gardnergroup

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BUILDING SURVEYORS | CONSULTANTS

# REGULATORY ASSESSMENT REPORT

Summary of requirements to issue the Building Permit

| | |
|---|---|
| Address of Project | **12 HASSALL STREET, PARRAMATTA NSW 2150** |
| Report prepared for: | **PTW ARCHITECTS**<br>**LEVEL 11, 88 PHILLIP STREET,**<br>**SYDNEY NSW 2000** |
| Contact Person | **MELINDA LIM**<br>**Melinda.Lim@ptw.com.au**<br>**02 9232 5877** |
| Gardner Group Reference: | **220527 - 20523 RAR** |

Gardner Group accepts no responsibility for any loss suffered as a result of any reliance upon this report other than as being accurate at the date of assessment of the drawings as detailed within this report.

## DOCUMENT AUTHOR

| | NAME | SIGNED | DATE |
|---|---|---|---|
| Prepared by | JAY SYMEONIDIS |  | 27 MAY 2022 |
| Reviewed by | STASI GALANOS | | 27 MAY 2022 |

## REVIEW HISTORY

| REVISION NO. | PURPOSE OF REVISION | DATE |
|---|---|---|
| 01 | For Comment | 27 MAY 2022 |

## 1. INTRODUCTION

This regulatory design assessment report has been prepared for the proposed mixed-use development located at 12 Hassall Street, Parramatta.

A review of the documents available on Microsoft outlook email as of the 12 April 2022 (2:21pm) has been undertaken for compliance with the NSW legislation, including but not limited to the National Construction Code / Building Code of Australia Volume 1 Amendment 1 2019 (NCC-BCA) and associated Australian Standards. This report is limited to a detailed assessment of the documents made available to our office at the time of review.

Items identified that do not comply with the DTS provisions may be capable of being addressed through a performance solution (i.e. fire safety engineering, disability access or energy efficiency solutions). Performance solutions must be prepared suitably qualified consultants independent of the Building Surveyor.

## 2. BUILDING DESCRIPTION

| | | | |
|---|---|---|---|
| **Classification:** | **Level** | **Use** | **Classification** |
| | Basement 6 | Pit maintenance | 2, 6, 7a, 9b |
| | Basement levels 2 to 5 | Carpark and ancillary | 2, 7a |
| | Basement 1 | Carpark, plant room, amenities, ancillary | 2, 6, 7a, 9b |
| | Basement B1M | Plant room | 2, 6, 7a, 9b |
| | Ground Floor | Resident lobby, retail, café, carpark entry, gym | 2, 6, 7a, 9b |
| | Level 1 | Gym | 9b |
| | Levels 2 and 3 | Office | 5 |
| | Level 4 | Resident amenities | 2 |
| | Levels 5 to 27 | Residential apartments | 2 |
| | Level 28 | Residential apartments and plant room | 2 |
| | Levels 29 – 51 | Residential apartments | 2 |
| | Level 52 | Residential apartments and plant room | 2 |
| | Levels 53 to 58 | Residential apartments | 2 |
| | Level 59 | Residential apartments and plant room | 2 |
| | Level 60 | Resident amenities | 2 |
| | Level 61 | Plant room | 2 |
| | Level 62 | Lift machine room | 2 |
| **Storeys contained:** | 70 | | |
| **Rise in Storeys:** | 63 | | |
| **Type of Construction:** | Type A | | |

| | | |
|---|---|---|
| **Floor Area** | **Level** | **Approximate Floor Area (m²)** |
| | Refer architectural gross floor area plans, DA-91 series.<br>Noting clarification of gross floor area on DWG DA-91-1500 Rev A, architect to submit a schedule confirming individual floor area of each storey including all areas including but not limited to storages, external terraces/balconies, etc. | |
| **Site Area** | 2,055m$^2$ | |
| **Large Isolated Building:** | No – floor area and volume within Table C2.2 parameters | |
| **Effective Height:** | 200m | |
| **Climate Zone:** | Climate Zone 6 | |
| **NCC-BCA Importance Level:** | Importance level 2<br>Architect or fire engineer to confirm maximum number of people deemed to be accommodated within each office, café and the gym.<br>Where >300 people are accommodated, building will need to be designed to BCA importance level 3. | |
| **Applicable NCC-BCA:** | NCC-BCA 2019 Volume 1 Amendment 1 | |
| **Local Government (Council):** | City of Paramatta | |

## 3. PERFORMANCE ASSESSMENT ITEMS

Below is a list of matters identified that may be supported via a performance solution.

The owner must provide a signed letter confirming their acknowledgment and acceptance of each performance solution.

### Fire Engineering

The item(s) listed below have been identified as capable of being addressed through a performance solution.

This is subject to the review and approval of design consultants and certifying building surveying.

| No. | Description | DTS Clause(s) | Performance Requirement(s) |
|---|---|---|---|
| 1. | Review of various unprotected window openings within 3m of the allotment boundary. | C3.2 | CP2, CP8 |
| 2. | To permit fire hose reel coverage shortfalls. | E1.1 | EP1.1 |
| 3. | To delete fire hose reels from levels 61 and 62. | E1.1 | EP1.1 |
| 4. | To permit a single exit in lieu of two exits from,<br>- Basement level 6.<br>- Basement level 1M.<br>- Ground floor commercial tenancy.<br>- Level 61.<br>- Level 62. | D1.2 | DP4 |
| 5. | To permit travel distances in excess of that required. | D1.4, D1.5 | DP4, DP6 |
| 6. | To permit egress widths to be less than 1m. | D1.6 | DP2, DP6 |
| 7. | To permit levels B6 to B1M, 4, 60, 61, and 62 to open directly into fire isolated stair. | D1.7 | DP4, DP5 |
| 8. | To permit fire isolated stair to discharge internally. | D1.7 | DP4, DP5 |
| 9. | To permit deletion of protection to walls and openings within 6m of discharge path. | D1.10 | DP5 |
| 10. | To permit the connection between rising and descending stair flights | D2.4 | DP5 |
| 11. | To permit ground floor sliding doors to not open to a road or open space. | D2.19 | DP4 |

**Disability Access**

The item(s) listed below have been identified as capable of being addressed through a performance solution.

This is subject to the review and approval of design consultants and certifying building surveying.

| No. | Description | DTS Clause(s) | Performance Requirement(s) |
|---|---|---|---|
| 1. | To permit the omission of providing access to all areas within the gym. | D3.1 | DP1, DP2 |
| 2. | To permit the deletion of handrail extensions and terminations to ramps and stairs. | D2.17, D3.3 | DP1, DP2 |
| 3. | To permit the omission of doorway circulation clearances. | D3 | DP1, DP2 |
| 4. | To permit reduced turning space widths less than 1540mm. | D3.3 | DP1, DP2 |

**Health & Amenity**

The item(s) listed below have been identified as capable of being addressed through a performance solution.

This is subject to the review and approval of design consultants and certifying building surveying.

| No. | Description | DTS Clause(s) | Performance Requirement(s) |
|---|---|---|---|
| 1. | To permit floors in laundries not to have the required fall. | F1.7, F1.11 | FP1.6, FP1.7 |
| 2. | To permit floors in bathrooms not to have the required fall. | F1.7, F1.11 | FP1.6, FP1.7 |
| 3. | To permit the deletion of laundry troughs as applicable. | F2.1 | FP2.2 |
| 4. | Weatherproofing of a roof and external wall including openings around windows and doors. | N/A | FP1.4 |
| 5. | To permit use of structural roof. | F1.5 | FP1.2 |

## 4. FIRE AND RESCUE NSW ITEMS

The item(s) listed below have been identified as capable of being addressed through the FRNSW report and consent process.

This is subject to a review of the service drawings and confirmation by the fire service design engineers.

| No. | Description | DTS Clause(s) | Performance Requirement(s) |
|---|---|---|---|
| 1. | To permit fire hydrants to serve a different level on which they are located. | E1.3 | EP1.3 |
| 2. | To permit fire hydrant coverage shortfalls. | E1.3 | EP1.3 |

## 5. GENERAL REGULATORY REQUIREMENTS

The table below is a detailed assessment of the proposed development. Each row provides a description of the regulatory requirements relevant to the proposed work and comments provided on its application to the building.

The comment / action column details what is required to ensure compliance is achieved and to enable the issue of the Building Permit.

| No. | Description | |
|---|---|---|
| 1. | **Planning Permit**<br>Drawings issued as part of the Building Permit package must be consistent with the endorsed planning permit drawings.<br>It is the responsibility of the project manager / builder to ensure all conditions of the planning permit are satisfied and adhered to. | Submit a copy of the town planning permit and associated endorsed drawings for assessment against the building permit drawings. |
| 2. | **Bushfire Requirements** | Land is not bush fire prone. |
| 3. | **Other Fees, Permits and Legislation** | All additional permits required by the relevant Council shall be obtained and fees or deposits lodged for the same (e.g. Road Access, Road Occupation, Hoarding, Health Approval etc.).<br>The Owner / Occupier are advised to investigate their obligations under separate State or Commonwealth legislation(s). |

## 6. ASSESSMENT OF THE DEEMED-TO-SATISFY REQUIREMENTS OF THE NCC-BCA

The table below is a detailed assessment of the proposed development with the NCC-BCA.
Each row provides a description of the Deemed-to-Satisfy Provisions relevant to the proposed work and comments provided on its application to the building.
The action column details items required to ensure compliance with the NCC-BCA and to enable the issue of the Building Permit.

