyondcert.com.au

	part of a building		
E2D8	Buildings not more than 25m in effective height: Class 2 and 3 buildings and Class 4 part of a building	Not applicable.	N/A
E2D12	Class 7a buildings	Not applicable to the proposed development.	N/A
E2D21	Provision for special hazards	Additional smoke hazard management measures may be necessary due to the— (a) special characteristics of the building; or (b) special function or use of the building; or (c) special type or quantity of materials stored, displayed or used in a building; or (d) special mix of classifications within a building or fire compartment, which are not addressed in E2D4 to E2D20.	N/A
Part E3 – Lift Installations			
This Part is not relevant to the proposed development.			
Part E4 – Emergency Lighting, Exit Signs and Warning Systems			
This Part is not relevant to the proposed development.			

SECTION F– HEALTH AND AMENITY			
Clause		**Comments**	**Assessment**
Part F1 – Surface water management, rising damp and external waterproofing			
F1D1	DtS Provisions	Information only.	Noted
F1D2	Application of part	Information only.	Noted
F1D3	Stormwater drainage	Stormwater drainage must be designed and constructed in accordance with AS/NZS 3500.3.	CRA
F1D4	Exposed joints	Exposed joints in the drainage surface on a roof, balcony, podium or similar horizontal surface part of a building must— (a) be protected in accordance with Section 2.9 of AS 4654.2; and (b) not be located beneath or run through a planter box, water feature or similar part of the building.	CRA
F1D5	External waterproofing membranes	A roof, balcony, podium or similar horizontal surface part of a building must be provided with a waterproofing membrane— (a) consisting of materials complying with AS 4654.1; and (b) designed and installed in accordance with AS 4654.2.	CRA
F1D6	Damp-proofing	Damp-proofing is to be provided in accordance with the relevant requirements of this Clause. Where a damp-proof course is provided the material must comply with AS 2904 or impervious termite shields in accordance with the relevant requirements of AS 3660.1.	CRA
Part F2 – Wet Areas & Overflow Protection			
F2D1	DtS Provisions	Information only.	Noted
F2D2	Wet area construction	(1) In a Class 2 and 3 building and a Class 4 part of a building, building elements in wet areas must— (a) be water resistant or waterproof in accordance with Specification 26; and (b) comply with AS 3740.	CRA
F2D4	Floor wastes	(1) In a Class 2 or 3 building or Class 4 part of a building, a bathroom or laundry located at any level above a sole-occupancy unit or public space must have a floor waste. (2) Where a floor waste is installed— (a) the minimum continuous fall of a floor plane to the waste must be	CRA

Sonder Projects Pty Ltd T/A
Beyond Certification
ABN:30 621 467 178

Contact Person: Alex Wu
Phone: 0433 296 349
Email: alex@beyondcert.com.au

		1:80; and (b) the maximum continuous fall of a floor plane to the waste must be 1:50.	
Specification 26 – Waterproofing and water-resistance requirements for building elements in wet areas			
S26C1	Scope	This Specification sets out requirements for building elements in wet areas that are required to be— (a) water resistant; or (b) waterproof.	Noted
S26C2	Application	(1) The requirements of this Specification apply to— (a) shower areas (enclosed and unenclosed); and (b) areas outside a shower area; and (c) areas adjacent to baths and spas; and (d) other areas as set out in clause S26C6. (2) Where a shower is above a bath or spa, use requirements for a shower.	CRA
S26C3	Shower area (enclosed and unenclosed)	(1) For a shower area with a hob, step-down or level threshold, the following applies: (a) The floor of the shower area must be waterproof, including any hob or step-down; and (b) The walls of the shower area must be waterproof not less than 1800mm above the floor substrate. (c) Wall junctions and joints within the shower area must be waterproof. (d) Wall/floor junctions within the shower area must be waterproof. (e) Penetrations within the shower area must be waterproof. (2) A shower with a preformed shower base must also comply with the requirements of (1), except for (a) which is not applicable.	CRA
S26C4	Area outside shower area	(1) For concrete, compressed fibre-cement and fibre-cement sheet flooring, the floor of the room must be water resistant. (2) For timber floors including particleboard, plywood and other timber based flooring materials, the floor of the room must be waterproof. (3) Wall/floor junctions must be waterproof.	CRA
S26C5	Areas adjacent to baths and spas without showers	For areas adjacent to a bath and spa and a non-freestanding bath and spa the relevant requirements of (1) and (2) of this Clause apply. For inserted baths and spas, the requirements as set out in (3) of this Clause applies.	CRA
S26C6	Other areas	Other areas as stated within this Clause are to comply with their respective relevant requirements of this Clause.	CRA
Part F3 – Roof & Wall Cladding			
F3D1	DtS Provisions	Information only.	Noted
F3D2	Roof coverings	A roof must be covered with materials set out in this Clause in accordance with the relevant associated Standard.	CRA
F3D3	Sarking	Sarking type materials used for weatherproofing of roofs and walls must comply with AS 4200.1 and AS 4200.2.	CRA
F3D4	Glazed assemblies	Subject to the exceptions listed within this Clause, the following glazed assemblies in an external wall, must comply with AS 2047 requirements for resistance to water penetration: (a) Windows. (b) Sliding and swinging glazed doors with a frame, including French	CRA

Sonder Projects Pty Ltd T/A
Beyond Certification
ABN:30 621 467 178

Contact Person: Alex Wu
Phone: 0433 296 349
Email: alex@beyondcert.com.au

		and bi-fold doors with a frame. (c) Adjustable louvres. (d) Shopfronts. (e) Window walls with one piece framing.	
F3D5	Wall cladding	Subject to the exceptions listed within this Clause, external wall cladding must comply with one or a combination of the following: (a) Masonry, including masonry veneer, unreinforced and reinforced masonry: AS 3700. (b) Autoclaved aerated concrete: AS 5146.3. (c) Metal wall cladding: AS 1562.1.	CRA
Part F4 – Sanitary and Other Facilities			
F4D1	DtS Provisions	Information only.	Noted
F4D2	Facilities in residential buildings	Facilities in residential buildings are required to comply with the relevant requirements of this Clause.	CRA
F4D3	Calculation of number of occupants and facilities	Information only.	Noted
F4D4	Facilities in Class 3 to 9 buildings	Required facilities are provided in accordance with this Clause to the subject SOU.	Complies
F4D8	Construction of sanitary compartments	Construction of sanitary compartments is to be in accordance with the relevant requirements of this Clause.	CRA
Part F5 – Room Heights			
F5D1	DtS Provisions	Information only.	Noted
F5D2	Height of rooms and other spaces	Heights of rooms and other spaces are to be in accordance with the relevant requirements of this Clause.	CRA
Part F6 – Light and Ventilation			
F6D1	DtS Provisions	Information only.	Noted
F6D2	Provisions of natural light	Natural light is not required to be provided.	N/A
F6D3	Methods and extent of natural light	Required natural light is to be provided in accordance with the relevant requirements of this Clause.	CRA
F6D4	Natural light borrowed from adjoining room	No natural light proposed to be borrowed from an adjoining room.	N/A
F6D5	Artificial lighting	Artificial lighting is to be provided in accordance with the relevant requirements of this Clause.	CRA
NSW F6D6	Ventilation of rooms	Ventilation is to be provided to the buildings in accordance with the relevant requirements of this Clause.	CRA
F6D7	Natural ventilation	Where provided, natural ventilation is to be in accordance with the relevant requirements of this Clause.	CRA
F6D8	Ventilation borrowed from adjoining room	Natural ventilation is not proposed to be borrowed from any adjoining room.	N/A
F6F9	Restriction on location of sanitary compartments	Sanitary compartments must not open directly into the areas specified under this Clause.	Complies
F6D10	Airlocks	If a sanitary compartment is prohibited under F4.8 from opening directly to another room— (a) in a sole-occupancy unit in a Class 2 or 3 building or Class 4 part of	Complies