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
|---|---|---|
| **SECTION A – GENERAL PROVISIONS** | | |
| 1. | **Clause A2.2 – Evidence of suitability**<br>To detail evidence which may support a claim that a material, construction or design achieves a Performance Requirement or Deemed-to-Satisfy Provision, or that a calculation method complies with an ABCB protocol. | Clause applicable.<br>Architect to submit materiality schedule(s), for our review and approval.<br>Submit NATA accredited test reports for proposed materials and specify test report number against each material as applicable.<br>Service design engineers to submit schedule identifying method of protecting services that penetrate a fire or smoke rated building element.<br>Test reports are required from relevant accredited bodies to confirm the value a system achieves. Presumptions, assessments, and assumed/predicted values will not be accepted. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
|---|---|---|
| 2. | **Clause A2.3 – Fire-resistance of building elements**<br>To state that, for the purposes of the Deemed-to-Satisfy Provisions, Specification A2.3 must be used to provide a basis for determining the fire-resistance level (FRL) of a building element | Clause applicable.<br>Architect to submit wall type plan identifying the applicable tested wall systems for each fire rated wall (i.e., CSR, Knauf, Boral etc.).<br>Structural engineer to submit drawings that specify the fire resistance level each structural member (i.e., slabs, columns, loadbearing walls) achieves. |
| 3. | **Clause A2.4 – Fire hazard properties**<br>To state that, for the purposes of the Deemed-to-Satisfy Provisions, Specification A2.4 must be used to provide a basis for determining fire hazard properties | Clause applicable.<br>Architect to submit materiality schedule(s), for our review and approval.<br>Submit NATA accredited test reports for proposed materials and specify test report number against each material as applicable. |
| 4. | **Clause A4.2 – Alterations in a united building**<br>Alterations works to cease connection between separate buildings, requires each building to be comply with all requirements for a single building. | Not applicable to this project. |
| **SECTION B – STRUCTURAL PROVISIONS** | | |
| 5. | **Clause B1.1 – Resistance to actions**<br>The building or structure is to be structurally sound and be capable of withstanding most critical action effects as determined by B1.2 and B1.4. | Clause applicable.<br>Structural engineer to submit Regulation 126 Certificate of Compliance – Design and associated documents including but not limited to structural plans, structural computations, soil report, wind report.<br>Documents must identify live loads, fire resistance levels, importance level, wind category, and so forth. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
|---|---|---|
| 6. | **Clause B1.4 – Determination of structural resistance**<br>The building or structure is to be structurally sound and be capable of withstanding most critical action effects as determined by B1.2 and B1.4. | Clause applicable.<br>Structural engineer to submit Regulation 126 Certificate of Compliance – Design and associated documents including but not limited to structural plans, structural computations, soil report, wind report.<br>Documents must identify live loads, fire resistance levels, importance level, wind category, and so forth.<br>Glazing must be designed to meet the requirements of AS1288 and AS2047.<br>All balustrades must be designed to meet the loading requirements of AS1170. Specifically, the impact loading requirements must be considered.<br>Glass balustrades must be provided with a structural top handrail. Frameless glass balustrades are not permitted.<br>Glass panels/assemblies, doors, and the like within public and private areas (i.e., apartment doors leading to balconies) that are capable of being mistaken for an opening must be provided with manifestations/decals. |
| 7. | **Clause B1.6 – Construction of buildings in flood hazard areas**<br>Buildings in a flood hazard area must comply with the ABCB Standard for Construction of Buildings in Flood Hazard Areas. | Land not prone to flooding according to NSW ePlanning Spatial Viewer. |
| **SECTION C – FIRE RESISTANCE** | | |
| 8. | **Clause C1.0 – Deemed-to-Satisfy Provisions**<br>To clarify that associated Performance Requirements will be satisfied where building complies with related Deemed-to-Satisfy Provisions. | Informative clause only. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
|---|---|---|
| 9. | **Clause C1.1 – Type of construction required**<br>To establish the minimum fire resisting construction required for Class 2-9 buildings. | Clause applicable.<br>Type A construction applies to this building.<br>Each building element listed in Table 3 (refer Appendix A of this report) must achieve an FRL not less than that listed.<br>Architect to submit wall type, wall set out, door schedule, and window schedule identifying fire resistant levels proposed.<br>Structural engineer to submit drawings that specify the fire resistance level each structural member (i.e., slabs, columns, loadbearing walls) achieves. |
| 10. | **Clause C1.2 – Calculation of Rise in Storeys**<br>To establish a method for the calculation of the rise in storeys of a building. | Informative clause only. |
| 11. | **Clause C1.3 – Buildings of multiple classification**<br>To establish the type of construction required for a building that contains more than one class. | Informative clause only.<br>Type A construction applies to this building. |
| 12. | **Clause C1.4 – Mixed types of construction**<br>To specify the circumstances in which a building may be of more than one type of construction. | Not applicable to this project. |
| 13. | **Clause C1.5 – Two storey Class 2, 3 or 9c buildings**<br>To grant concessions for:<br>• Low rise Class 2 and Class 3 buildings provided with a good means of egress; and<br>• Sprinkler protected Class 9c aged-care buildings. | Not applicable to this project. |
| 14. | **Clause C1.6 – Class 4 parts of buildings**<br>To specify that Class 4 parts of buildings are subject to the same requirement for fire resistance levels and separation as would apply to Class 2 parts in similar circumstances. | Not applicable to this project. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
|---|---|---|
| 15. | **Clause C1.7 – Open spectator stands and indoor sports stadiums**<br>To grant concessions for open spectator stands and indoor sports stadiums. | Not applicable to this project. |
| 16. | **Clause C1.8 – lightweight construction**<br>To specify the requirements for the use of lightweight construction in:<br>• Circumstances which require walls with a fire resistance level; and<br>• Certain high use buildings; and<br>• Fire resisting covering of steel columns or the like. | Clause applicable.<br>Architect to submit wall type plan identifying the applicable tested wall systems for each fire rated wall (i.e., CSR, Knauf, Boral etc.). |
| 17. | **C1.9 – Non-combustible building elements**<br>Stipulates the non-combustibility for building elements and to permit the use of certain materials that are known to provide acceptable levels of fire safety where an element is required to be non-combustible. | Clause applicable.<br>Submit AS1530 Part 1 test report to confirm the following building elements and all components incorporated within them (i.e., frame, insulation) are non-combustible.<br>- External walls.<br>- Lift pit flooring and floor framing.<br>- Non-loadbearing internal fire-resistant walls. |
| 18. | **Clause C1.10 – Fire Hazard Properties**<br>Fire hazard properties of any internal linings, material or assembly within the building must comply with Spec C1.10 for floor, wall or ceiling linings. | Clause applicable.<br>Architect to submit materiality schedule(s), for our review and approval.<br>Submit NATA accredited test reports for proposed materials and specify test report number against each material as applicable. |
| 19. | **Clause C1.11 – Performance of external walls in fire**<br>Precast or tilt-panel concrete external walls must comply with Specification C1.11 where used in building with rise in storey of not more than 2. | Not applicable to this project. |
| 20. | **Clause C1.13 – Fire-protected timber: concession**<br>Stipulates when fire-protected timber may be used. | Not applicable to this project. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
|---|---|---|
| 21. | **Clause C1.14 – Ancillary elements**<br>To permit certain building components that may contain a limited amount of combustible material to be attached to an external wall required to be non-combustible. | Clause applicable.<br>AS1530 Part 1 test report required for any secondary building elements that are not integral to another element unless it is an element listed and meets its relevant requirements under this BCA Clause. |
| 22. | **Clause C2.0 – Deemed-to-Satisfy Provisions**<br>To clarify that associated Performance Requirements will be satisfied where building complies with related Deemed-to-Satisfy Provisions. | Informative clause only. |
| 23. | **Clause C2.1 – Application of part**<br>To clarify that the floor area limitations of Part C2 do not apply to certain buildings. | Informative clause only. |
| 24. | **Clause C2.2 – General floor area and volume limitation**<br>To limit the size of any fire in a building by limiting the size of a floor area and volume of a fire compartment. | Clause applicable; design complies. |
| 25. | **Clause C2.3 – Large isolated buildings**<br>To grant concessions for large isolated buildings from the floor area and volume limitations. | Not applicable to this project. |
| 26. | **Clause C2.4 – Requirements for open spaces and vehicular access**<br>To set the minimum requirements for open space around a building and the provisions of vehicular access for the fire brigade. | Not applicable to this project. |
| 27. | **Clause C2.5 – Class 9a and 9c buildings**<br>To protect the patients in a health care building and residents in an aged care building from the spread of fire and smoke. | Not applicable to this project. |
| 28. | **Clause C2.6 – Vertical separation of openings in external walls**<br>To minimize the risk of fire spreading from one floor to another via openings in external walls in buildings of Type A construction. | Not applicable to this project. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
|---|---|---|
| 29. | **Clause C2.7 – Separation by fire walls**<br>Fire walls separating compartments of a building must be constructed such that the wall extends from the finished floor level to the separating slab above, or the roof covering. | Not applicable to this project. |
| 30. | **Clause C2.8 – Separation by classifications in the same storey**<br>The building may be separating into different classifications by fire walls having higher FRL of the classifications. Alternatively, providing the higher FRL's throughout the building will achieve compliance. | Clause applicable.<br>Architect to submit wall type plan identifying the applicable tested wall systems for each fire rated wall (i.e., CSR, Knauf, Boral etc.).<br>Fire resistant walls adopting the higher FRL under Appendix A Table 3 are required to separate the ground floor café, gym, carpark, and residential areas. |
| 31. | **Clause C2.9 – Separation of classifications in different storeys**<br>To minimize the risk of a fire in one classification causing the failure of building elements in another classification in a different storey. | Clause applicable.<br>Structural engineer to submit drawings that specify the fire resistance level each structural member (i.e., slabs, columns, loadbearing walls) achieves. |
| 32. | **Clause C2.10 – Separation of lift shafts**<br>To minimize the risk of a fire spreading from one floor to another floor of a building by way of a lift opening. | Clause applicable.<br>Structural engineer to submit drawings that specify the fire resistance level each structural member (i.e., slabs, columns, loadbearing walls) achieves. |
| 33. | **Clause C2.11 – Stairways and lifts in one shaft**<br>Stairways and lifts cannot be within the same shaft if one of those shafts are required to be fire rated. | Clause applicable; design complies. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
|---|---|---|
| 34. | **Clause C2.12 – Separation of equipment**<br>Equipment considered an explosion risk by NCC-BCA is required to be separated from the remainder of the building. Such equipment includes boilers, batteries, central smoke control plant and lift motor rooms.<br>Separation is to be achieved with FRL 120/120/120 and have any openings within protected in accordance with Part C3. | Clause applicable.<br>Architect to submit wall type plan identifying the applicable tested wall systems for each fire rated wall (i.e., CSR, Knauf, Boral etc.).<br>Structural engineer to submit drawings that specify the fire resistance level each structural member (i.e., slabs, columns, loadbearing walls) achieves. |
| 35. | **Clause C2.13 – Electricity supply system**<br>Electricity supply systems supporting emergency equipment is to be separated from the remainder of the building having construction with FRL 120/120/120 with any openings protected in accordance with Part C3.<br>Such equipment includes electrical substations, main switchboards and electrical conductors. | Clause applicable.<br>Architect to submit wall type plan identifying the applicable tested wall systems for each fire rated wall (i.e., CSR, Knauf, Boral etc.).<br>Structural engineer to submit drawings that specify the fire resistance level each structural member (i.e., slabs, columns, loadbearing walls) achieves. |
| 36. | **Clause C2.14 – Public corridors in Class 2 and 3 buildings**<br>Public corridors within a Class 2 or 3 building that exceed 40m in length must be divided into intervals by smoke-proof walls complying with clause 2 of Spec C2.5.<br>**Note:** The length of the corridor includes any lobby areas connected to the corridor. | Not applicable based on current design. |
| 37. | **Clause C3.0 – Deemed-to-Satisfy Provisions**<br>To clarify that associated Performance Requirements will be satisfied where building complies with related Deemed-to-Satisfy Provisions. | Informative clause only. |
| 38. | **Clause C3.1 – Application of Part**<br>To clarify which openings must comply with the Deemed-to-Satisfy Provisions of Part C3. | Informative clause only. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
|---|---|---|
| 39. | **Clause C3.2 – Protection of openings in external walls**<br>To require any openings in external walls to be protected, only where the wall is required to have an FRL, to prevent the spread of fire from the boundary of an adjoining allotment, or one building to another building on the same allotment. | Clause applicable.<br>Architect to submit window and door schedule identifying method of protection proposed to openings.<br>Services design engineers to document proposed method of protection proposed. |
| 40. | **Clause C3.3 – Separation of external walls and openings in different fire compartments**<br>To limit spread of fire between fire compartments through external walls and the openings in them. | Not applicable based on current design. |
| 41. | **Clause C3.4 – Acceptable methods of protection**<br>To set out the acceptable methods of protection required for different types of openings in a building. | Clause applicable.<br>Architect to submit window and door schedules identifying method of protection proposed to openings.<br>Services design engineers to document proposed method of protection proposed. |
| 42. | **Clause C3.5 – Doorways in fire walls**<br>Doorways in fire walls must achieve the required fire resistance level for the fire wall as determined by Spec C1.1. | Not applicable based on current design. |
| 43. | **Clause C3.6 – Sliding fire doors**<br>To avoid danger to occupants caused by the automatic closing of a fire door. | Not applicable based on current design. |
| 44. | **Clause C3.7 – Protection of doorways in horizontal exits**<br>To provide occupants using a horizontal exit with the same protection as those using a fire isolated exit. | Not applicable based on current design. |
| 45. | **Clause C3.8 – Openings in fire isolated exits**<br>To maintain the integrity of a fire isolated exit and to protect people using fire isolated exits by providing adequately protected door and window openings. | Clause applicable.<br>Architect to submit door schedule identifying fire isolated stair doors as self or automatic closing fire doors achieving an FRL not less than –/60/30. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
|---|---|---|
| 46. | **Clause C3.9 – Service penetrations in fire-isolated exits**<br>To maintain the integrity of a fire isolated exit and to protect the people using them by providing protection to fire service penetrations. | Clause applicable.<br>Submit service design engineer drawings for further review. |
| 47. | **Clause C3.10 – Openings in fire-isolated lift shafts**<br>If lift shaft is required to be fire-isolated (refer C2.10), entrance doorway must:<br>• Achieve an FRL of -/60/-<br>• Comply with AS 1735.11<br>• Be set to remain closed except when discharging or receiving passengers, goods or vehicles.<br>A lift indicator panel must be backed by an FRL of -60/60 if it exceeds 35,000m$^2$ in area. | Clause applicable.<br>Architect to submit door schedule identifying lift doors complying with AS1735 Part 11 and achieving an FRL not less than –/60/–. |
| 48. | **Clause C3.11 – Bounding construction**<br>To maintain the performance of a wall bounding any sole occupancy unit or public corridor in Class 2 or 3 buildings and sole occupancy units in a Class 4 part. | Clause applicable; design to comply.<br>Architect to submit door schedule identifying all apartment entry doors, plant rooms doors opening into apartment corridors, concierge BOH and café doors opening into residential lobby with self or automatic closing –/60/30 fire doors. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
|---|---|---|
| 49. | **Clause C3.12 – Openings in floors and ceilings for services**<br>Service penetrations through fire rated elements must be adequately protected by either a shaft or in accordance with C3.15 (fire collars, etc.). | Clause applicable.<br>Service design engineers to submit schedule identifying method of protecting services that penetrate a fire or smoke rated building element.<br>Test reports are required from relevant accredited bodies to confirm the value a system achieves. Presumptions, assessments, and assumed/predicted values will not be accepted.<br>Architect to submit wall type plan identifying the applicable tested wall systems for each fire rated wall (i.e., CSR, Knauf, Boral etc.) where a shaft is proposed. |
| 50. | **Clause C3.13 – Openings in shafts**<br>In Type A construction an opening in a wall providing access to a ventilating, garbage or other service shaft must be protected as follows:<br>• If in a sanitary compartment – non-combustible door or panel with FRL –/30/30, or<br>• A self-closing -/60/30 fire door or hopper, or<br>• An access panel having FRL -/60/30, or<br>• If a garbage shaft – non-combustible door or hopper.<br>**Note:** Please note where a garbage chute discharges to a bin room within a carpark or the like, the room must be separated from the remainder of the building/level with FRL applicable to classification. | Clause applicable.<br>Architect to submit wall type plan identifying the applicable tested wall systems for each fire rated wall (i.e., CSR, Knauf, Boral etc.) where a shaft is proposed.<br>Architect to submit door schedule identifying construction and protection of doors serving shafts. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
|---|---|---|
| 51. | **Clause C3.15 – Openings for service installations**<br>Penetrations through fire rated elements for services must be appropriately fire sealed to maintain the integrity and insulation requirements of the fire rated element.<br>The method of protection is to be a tested system with details of such system provided to Gardner Group for review.<br>**Note:** Manufacturers full test report is required for each type of fire rated system (collar etc.) showing the test meets requirements. | Clause applicable.<br>Service design engineers to submit schedule identifying method of protecting services that penetrate a fire or smoke rated building element.<br>Test reports are required from relevant accredited bodies to confirm the value a system achieves. Presumptions, assessments, and assumed/predicted values will not be accepted. |
| 52. | **Clause C3.16 – Construction joints**<br>To limit the spread of fire between building elements required to be fire resistant. | Clause applicable; design to comply.<br>Submit AS 1530 Part 4 test report confirming FRL achieved to construction joints, spaces, and the like between fire resistant building elements. |
| 53. | **Clause C3.17 – Columns protected with lightweight construction to achieve an FRL**<br>To prohibit columns with lightweight fire protection from lowering the fire resistance levels of other building elements. | Not applicable based on current design. |
| 54. | **Specification C1.1, Clause 3.1 – Fire-resistance of building elements**<br>Each building element listed in Table 3 (refer Appendix A of this report) must achieve and FRL not less than that listed.<br>Internal fire-resistant walls must extend to the –<br>a) underside of the slab; or<br>b) fire resistant roof, a non-combustible roof covering; or<br>c) a ceiling that is immediately below the roof and has a resistance to the incipient spread of fire to the roof space between the ceiling and the roof of ≥60minutes.<br>Internal loadbearing walls must be constructed of concrete, masonry, or a combination of the two. | Clause applicable.<br>Architect to submit wall type plan identifying the applicable tested wall systems for each fire rated wall (i.e., CSR, Knauf, Boral etc.) where a shaft is proposed.<br>Architect to submit detailed plan showing proposed horizontal and vertical termination of fire-resistant walls.<br>Structural engineer to submit drawings that specify the fire resistance level each structural member (i.e., slabs, columns, loadbearing walls) achieves. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
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| **SECTION D – ACCESS AND EGRESS** | | |
| 55. | **Clause D1.0 – Deemed-to-Satisfy Provisions**<br>To clarify that associated Performance Requirements will be satisfied where building complies with related Deemed-to-Satisfy Provisions. | Informative clause only. |
| 56. | **Clause D1.1 – Application of this Part**<br>To exempt internal parts of sole occupancy units in Class 2 and Class 3 buildings and Class 4 parts from the Part D1 Deemed-to-Satisfy Provisions. | Informative clause only. |
| 57. | **Clause D1.2 – Number of exits required**<br>To require the provisions of sufficient exits to enable safe egress in case of an emergency. | Clause applicable.<br>Two exits are required throughout the building.<br>Proposed single exit from the following storeys will require fire engineering input.<br>- Basement level 6.<br>- Basement level 1M.<br>- Ground floor commercial tenancy.<br>- Level 61 plant room.<br>- Level 62 machine room. |
| 58. | **Clause D1.3 – When fire-isolated stairways and ramps are required**<br>To require the provisions of sufficient exits to enable safe egress in case of an emergency. | Clause applicable.<br>Fire isolated exit has been provided. |
| 59. | **Clause D1.4 – Exit travel distances**<br>To maximize the safety of occupants by enabling them to be close enough to an exit to safely evacuate. | Clause applicable.<br>Travel distances provided for guidance purposes under Gardner Group review provided 1 March 2022.<br>To be re assessed once exit signage has been coordinated and provided. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
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| 60. | **Clause D1.5 – Distance between alternative exits**<br>To require that if an exit is inaccessible, access to any required alternative exit must be available within a reasonable distance. | Clause applicable.<br>Travel distances provided for guidance purposes under Gardner Group review provided 1 March 2022.<br>To be re assessed once exit signage has been coordinated and provided. |
| 61. | **Clause D1.6 – Dimensions of exits and paths of travel to exits**<br>To require exits and paths of travel to an exit to have dimensions to allow all occupants to evacuate within a reasonable time. | Clause applicable.<br>Architect or fire engineer to confirm maximum number of people deemed to be accommodated within each office, café and the gym.<br>For up to 100 persons, 1m clear egress width is required along all pathways.<br>Egress widths are to be measured between all obstructions i.e., bollards, handrails, car spaces, exit door leaf, etc.<br>Fire engineering input required for current design i.e. , basement 5 wall to bollard/columns outside exit, level 61 plant room.<br>Architect to submit door schedule identifying all doorways with a minimum unobstructed height of 1.98m. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
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| 62. | **Clause D1.7 – Travel via fire-isolated exits**<br>To enable occupants to safely enter a fire isolated exit which discharges to a safe location. | Clause applicable.<br>Fire engineering input will be required to permit,<br>- Basement levels to open directly into a fire isolated stair.<br>- Level 4, 60, 61, 62 to open directly into a fire isolated stair.<br>- fire isolated stair to discharge internally.<br>- No protection to the external walls and/or openings that are within 6m of the discharge path from the exit. |
| 63. | **Clause D1.8 – External stairways or ramps in lieu of fire-isolated exits**<br>To detail the circumstances in which an external stairway or ramp can be provided instead of a fire isolated stairway or fire isolated ramp. | Not applicable based on current design. |
| 64. | **Clause D1.9 – Travel by non-fire-isolated stairway or ramps**<br>To require that a person using a non-fire isolated stairway or ramp be provided with a safe evacuation path. | Not applicable based on current design. |
| 65. | **Clause D1.10 – Discharge from exits**<br>Exit must not be blocked and where necessary, suitable barriers must be provided to prevent vehicles from blocking the exit, or access to it.<br>Path of travel to a road, from the open space exit, must have an unobstructed width throughout of not less than the minimum width of the required exit or 1 m, whichever is the greater.<br>Exits discharging to an open space that is at a different level than the public road to which it is connected, the path of travel to the road must be by a ramp or other incline having a gradient not steeper than 1:8, or not steeper than 1:14 if required to be accessible, or if the exit is from a Class 9a building, a stairway. | Clause applicable.<br>Suitable barriers to be provided outside basement levels fire isolated stair.<br>Path of travel from exit discharge to the road must be via a 1:14 ramp. |
| 66. | **Clause D1.11 – Horizontal exits**<br>To detail how the installation of horizontal exits in a building is permitted as an alternative to a conventional exit. | Not applicable based on current design. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
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| 67. | **Clause D1.12 – Non–required stairways, ramps, or escalators**<br>To limit the spread of fire and smoke through unprotected openings for stairways, ramps, escalators and moving walkways. | Not applicable based on current design. |
| 68. | **Clause D1.13 – Number of persons accommodated**<br>To establish a methodology for calculating Deemed to Satisfy building populations which are permissible in the design and checking of application when more accurate figures are not available. | Clause applicable.<br>Architect or fire engineer to confirm maximum number of people deemed to be accommodated within each office, café and the gym. |
| 69. | **Clause D1.14 – Measurement of distances**<br>To identify the nearest part of an exit for the purposes of measuring travel distance. | Informative clause only. |
| 70. | **Clause D1.15 – Method of Measurement**<br>To specify the method of measuring the distance of travel to an exit in various situations. | Informative clause only. |
| 71. | **Clause D1.16 – Plant rooms, lift machine rooms and electricity network substations: concession**<br>To provide concessions for small plant and lift motor rooms. | Not applicable based on current design. |
| 72. | **Clause D1.17 – Access to lift pits**<br>Access to lift pits ≤3m deep may be through the lowest landing doors.<br>Access to lift pits >3m deep may be through an access doorway. | Clause applicable.<br>Architect to submit detailed plan showing proposed depth of lift pit. |
| 73. | **Clause D2.0 – Deemed-to-Satisfy Provisions**<br>To clarify that associated Performance Requirements will be satisfied where building complies with related Deemed-to-Satisfy Provisions. | Informative clause only. |
| 74. | **Clause D2.1 – Application of Part**<br>To clarify that Part D2 does not apply within a sole occupancy unit in a Class 3 building nor within a sole occupancy unit in a Class 2 building or Class 4 part. | Informative clause only. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
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| 75. | **Clause D2.2 – Fire-isolated stairways and ramps**<br>Fire isolated stairways and ramps must be constructed of non-combustible material and if local structural failure occurs it will not cause structural damage to the fire resistance of the shaft. | Clause applicable.<br>Structural engineer to submit Regulation 126 Certificate of Compliance – Design and associated documents. |
| 76. | **Clause D2.3 – Non-fire-isolated stairways and ramps**<br>A building having a rise in storey of more than 2, required stairs and ramps including landings and supporting building elements which is not within a fire resisting shaft must be constructed of the following:<br>• Non-combustible materials; or<br>• Reinforced or prestressed concrete; or<br>• Steel in no part less than 6mm thick; or<br>• Timber that has a finished thickness of not less than 44mm and an average density of not less than 800kg/m3 at a moisture content of 12% and has not been joined by means of glue unless it has been laminated and glued with resorcinol formaldehyde or resorcinol phenol formaldehyde glue. | Not applicable based on current design. |
| 77. | **Clause D2.4 – Separation of rising and descending stair flights**<br>To minimize the risk that an occupant mistakenly passes the lowest storey providing escape when evacuating. | Clause applicable.<br>Fire engineering input required to permit the connection between fire isolated stairway rising and descending stair flights. |
| 78. | **Clause D2.5 – Open access ramps and balconies**<br>To specify the requirements for natural ventilation of smoke from an open access ramp or balcony which forms part of a required exit system. | Not applicable based on current design. |
| 79. | **Clause D2.6 – Smoke lobbies**<br>To prevent smoke entering a fire isolated exit. | Not applicable based on current design. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
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| 80. | **Clause D2.7 – Installations in exits and paths of travel**<br>Fire isolated exits must not have any services or access to services located within them, other than those associated with fire safety systems of the building. | Clause applicable.<br>Architect to submit door schedule identifying doors serving service cupboards that contain electricity meters, distribution boards, electrical motors, telecommunication boards, or the like with smoke seals and metal backing to the door inside face.<br>Architect to detail service cupboards that contain electricity meters, distribution boards, electrical motors, telecommunication boards, or the like enclosed by non-combustible and smoke proof construction. |
| 81. | **Clause D2.8 – Enclosure of space under stairs and ramps**<br>Space under a fire isolated stair/ ramp must not be enclosed to form a cupboard or the like.<br>Space under a non-fire isolated stair/ ramp may be enclosed provided the enclosing walls and ceilings achieve an FRL >60/60/60. Fitted with self-closing fire rated doors. | Clause applicable.<br>Space below the fire isolated stairway must not be enclosed to form a cupboard or similar enclosed space.<br>Space below non-fire isolated stairway must not be enclosed to form a cupboard or similar enclosed space unless the enclosing walls and ceilings have an FRL ≥60/60/60 and any access door is a self-closing –/60/30 fire door. |
| 82. | **Clause D2.9 – Width of required stairways and ramps**<br>To establish the requirements of safe use of wide stairways and ramps. | Clause applicable. |
| 83. | **Clause D2.10 – Pedestrian ramps**<br>To allow the use of a ramp as a required exit instead of a stairway. | Clause applicable.<br>Architect to confirm slip resistance achieved to the floor surface of all ramps.<br>AS 4586 test report required to determine slip resistance. |