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ABN:30 621 467 178

Contact Person: Alex Wu
Phone: 0433 296 349
Email: alex@beyondcert.com.au

		a building— (i) access must be by an airlock, hallway or other room; or (ii) the sanitary compartment must be provided with mechanical exhaust ventilation; and	
F6D11	Carparks	Not applicable to the proposed development.	N/A
Part F7 – Sound Transmission and Insulation			
F7D1	DtS Provisions	Information only.	Noted
F7D2	Application of Part	Information only.	Noted
F7D3	Determination of airborne sound insulation ratings	A form of construction required to have an airborne sound insulation rating must— (a) have the required value for weighted sound reduction index (Rw) or weighted sound reduction index with spectrum adaptation term (Rw + Ctr) determined in accordance with AS/NZS ISO 717.1 using results from laboratory measurements; or (b) comply with Specification 28.	CRA
F7D4	Determination of impact sound insulation ratings	Impact sound insulation ratings and associated construction are to be in accordance with the relevant requirements of this Clause.	CRA
F7D5	Sound insulation rating of floors	Sound insulation ratings of floors and associated construction are to be in accordance with the relevant requirements of this Clause.	CRA
F7D6	Sound insulation rating of walls	Sound insulation ratings of walls and associated construction are to be in accordance with the relevant requirements of this Clause.	CRA
F7D7	Sound insulation rating of internal services	Sound insulation ratings of internal services and associated construction are to be in accordance with the relevant requirements of this Clause.	CRA
F7D8	Sound isolation of pumps	A flexible coupling must be used at the point of connection between the service pipes in a building and any circulating or other pump.	CRA
Specification 28 – Sound Insulation for Building Elements			
S28C1	Scope	This Specification lists the weighted sound reduction index Rw for some common forms of construction.	CRA
S28C2	Discontinuous construction	Wall systems listed in S28C4 to S28C7 having a minimum 20 mm cavity between 2 separate leaves are deemed to be discontinuous construction if— (a) for masonry, where wall ties are required to connect leaves, the ties are of the resilient type; and (b) for other than masonry, there is no mechanical linkage between leaves except at the periphery.	CRA
S28C3	Construction Deemed-to-satisfy	(1) The forms of wall construction described in S28C4 to S28C7 and floor construction described in S28C8 to S28C10, are considered to have the Rw, Rw + Ctr and Ln,w stated in those clauses. (2) The forms of construction referred to in (1) must be installed in accordance with the relevant requirements of this Clause.	CRA
S28C4	Acceptable forms of construction for walls — masonry	Acceptable forms of construction for masonry walls are set out in (2) to (9) of this Clause.	CRA
S28C5	Acceptable forms of construction for walls — concrete	Acceptable forms of construction for concrete walls are set out in (3) to (12) of this Clause.	CRA
S28C6	Acceptable forms of construction for walls — autoclaved aerated concrete	Acceptable forms of construction for autoclaved aerated concrete walls are set out in (2) to (5) of this Clause.	CRA
S28C7	Acceptable forms	Acceptable forms of construction for timber and steel framing walls	CRA

	of construction for walls — timber and steel framing	are set out in (2) to (11) of this Clause.	
S28C8	Acceptable forms of construction for floors — concrete	Acceptable forms of construction for concrete floors are set out in (2) to (4) of this Clause.	CRA
S28C9	Acceptable forms of construction for floors — autoclaved aerated concrete	An acceptable form of construction for autoclaved aerated concrete floors is set out in (2) of this Clause.	CRA
S28C10	Acceptable forms of construction for floors — timber	Acceptable forms of construction for timber floors are set out in (2) and (3) of this Clause.	CRA
Specification 29 – Impact Sound – Test of Equivalence			
S29C1	Scope	This Specification describes a method of test to determine the comparative resistance of walls to the transmission of impact sound.	CRA
S29C2	Construction to be tested	(1) The test is conducted on a specimen of prototype wall construction and on a specimen of one or other of the constructions specified in S28C4 to S28C7. (2) The testing of a construction specified in S28C4 to S28C7 need not be repeated for subsequent comparisons provided complete records of the results, the test equipment and the technique of testing are kept so that identical equipment can be employed and an identical technique can be adopted in the testing of specimens of prototype wall construction.	CRA
S29C3	Method	The wall constructions to be compared must be tested in accordance with this Clause.	CRA
Part F8 – Condensation Management			
F8D1	DtS Provisions	Information only.	Noted
F8D2	Application of Part	Information only.	Noted
F8D3	External wall construction	(1) Where a pliable building membrane is installed in an external wall, it must— (a) comply with AS 4200.1; and (b) be installed in accordance with AS 4200.2; and (c) be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building. (2) Where a pliable building membrane, sarking-type material or insulation layer is installed on the exterior side of the primary insulation layer of an external wall it must have a vapour permeance of not less than— (a) in climate zones 4 and 5, 0.143 µg/N.s; and (b) in climate zones 6, 7 and 8, 1.14 µg/N.s. (3) Except for single skin masonry and single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.	CRA
F8D4	Exhaust systems	(1) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of— (a) 25L/s for a bathroom or sanitary compartment; and (b)40L/s for a kitchen or laundry.	CRA

Sonder Projects Pty Ltd T/A
Beyond Certification
ABN:30 621 467 178

Contact Person: Alex Wu
Phone: 0433 296 349
Email: alex@beyondcert.com.au

	(2) Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air. (3) Where space for a clothes drying appliance is provided in accordance with F4D2(1)(b), space must also be provided for ducting from the clothes drying appliance to outdoor air. (4) (3) does not apply if a condensing-type clothes drying appliance is installed. (5) An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with F6D7 must— (a) be interlocked with the room's light switch; and (b) include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off. (6) Except for rooms that are ventilated in accordance with F6D7, a room with space for ducting a clothes drying appliance to outdoor air in accordance with (3) must be provided with make-up air in accordance with AS 1668.2.	