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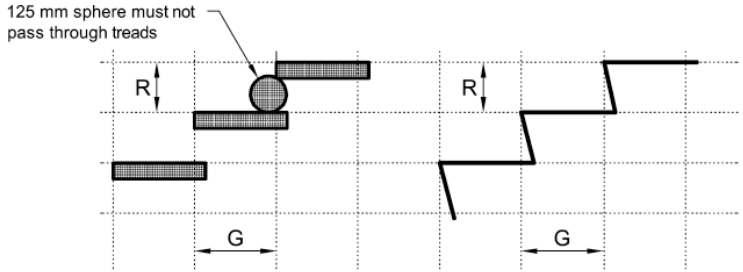
| 84. | **Clause D2.11 – Fire-isolated passageways**<br>To make a fire isolated passageway safe from a fire outside. | Clause applicable.<br>Enclosing construction of fire-isolated passageway must have an FRL not less than required for the fire-isolated stairway, when tested for a fire outside the passageway. |
| 85. | **Clause D2.12 – Roof as open space**<br>To allow a roof of a building to be used as a point of discharge from an exit. | Not applicable based on current design. |
| 86. | **Clause D2.13 – Goings and risers**<br>To enable the safe movement of people using stairways.<br>Stair treads are also required to have:<br>• a surface with a slip-resistance classification not less than that listed in NCC-BCA Table D2.14 when tested in accordance with AS4586; or<br>• a nosing strip with a slip-resistance classification not less than that listed in NCC-BCA Table D2.14 when tested in accordance with AS4586.<br>Below extract of Table D2.13 illustrates required riser and going dimensions in mm.<br>**Riser (R) / Going (G) [2] / Quantity (2R+G)**<br>Public stairways: Riser Max 190, Min 115; Going Max 355, Min 250; Quantity Max 700, Min 550<br>Private stairways[1]: Riser Max 190, Min 115; Going Max 355, Min 240; Quantity Max 700, Min 550<br>  <br> | Clause applicable.<br>Architect to submit detailed plans of stairway constriction including but not limited to stair tread riser/going/quantity dimensions, handrails, tactile, slip resistance, luminance contrast, etc. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
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| 87. | **Clause D2.14 – Landings**<br>To enable the safe movement of people using stairways.<br>Stair landings are required to have:<br>• a surface with a slip-resistance classification not less than that listed in NCC-BCA Table D2.14 when tested in accordance with AS4586; or<br>• a strip at the edge of the with a slip-resistance classification not less than that listed in NCC-BCA Table D2.14 when tested in accordance with AS4586. | Clause applicable.<br>Architect to submit detailed plans showing landing dimensions and submit test report confirming slip resistance achieved. |
| 88. | **Clause D2.15 – Thresholds**<br>No thresholds are permitted at internal doorways.<br>The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless:<br>In a patient care area in a Class 9a health care building, the door sill does not exceed 25mm from finished floor level (FFL); or<br>In a Class 9c aged care building, a ramp is provided with a maximum gradient of 1:8 for a maximum height of 25mm over the threshold; or<br>In an accessible building, a threshold ramp or step ramp is provided; or<br>in any other case, the doorway opens to an external space and the sill is not more than 190mm above the FFL. | Clause applicable.<br>Architect to submit detailed plans showing proposed doorway thresholds. |
| 89. | **Clause D2.16 – Barriers to prevent falls**<br>To minimize the risk of a person falling from a roof, stairway, raised floor level or the like. | Clause applicable.<br>Architect to submit detailed plans showing proposed balustrade height above finished floor levels, maximum dimension of openings, horizontal distance of >900mm from top of balustrade to nearest part of climbable elements such as taps, ac units, BBQ, GPO. |

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| 90. | **Clause D2.17 – Handrails**<br>To provide handrails to a stairway or ramp, in corridors in a Class 9a and 9c buildings and in corridors required to be accessible for people with a disability. | Clause applicable.<br>Architect to submit detailed plans showing proposed handrail construction including but not limited to height above finished floor level, extensions, terminations. |
| 91. | **Clause D2.18 – Fixed platforms, walkways, stairways and ladders**<br>The construction of stairs, walkways or ladders giving access to plant rooms and the like must comply with the requirements of AS1657. | Clause applicable.<br>Architect to submit detailed plan showing method of access onto roof. |
| 92. | **Clause D2.19 – Doorways and doors**<br>To minimize the risk that a door may obstruct a person evacuating. | Clause applicable.<br>Proposed residential lobby revolving doors are not permitted to be used as an exit. Ensure exit signage is coordinated to reflect this.<br>Architect to provide performance solution to allow location of ground floor sliding doors opening to covered space above (i.e., awning, podium) in lieu of an open space or road.<br>Architect to submit door schedule identifying force required to open all ground floor power-operated sliding doors. |
| 93. | **Clause D2.20 – Swinging doors**<br>Swinging doors in a required exit or forming part of a required exit are to swing in the direction of travel. | Clause applicable.<br>Architect to submit detailed plan of core showing clearances of door swing.<br>Doors are shown to swing in direction of egress. |