SECTION G – ANCILLARY PROVISIONS			
Clause		**Comments**	**Assessment**
Part G1 – Minor Structures and Components			
G1D1	DtS Provisions	Information only.	Noted
NSW G1D5	Provision for cleaning windows	(1) A building must provide for a safe manner of cleaning any windows located 3 or more storeys above ground level. (2) A building satisfies (1) where— (a) the windows can be cleaned wholly from within the building; or (b) provision is made for the cleaning of the windows by a method complying with the Work Health and Safety Act 2011 and regulations made under that Act.	CRA

SECTION I – SPECIAL USE BUILDINGS		
Clause	**Comments**	**Assessment**
This Section is not relevant to the proposed development.		

SECTION J – ENERGY EFFICIENCY			
Clause		**Comments**	**Assessment**
Part J2 – Energy Efficiency			
J2D1	DtS Provisions	Information only.	Noted
NSW J2D2	Application of Section J	Information only.	Noted
Part J3 – Building Fabric			
J3D1	DtS Provisions	Information only.	Noted
NSW J3D2	Application of Part	The Deemed-to-Satisfy Provisions of this Part apply to building elements forming the external building fabric of a sole-occupancy unit of a Class 2 building and a Class 4 part of a building.	Noted

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Beyond Certification
ABN:30 621 467 178

Contact Person: Alex Wu
Phone: 0433 296 349
Email: alex@beyondcert.com.au

J3D5	Roof thermal breaks of a sole-occupancy unit of a Class 2 building or a Class 4 part of a building	(1) A roof that— (a) has metal sheet roofing directly fixed to metal purlins, metal rafters or metal battens; and (b) does not have a ceiling lining or has a ceiling lining fixed directly to those metal purlins, metal rafters or metal battens, must have a thermal break, consisting of a material with an R-Value of greater than or equal to R0.2, installed between the metal sheet roofing and its supporting metal purlins, metal rafters or metal battens. (2) The requirements of (1) do not apply to roofs constructed using insulated sandwich panels.	CRA
J3D6	Wall thermal breaks of a sole-occupancy unit of a Class 2 building or a Class 4 part of a building	(1) A metal-framed wall that forms part of the building envelope must have a thermal break, consisting of a material with an R-Value of not less than R0.2, installed at all points of contact between the external cladding and the metal frame if the wall— (a) does not have a wall lining or has a wall lining that is fixed directly to the same metal frame; and (b) is clad with weatherboards, fibre-cement or the like, or metal sheeting fixed to a metal frame. (2) The requirements of (1) do not apply to walls constructed using insulated sandwich panels.	CRA
J3D10	Floors of a sole-occupancy unit of a Class 2 building or a Class 4 part of a building	(1), (2) & (4) do not apply in NSW. (3) A concrete slab-on-ground with an in-slab or in-screed heating or cooling system must have insulation with an R-Value at least 1.0 installed around the vertical edge of tis perimeter. (5) Insulation required by (3) must— (a) be water resistant; and (b) be continuous from the adjacent finished ground level— (i) to a depth of not less than 300mm; or (ii) for at least the full depth of the vertical edge of the concrete slab-on-ground. (6) The requirements of (3) do not apply to an in-screed heating or cooling system used solely in a bathroom, amenity area or the like.	CRA
Part J4 – Building Fabric			
J4D1	DtS Provisions	Information only.	Noted
NSW J4D2	Application of Part	(1) The Deemed-to-Satisfy Provisions of this Part apply to building elements forming the envelope of a Class 3 and Class 5 to 9 building. (2) NSW J4D3, applies to building elements forming the envelope of a sole-occupancy unit in a Class 2 building and a Class 4 part of a building. (3) (2) only applies to thermal insulation in a sole-occupancy unit in a Class 2 building and a Class 4 part of a building where a development consent specifies that the insulation is to be provided as part of the development.	Noted
NSW J4D3	Thermal construction—general	Where required, insulation must comply with AS/NZS 4859.1 and be installed in accordance with the relevant requirements of this Clause.	CRA
Part J5 – Building Sealing			
J5D1	DtS Provisions	Information only.	Noted