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| 94. | **Clause D2.21 – Operation of latch**<br>To minimize the risk that evacuation will be delayed by the operation of a door latch. | Clause applicable.<br>Architect to submit door schedule identifying hardware of doors and height of handles above finished floor level. |
| 95. | **Clause D2.22 – Re-entry from fire-isolated exits**<br>To minimize the risk that a person becomes trapped in a fire isolated exit. | Clause applicable.<br>Submit service design engineer drawings and specifications for further review. |
| 96. | **Clause D2.23 – Signs on doors**<br>To require the use of signs warning against impairing of certain doors.<br>Except a door serving an apartment/hotel sole-occupancy unit, fire and smoke doors must be provided with signage in 20 mm high (minimum) capital letters in a colour contrasting with the background and state —<br>(a) for an automatic door held open by an automatic hold-open device— "**FIRE SAFETY DOOR—DO NOT OBSTRUCT**"; or<br>(b) for a self-closing door— "**FIRE SAFETY DOOR DO NOT OBSTRUCT DO NOT KEEP OPEN**"; or<br>(c) for a door discharging from a fire-isolated exit— "**FIRE SAFETY DOOR—DO NOT OBSTRUCT**",<br>on the side of the door that faces a person seeking egress and, if the door is fitted with a device for holding it in the open position, on either the wall adjacent to the doorway or both sides of the door.<br>Noting the sign must be on each side of a door forming part of a horizontal exit, smoke door swinging in both directions, and a door leading from a fire isolated exit to a road or open space. | Clause applicable.<br>Architect to submit signage schedule and signage set out plans. |
| 97. | **Clause D2.24 – Protection of openable windows**<br>Windows in a Class 2, 3, 4 bedroom, or Class 9b early childhood centre that are ≥2m above the surface beneath, must be provided with protective methods so as to limit the risk of a person falling through.<br>Windows less than 1.7m above the floor must be provided with protective methods so as to limit the risk of a person falling through. | Clause applicable.<br>Architect to submit window schedule identifying method of protection. |

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| 98. | **Clause D2.25 – Timber stairways: concession**<br>To provide a concession to D2.2 for timber stairways. | Not applicable to this project. |
| 99. | **Clause D3.0 – Deemed-to-Satisfy Provisions**<br>To clarify that associated Performance Requirements will be satisfied where building complies with related Deemed-to-Satisfy Provisions. | Informative clause only. |
| 100. | **Clause D3.1 – General building access requirements**<br>To specify when access for people with a disability must be provided to buildings and parts of buildings. | Clause applicable.<br>Confirm no step provided at landing serving level 60 ramp. Noting FFL of 199500 outside of lift and 199610 to landing has been specified. |
| 101. | **Clause D3.2 – Access to buildings**<br>To specify the extent of access for people with a disability that must be provided. | Clause applicable.<br>Architect to submit detailed drawings of stair, ramp, turning spaces, doorway circulation clearances, sanitary compartments complying with AS 1428 Part 1. |
| 102. | **Clause D3.3 – Parts of buildings to be accessible**<br>To specify the requirements for accessways within buildings which must be accessible. | Clause applicable.<br>Architect to submit detailed drawings of stair, ramp, turning spaces, doorway circulation clearances, sanitary compartments complying with AS 1428 Part 1. |
| 103. | **Clause D3.4 – Exemptions**<br>To provide exemptions to the Deemed-to-Satisfy Provisions for access by people with a disability. | Informative clause only. |

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| 104. | **Clause D3.5 – Accessible carparking**<br>To clarify the minimum Deemed-to-Satisfy Provisions for accessible carparking. | Clause applicable.<br>Architect to submit detailed drawings showing height from vehicular entrance to accessible car space, height of accessible car space, height from accessible car space to core, dimension of accessible car space and shared space. |
| 105. | **Clause D3.6 – Signage**<br>To assist people with a disability to easy identify the facilities, services and features provided in a building. | Clause applicable.<br>Architect to submit signage schedule. |
| 106. | **Clause D3.7 – Hearing augmentation**<br>To assist people with a hearing impairment to be made aware of communications associated with a building's use. | Clause applicable.<br>Submit service drawings and specification. |
| 107. | **Clause D3.8 – Tactile indicators**<br>To assist blind or vision impaired people to avoid hazardous situations. | Clause applicable.<br>Architect to submit detailed drawings showing tactile indicators to top and bottom of stairs and ramps. |
| 108. | **Clause D3.9 – Wheelchair seating spaces in Class 9b assembly buildings**<br>To specify the requirements for wheelchair seating spaces in Class 9b assembly buildings. | Not applicable to this project. |
| 109. | **Clause D3.10 – Swimming pools**<br>To specify the requirements for accessible swimming pools. | Clause applicable.<br>Architect to provide detailed drawings showing level 4 and level 60 pools with an accessible entry/exit. |
| 110. | **Clause D3.11 – Ramps**<br>To specify the requirements for ramps forming part of an access way. | Not applicable based on current design. |

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| 111. | **Clause D3.12 – Glazing on an accessway**<br>Frameless or fully glazed (e.g. balconies) doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid and non-transparent contrasting line.<br>Contrasting line to be not less than 75 mm wide and. The lower edge of the contrasting line shall be located between 900 mm and 1000 mm above the plane of the finished floor level. | Clause applicable.<br>Architect to submit window / door schedule identifying glass panels/assemblies, doors, and the like within public and private areas (i.e., apartment doors leading to balconies) that are capable of being mistaken for an opening must be provided with manifestations/decals. |
| **SECTION E – SERVICES AND EQUIPMENT** | | |
| 112. | **Clause E1.0 – Deemed-to-Satisfy Provisions**<br>To clarify that associated Performance Requirements will be satisfied where building complies with related Deemed-to-Satisfy Provisions. | Informative clause only. |
| 113. | **Clause E1.3 – Fire hydrants**<br>Fire hydrant system is required to serve the building with booster connection in accordance with AS2419.1.<br>Water storage may be required to achieve minimum requirements of AS2419.1. | Clause applicable.<br>Submit fire services drawings and specification. |
| 114. | **Clause E1.4 – Fire Hose Reels**<br>To require the installation of suitable fire hose reel systems to enable, where appropriate, a building's occupants to undertake initial attack on a fire. | Clause applicable.<br>Submit fire services drawings and specification. |
| 115. | **Clause E1.5 – Sprinklers**<br>To require the installation of suitable fire sprinkler systems where necessary to address specific hazards. | Clause applicable.<br>Submit fire services drawings and specification. |
| 116. | **Clause E1.6 – Portable fire extinguishers**<br>To require the installation of suitable fire extinguishers, where necessary, to address specific hazards.<br>Portable fire extinguishers are to be located not more than 10m from the entrance doorway of any sole-occupancy in a Class 2, 3, or 4 building. | Clause applicable.<br>Submit fire services drawings and specification. |

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| 117. | **Clause E1.8 – Fire control centres**<br>To require the provision of suitable fire control centres to facilitate fire brigade operations. | Clause applicable.<br>Architect to submit detailed drawings of fire control room.<br>Structural engineer to submit drawings identifying load-bearing construction bounding fire control room. |
| 118. | **Clause E1.9 – Fire precautions during construction**<br>During building construction, fire precautions are to be undertaken in compliance with E1.9 for fire extinguishers, fire hydrants, fire hose reels and for booster connections. | Clause applicable.<br>Builder to submit methodology of fire precautions during construction. |
| 119. | **Clause E1.10 – Provisions for special hazards**<br>To require the installation of additional fire safety measures where special hazards exist. | Informative clause only. |
| 120. | **Clause E2.0 – Deemed-to-Satisfy Provisions**<br>To clarify that associated Performance Requirements will be satisfied where building complies with related Deemed-to-Satisfy Provisions. | Informative clause only. |
| 121. | **Clause E2.1 – Application of Part**<br>To specify when E2.2 and E2.3 do not apply. | Informative clause only. |
| 122. | **Clause E2.2 – General Requirements**<br>To specify the requirements for minimizing the smoke risks. | Clause applicable.<br>Submit fire and mechanical service drawings and specifications. |
| 123. | **Clause E2.3 – Provision for special hazards**<br>To state that some special hazards may require additional smoke hazard management measures. | Informative clause only. |
| 124. | **Clause E3.0 – Deemed-to-Satisfy Provisions**<br>To clarify that associated Performance Requirements will be satisfied where building complies with related Deemed-to-Satisfy Provisions. | Informative clause only. |

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| 125. | **Clause E3.1 – Lift installations**<br>An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification E3.1. | Clause applicable.<br>Submit vertical transportation drawings and specification. |
| 126. | **Clause E3.2 – Stretcher facility in lifts**<br>To require lifts to be able to accommodate a stretcher. | Clause applicable.<br>Submit vertical transportation drawings and specification. |
| 127. | **Clause E3.3 – Warning against use of lifts in fire**<br>To alert people to the dangers of using a lift during a fire. | Clause applicable.<br>Submit vertical transportation drawings and specification. |
| 128. | **Clause E3.4 – Emergency lifts**<br>To require the suitable lifts be available for emergency services personnel. | Clause applicable.<br>Submit vertical transportation drawings and specification. |
| 129. | **Clause E3.5 – Landings**<br>To require that safe movement be available to and from lift landings. | Clause applicable.<br>Submit vertical transportation drawings and specification. |
| 130. | **Clause E3.6 – Passenger lifts**<br>To require that lifts necessary for use by people with a disability are suitable. | Clause applicable.<br>Submit vertical transportation drawings and specification. |
| 131. | **Clause E3.7 – Fire service controls**<br>To require fire service controls in all passenger lifts. | Clause applicable.<br>Submit vertical transportation drawings and specification. |
| 132. | **Clause E3.8 – Aged care buildings**<br>To require the installation of a lift where residents of a Class 9c aged care building are on levels not having access to a road or open space. | Not applicable to this project. |

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| 133. | **Clause E3.9 – Fire service recall control switch**<br>To specify the fire service recall control switch required for passenger lifts. | Clause applicable.<br>Submit vertical transportation drawings and specification. |
| 134. | **Clause E3.10 – Lift car fire service drive control switch**<br>To specify the fire service drive control switch required in all passenger lifts. | Clause applicable.<br>Submit vertical transportation drawings and specification. |
| 135. | **Clause E4.0 – Deemed-to-Satisfy Provisions**<br>To clarify that associated Performance Requirements will be satisfied where building complies with related Deemed-to-Satisfy Provisions. | Informative clause only. |
| 136. | **Clause E4.2 – Emergency lighting requirements**<br>Emergency lighting system is required throughout the building in accordance with this clause and AS2293.1. | Clause applicable.<br>Submit electrical service drawings and specifications. |
| 137. | **Clause E4.3 – Measurement of distance**<br>To clarify how distance must be measured for the purpose of emergency lighting requirements under E4.2. | Informative clause only. |
| 138. | **Clause E4.4 – Design and operation of emergency lighting**<br>To specify how an emergency lighting system must operate, to minimize the risk of death or injury to occupants during an emergency because of an inability to see the way along an exit path of travel. | Clause applicable.<br>Submit electrical service drawings and specifications. |
| 139. | **Clause E4.5 – Exit signs**<br>Exit signage is required to be installed throughout the building in accordance with this clause and AS2293.1.<br>Note location and type of exit signs to be clearly visible at all times the building is legally occupied. | Clause applicable.<br>Submit electrical service drawings and specifications. |
| 140. | **Clause E4.6 – Direction signs**<br>To minimize the risk of death or injury to occupants during an emergency because of an inability to find the way along an exit path of travel. | Clause applicable.<br>Submit electrical service drawings and specifications. |