Sonder Projects Pty Ltd T/A
Beyond Certification
ABN:30 621 467 178

Contact Person: Alex Wu
Phone: 0433 296 349
Email: alex@beyondcert.com.au

NSW J5D2	Application of Part	The Deemed-to-Satisfy Provisions of this Part apply to elements forming the envelope of a Class 2 to 9 building, other than— (a) a building in climate zones 1, 2, 3 and 5 where the only means of air-conditioning is by using an evaporative cooler; or (b) a permanent building opening, in a space where a gas appliance is located, that is necessary for the safe operation of a gas appliance; or (c) in a Class 3 or Class 5 to 9 building, a building or space where the mechanical ventilation required by Part F6 provides sufficient pressurisation to prevent infiltration; or (d) parts of buildings that cannot be fully enclosed.	Noted
J5D3	Chimneys and flues	The chimney or flue of an open solid-fuel burning appliance must be provided with a damper or flap that can be closed to seal the chimney or flue.	CRA
J5D4	Roof lights	(1) A roof light must be sealed, or capable of being sealed, when serving— (a) a conditioned space; or (b) a habitable room in climate zones 4, 5, 6, 7 or 8. (2) A roof light required by (1) to be sealed, or capable of being sealed, must be constructed with— (a) an imperforate ceiling diffuser or the like installed at the ceiling or internal lining level; or (b) a weatherproof seal; or (c) a shutter system readily operated either manually, mechanically or electronically by the occupant.	CRA
J5D5	Windows and doors	New windows and doors are to be sealed as applicable in accordance with the relevant requirements of this Clause.	CRA
J5D6	Exhaust fans	An exhaust fan must be fitted with a sealing device such as a self-closing damper or the like when serving— (a) a conditioned space; or (b) a habitable room in climate zones 4, 5, 6, 7 or 8.	CRA
J5D7	Construction of ceilings, walls and floors	(1) Ceilings, walls, floors and any opening such as a window frame, door frame, roof light frame or the like must be constructed to minimise air leakage in accordance with (2)— (a) when forming part of the envelope; or (b) in climate zones 4, 5, 6, 7 or 8. (2) Construction required by (1) must be— (a) enclosed by internal lining systems that are close fitting at ceiling, wall and floor junctions; or (b) sealed at junctions and penetrations with— (i) close fitting architrave, skirting or cornice; or (ii) expanding foam, rubber compressible strip, caulking or the like. (3) The requirements of (1) do not apply to openings, grilles or the like required for smoke hazard management.	CRA
Part J6 – Air-conditioning & Ventilation			
J6D1	DtS Provisions	Information only.	Noted
NSW J6D2	Application of Part	(1) The Deemed-to-Satisfy Provisions of this Part do not apply to a Class 8 electricity network substation. (2) J6D10 does not apply to a Class 2 building or a Class 4 part of a building.	Noted
J6D3-J6D13		All air-conditioning and ventilation requirements are to comply with the relevant requirements of these Clauses.	CRA

Sonder Projects Pty Ltd T/A
Beyond Certification
ABN:30 621 467 178

Contact Person: Alex Wu
Phone: 0433 296 349
Email: alex@beyondcert.com.au

Part J7 – Artificial Lighting & Power			
This Part is not relevant to the proposed development.			
Part J8 – Heated water supply & swimming pool & spa pool plant			
J8D1	DtS Provisions	Information only.	Noted
J8D2	Heated water supply	A heated water supply system for food preparation and sanitary purposes must be designed and installed in accordance with Part B2 of NCC Volume Three — Plumbing Code of Australia.	CRA
Part J9 – Energy monitoring and on-site distributed energy resources			
This Part is not relevant to the proposed development.			
Specification 36 – Material Properties			
S36C1	Scope	This Specification lists the thermal properties of some common construction materials.	Noted
S36C1	Construction DtS	Information only.	Noted
Specification 37 – Calculation of U-Value & Solar Admittance			
S37C1	Scope	This specification describes the methods of calculating the U-Value and solar admittance of a wall-glazing construction.	Noted
S37C2	General	Information only.	Noted
S37C3 to S37C7	'Calculation Methods'	Calculations are to be in accordance with the relevant requirements of these Clauses as applicable.	CRA