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| 141. | **Clause E4.7 – Class 2 and 3 buildings and Class 4 parts: exemptions**<br>To specify some circumstances where risk levels do not warrant compliance with E4.5. | Informative clause only. |
| 142. | **Clause E4.8 – Design and operation of exit signs**<br>To specify how exit signs must be designed and operate. | Clause applicable.<br>Submit electrical service drawings and specifications. |
| 143. | **Clause E4.9 – Sound systems and intercom systems for emergency purposes**<br>Sound and intercom systems for emergency purposes are required to be provided within the building in accordance with this clause and AS1670.4. | Clause applicable.<br>Submit electrical service drawings and specifications. |
| **SECTION F – HEALTH AND AMENITY** | | |
| 144. | **FP1.0 & External Wall Construction**<br>Performance requirement FP1.4 must be complied with, however there are no Deemed-to-Satisfy Provisions that deal with this in the NCC-BCA. | Performance Requirement applicable.<br>Submit report for external wall construction detailing compliance with FP1.4 by way of FV1 or performance assessment against FP1.4. |
| 145. | **Clause F1.0 – Deemed-to-Satisfy Provision**<br>To clarify that associated Performance Requirements will be satisfied where building complies with related Deemed-to-Satisfy Provisions. | Informative clause only. |
| 146. | **Clause F1.1 – Stormwater drainage**<br>Requires compliance with AS/NZS3500.3.2 to achieve compliance with the Performance Requirements. | Clause applicable.<br>Submit civil (drainage) drawings and specification detailing compliance with AS/NZS 3500 Part 3. |
| 147. | **Clause F1.4 – External above ground membranes**<br>External above ground membranes to comply with AS 4654 Parts 1 and 2. | Clause applicable.<br>Architect to submit detailed drawings of external above ground membranes. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
|---|---|---|
| 148. | **Clause F1.5 – Roof coverings**<br>To prevent water penetration of roofs which could cause unhealthy and dangerous conditions, loss of amenity for occupants, dampness and deterioration of building elements. | Clause applicable.<br>Structural engineer to provide performance solution to permit concrete roof. |
| 149. | **Clause F1.6 – Sarking**<br>To prevent water penetration of roofs which could cause unhealthy and dangerous conditions, loss of amenity for occupants, dampness and deterioration of building elements. | Clause applicable.<br>Architect to provide specification detailing sarking proposed. |
| 150. | **Clause F1.7 – Waterproofing of wet areas in buildings**<br>Water proofing of wet areas is to be designed in accordance with AS3740 and manufacturers specifications. | Clause applicable.<br>Architect to submit drawings and specification detailing waterproofing proposed. |
| 151. | **Clause F1.9 – Damp-proofing**<br>Water proofing of wet areas is to be designed in accordance with AS3740 and manufacturers specifications. | Not applicable to this project. |
| 152. | **Clause F1.10 – Damp-proofing of floors on the ground**<br>Water proofing of wet areas is to be designed in accordance with AS3740 and manufacturers specifications. | Clause applicable.<br>Submit structural plans and specifications detailing damp-proofing proposed. |
| 153. | **Clause F1.11 – Provision of floor wastes**<br>Floor wastes are to be provided to bathrooms and laundries (including laundry cupboards) in all units located above another unit or public space. | Clause applicable.<br>Architect to submit plans illustrating floors within apartment bathrooms and laundries being graded to their own respective floor waste. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
|---|---|---|
| 154. | **Clause F1.12 – Sub-floor ventilation**<br>Sub-floor space between a suspended slab floor of a building and the ground must be in accordance with the following:<br>The space must:<br>• be cleared of all building debris and vegetation; and<br>• be cross-ventilated by means of openings; and<br>• contain no dead air spaces and<br>• be graded to prevent surface water ponding under the building; and<br>• have evenly spaced ventilation openings.<br>• be 150mm high (based on termite protection not required). | Not applicable to this project. |
| 155. | **Clause F1.13 – Glazed assemblies**<br>Water proofing of wet areas is to be designed in accordance with AS3740 and manufacturers specifications. | Clause applicable.<br>Structural engineer to submit Regulation 126 Certificate of Compliance – Design and associated documents. |
| 156. | **Clause F2.0 – Deemed-to-Satisfy Provisions**<br>To clarify that associated Performance Requirements will be satisfied where building complies with related Deemed-to-Satisfy Provisions. | Informative clause only. |
| 157. | **Clause F2.1 – Facilities in residential buildings**<br>To specify the minimum acceptable sanitary, bathing, laundry and cooking facilities required in Class 2 buildings, Class 3 buildings, Class 9c buildings and Class 4 parts. | Clause applicable.<br>Architect to submit performance solution for the deletion of laundry troughs. |
| 158. | **Clause F2.2 – Calculation of number of occupants and facilities**<br>To provide a method of calculating the number of occupants and facilities for the purposes of Part F2. | Informative clause only. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
|---|---|---|
| 159. | **Clause F2.3 – Facilities in Class 3 to 9 buildings**<br>To specify the minimum acceptable sanitary, bathing, laundry and cooking facilities required in Class 3 buildings and in Class 5-9 buildings. | Clause applicable.<br>16 showers required for up to 160 persons in combined ground and level 1 gym.<br>Basement 1 end of trip facilities use to be confirmed.<br>Level 4 and Level 60 will not require sanitary facilities for areas exclusive to the use of building residents only.<br>Refer to Gardner Group assessment sent via outlook email dated 23 February 2022. |
| 160. | **Clause F2.4 – Accessible sanitary facilities**<br>To specify the minimum acceptable sanitary and bathing facilities required for people with a disability in Class 1b, Class 2, Class 3, Class 5-9 and Class 10a buildings. | Clause applicable.<br>Architect to submit detailed plan of unisex accessible sanitary compartments.<br>Architect to submit detailed plan of male and female ambulant closet pans. |
| 161. | **Clause F2.5 – Construction of sanitary compartments**<br>To specify the construction expected to provide an acceptable level of privacy in toilets while facilitating assistance in an emergency. | Clause applicable.<br>Architect to submit door schedule identifying sanitary compartment doors provided with lift off hinges. |
| 162. | **Clause F2.6 – Interpretation: urinals and washbasins**<br>To clarify what is meant by the expressions “urinal” and “washbasin”. | Informative clause only. |
| 163. | **Clause F2.7 – Microbial (legionella) control**<br>To make sure that hot water, warm water and cooling water systems in certain facilities minimizes the risk of a major disease outbreak. | Not applicable to this project. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
|---|---|---|
| 164. | **Clause F2.8 – Waste management**<br>To require adequate devices in Class 9a and 9c buildings containing ward areas or bedrooms for the emptying of containers of sewerage and dirty water. | Not applicable to this project. |
| 165. | **Clause F2.9 – Accessible adult change facilities**<br>To require adequate accessible adult change facilities. | Not applicable to this project. |
| 166. | **Clause F3.0 – Deemed-to-Satisfy Provisions**<br>To clarify that associated Performance Requirements will be satisfied where building complies with related Deemed-to-Satisfy Provisions. | Informative clause only. |
| 167. | **Clause F3.1 – Height of rooms and other spaces**<br>To establish a range of reasonable ceiling heights suitable for rooms and spaces. | Clause applicable.<br>Architect to submit reflected ceiling plans showing vertical distance from finished floor level to the nearest obstruction i.e., slab, services, ceiling. |
| 168. | **Clause F4.0 – Deemed to Satisfy Provisions**<br>To clarify that associated Performance Requirements will be satisfied where building complies with related Deemed to Satisfy Provisions. | Informative clause only. |
| 169. | **Clause F4.1 – Provisions of natural light**<br>To specify the rooms in classes of buildings where natural light is required. | Informative clause only. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
|---|---|---|
| 170. | **Clause F4.2 – Methods and extent of natural light**<br>To specify the requirements for the size and location of windows, including roof lights to provide required and natural lighting.<br>In Class 2, 3 or 9 buildings or Class 4 part of a building, a required window that faces a boundary of an adjoining allotment or a wall of the same building or another building on the allotment must not be less than a horizontal distance from that boundary or wall that is the greater of;<br>• 1m.<br>• 3m – in a patient care area or other room used for sleeping purposes in a Class 9a or 9c building.<br>• 50% of the square root of the exterior height of the wall in which the window is located, measured in metres from its sill.<br>In a Class 9c building, a required window must be transparent and located in an external wall with the window sill not more than 1m above the floor level and<br>In a Class 9b early childhood centre, other than a restricted children's service, the sills of 50% of windows in children's rooms must be located not more than 500 mm above the floor level. | Clause applicable.<br>Architect to submit natural light assessment including horizontal distance between windows and boundary. |
| 171. | **Clause F4.3 – Natural light borrowed from adjoining room**<br>Natural light may be borrowed from an adjoining room as long as it is within the same SOU and the adjoining room has windows with at least 10% of combined floor area of both rooms. | Clause applicable.<br>All rooms requiring borrowed natural light must transmit light through a glazed window/panel/door i.e., solid wall or door construction will not comply.<br>Architect to submit natural light assessment. |
| 172. | **Clause F4.4 – Artificial lighting**<br>To specify the location and other requirements for required artificial lighting. | Clause applicable.<br>Submit electrical service drawings and specification detailing artificial lighting complying with AS/NZS 1680 Part 0 and BCA Part J6. |

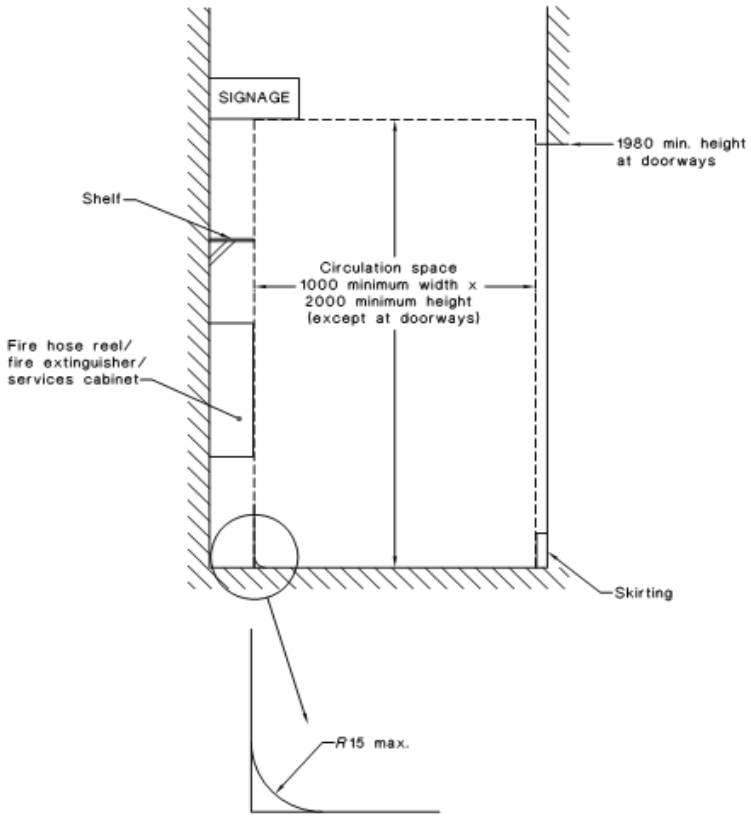
| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
|---|---|---|
| 173. | **Clause F4.5 – Ventilation of rooms**<br>To state the natural and mechanical ventilation requirements for rooms and buildings.<br>Ventilation of rooms occupied by a person must be achieved through either:<br>• Natural ventilation – 5% of floor area of room, or<br>• Mechanical ventilation in accordance with AS1668.2 and AS/NZS3666.1. | Clause applicable.<br>Submit mechanical service drawings and specification detailing ventilation system complying with AS 1668 Part 2. |
| 174. | **Clause F4.6 – Natural ventilation**<br>To specify the requirements for the size and location of windows providing required natural ventilation. | Clause applicable.<br>Architect to submit natural ventilation assessment. |
| 175. | **Clause F4.7 – Ventilation borrowed from adjoining room** | Clause applicable.<br>Architect to submit natural ventilation assessment. |
| 176. | **Clause F4.8 – Restriction on location of sanitary compartments**<br>To minimize the impact of unpleasant smells. | Clause applicable.<br>Sanitary compartments serving gym and office levels must not open directly into tenancy.<br>See Clause F4.9 |
| 177. | **Clause F4.9 – Airlocks**<br>To specify requirements for airlocks or mechanical ventilation where toilets open directly into other rooms. | Clause applicable.<br>Gym and office sanitary compartments must be accessed via an airlock, hallway, or other room $\geq$1.1m$^2$ and fitted with a self-closing door; or<br>Provided with mechanical exhaust and adequately screened from view. |

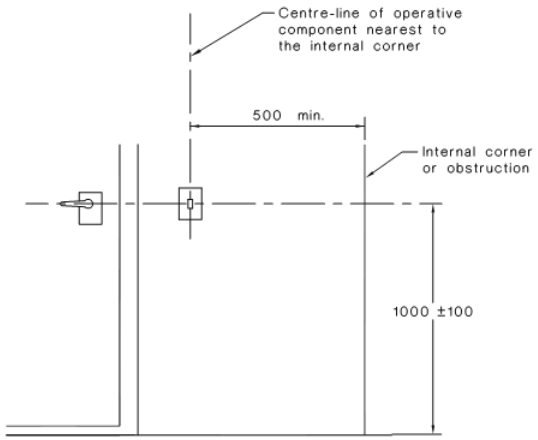
| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
|---|---|---|
| 178. | **Clause F4.11 – Carparks**<br>Excluding an open-deck carpark, carpark's must be provided with a mechanical ventilation system to AS1668.2 or have adequate natural ventilation provided in accordance with Section 4 of AS1668.4 . | Clause applicable.<br>Submit mechanical service plans and specification detailing proposed carpark mechanical ventilation system complying with AS 1668 Part 2. |
| 179. | **Clause F4.12 – Kitchen local exhaust ventilation**<br>Commercial kitchens must be provided with a kitchen exhaust hood complying with AS1668.1 and AS1668.2. | Not applicable based on current design. |
| 180. | **Clause F5.0 – Deemed-to-Satisfy Provisions**<br>To clarify that associated Performance Requirements will be satisfied where building complies with related Deemed-to-Satisfy Provisions. | Informative clause only. |
| 181. | **Clause F5.1 – Application of Part**<br>To clarify that Part F5 only applies to Class 2, Class 3 and Class 9c buildings. | Informative clause only. |
| 182. | **Clause F5.2 – Determination of airborne sound insulation ratings**<br>To clarify the means of determining the airborne sound insulating rating (Rw, Rw+Ctr). | Clause applicable; design to comply.<br>Architect to submit wall set out and wall type plans identifying acoustic levels achieved to walls.<br>Submit acoustic engineers report. |
| 183. | **Clause F5.3 – Determination of impact sound insulation ratings**<br>To clarify the means of determining the impact sound insulation ratings. | Clause applicable.<br>Specify and submit test report confirming acoustic levels achieved for walls and floors. |
| 184. | **Clause F5.4 – Sound insulation rating of floors**<br>To minimize the transmission of sound through floors separating sole occupancy units, and floors separating sole occupancy units and certain types of space. | Clause applicable.<br>Architect to submit detailed plans identifying acoustic levels achieved to floors. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
|---|---|---|
| 185. | **Clause F5.5 – Sound insulation of walls**<br>To minimize the transmission of sound through walls separating sole occupancy units and walls separating sole occupancy units and certain types of spaces. | Clause applicable.<br>Architect to submit detailed plans identifying acoustic levels achieved to walls.<br>Architect to submit door schedule identifying acoustic levels achieved to doors.<br>Walls separating residential SOU from plant or lift shaft are to be of discontinuous construction. |
| 186. | **Clause F5.6 – Sound insulation rating of services**<br>To minimize the transmission of sounds that may arise from services that pass through more than one sole occupancy unit. | Clause applicable.<br>Architect to submit detailed plans identifying acoustic levels achieved to walls. |
| 187. | **Clause F5.7 – Sound isolation of pumps**<br>To minimize sound transmission from a pump.<br>A flexible coupling must be used at the point of connection between the service pipes in a building and any circulating or other pump. | Informative clause only. |
| **SECTION G – ANCILLARY PROVISIONS** | | |
| 188. | **G1.0 – Deemed-to-Satisfy Provisions**<br>To clarify that associated Performance Requirements will be satisfied where building complies with related Deemed-to-Satisfy Provisions. | Informative clause only. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
|---|---|---|
| 189. | **G1.1 – Swimming Pools**<br>A swimming pool with a depth of water more than 300mm must have suitable barriers to the immediate pool surrounds in accordance with AS 1926 Parts 1 and 2 i.e. doors to swing away from pool area, child resistant doorsets shall not be installed in a barrier for an outdoor pool, etc.<br>A water recirculation system in a swimming pool with a depth of water more than 300mm must comply with AS 1926 Part 3.<br>Tool sheds, garages, barbecues, clotheslines, and the like must be located outside the pool area to reduce the likelihood of self-closing gates being propped open in order to gain access.<br>**Swimming Pool means any excavation or structure containing water and principally used, or that is designed, manufactured or adapted to be principally used for swimming, wading, paddling, or the like, including a bathing or wading pool, or spa. | Clause applicable.<br>Doors and gates forming part of a pool barrier must swing away from the pool.<br>A barrier must be provided around the immediate pool surrounds.<br>Internal parts of the building must not open directly into an outdoor pool area.<br>Architect to submit window schedule detailing all windows opening into a pool area being restricted to a maximum opening of 100mm.<br>Architect to submit detailed plans of pool barriers and associated plant including skimmer boxes. |
| 190. | **G1.2 – Refrigerated Chambers, Strong-Rooms and Vaults**<br>To specify requirements pertaining to the construction of Refrigerated Chambers, Strong-Rooms and Vaults. | Not applicable to this project. |
| 191. | **G1.3 – Outdoor Play Spaces**<br>To specify requirements pertaining to the construction of outdoor play spaces in a Class 9b early childhood centre. | Not applicable to this project. |
| 192. | **G2 – Boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues** | Not applicable based on current design. |
| 193. | **G3 – Atrium Construction** | Not applicable to this project. |
| 194. | **G4 – Construction in alpine areas** | Not applicable to this project. |
| 195. | **G5 – Construction in bushfire prone areas** | Not applicable to this project. |
| **SECTION H – SPECIAL USE BUILDINGS** | | |
| 196. | **H1 – Class 9b buildings** | Not applicable to this project. |
| 197. | **H2 – Public transport buildings** | Not applicable to this project. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
|---|---|---|
| 198. | **H3 – Farm buildings and farm sheds** | Not applicable to this project. |
| **SECTION J – ENERGY EFFICIENCY** | | |
| 199. | Energy efficiency provisions of Part J can be demonstrated to be met by either satisfying the Deemed-to-Satisfy provisions of Part J or by way of a performance based alternative solution.<br><br>To demonstrate the relevant performance requirements have been met a report is required identifying the proposed solution and how it meets the performance requirement. Alternatively, verification methods JV3 can be used to demonstrate compliance with JP1.<br><br>Owners consent will be required to permit the use of a JV3 verification method. | Clause applicable.<br><br>Submit energy efficiency report demonstrating compliance with BCA Part J.<br><br>Submit associated endorsed (stamped) plans, NatHERS certificates for each residential SOU, lighting calculator, and glazing calculator. |
| **6.1 ACCESS AND FACILITIES FOR PEOPLE WITH DISABILITIES** | | |
| 200. | **AS1428.1 – 2009 – Door Circulation Spaces**<br><br>It is recommended the circulation spaces of each accessible doorway be clearly detailed on the design drawings to ensure the appropriate "WL", "WH" and "L" dimensions of Clause 13.3 of AS 1428.1 are satisfied.<br><br>Doorway located within a required accessible path of travel for people with a disability, a clear door opening width of not less than 850mm must be provided in accordance with Clause 13.2 of AS 1428.1. | Clause applicable.<br><br>Architect to submit door schedule identifying all doorways with required circulation clearances.<br><br>Excludes SOU entry doors and doors within SOU's. |
| 201. | **AS1428.1 – 2009 – Luminance Contrast for Doors**<br><br>Clause 13.1 of AS 1428.1 requires all accessible doorways to have a minimum luminance contrast of 30% equivalent to a 50mm band between the door and the adjacent walls. | Clause applicable.<br><br>Architect to submit door schedule identifying luminance contrast to doorways. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
|---|---|---|
| 202. | **AS1428.1 – 2009 – Path of Travel**<br><br>A continuous accessible path of travel (accessway) for people with a disability through the building must have a minimum unobstructed;<br><br>• Height of 2000mm or 1980mm at doorways<br>• Width of 1000mm unless otherwise specified (such as doorways, corridors, curved ramps, etc.)<br><br>Note in the design of the accessible path of travel, reference should be made to Clause 6 and Figure 2 of AS 1428.1 for the minimum width and heights (extract to the right). No obstructions are allowed within the clear required width including but not limited to door handles less than 900mm above finished floor level, skirtings, telephones, switchboards, and extinguishers.<br><br>  <br><br><br>FIGURE 2 CONTINUOUS ACCESSIBLE PATH OF TRAVEL—MINIMUM HEIGHT AND WIDTH | Clause applicable.<br><br>Architect to detail 1540mm wide along 2070mm circulation clearances at the end of pathways sch as corridors and storage cages. |

| NO. | DEEMED-TO-SATISFY PROVISION | ACTION |
|---|---|---|
| 203. | **AS1428.1 – 2009 - Switches**<br>Clause 14 of AS 1428.1 requires all switches and controls on an accessible path of travel, excluding general purpose outlets to be located<br>• Between 900mm and 1100mm above the plane of the finished floor.<br>• Not less than 500mm from internal corners except where installed on the latch side architrave.<br>It is recommended the specific location of switches be nominated on design documentation.<br>  <br><br>DIMENSIONS IN MILLIMETRES<br>FIGURE 37 HEIGHTS FOR SWITCHES AND DOOR HANDLES | Clause applicable; design to comply.<br>Architect to submit fittings and fixtures schedule identifying height of all elements above the finished floor level. |

## 7. APPENDIX A – FRL OF BUILDING ELEMENTS

In a building to be Type A construction, each building element must have an FRL not less than that listed in the table below.

| **TABLE 3 – TYPE A** | **Class of building – FRL:** (in minutes) | | | |
|---|---|---|---|---|
| **Building Element** | Structural adequacy / Integrity / Insulation | | | |
| | **2, 3 or 4 part** | **5, 7a or 9** | **6** | **7b or 8** |
| **EXTERNAL WALL** (including any column and other building element incorporated therein) or other external building element, where the distance from any *fire-source feature* to which it is exposed is: | | | | |
| For *loadbearing* parts | | | | |
| less than 1.5~m | 90/ 90/ 90 | 120/120/120 | 180/180/180 | 240/240/240 |
| 1.5 to less than 3~m | 90/ 60/ 60 | 120/ 90/ 90 | 180/180/120 | 240/240/180 |
| 3~m or more | 90/ 60/ 30 | 120/ 60/ 30 | 180/120/ 90 | 240/180/ 90 |
| For non- *loadbearing* parts | | | | |
| less than 1.5~m | –/ 90/ 90 | –/120/120 | –/180/180 | –/240/240 |
| 1.5 to less than 3~m | –/ 60/ 60 | –/ 90/ 90 | –/180/120 | –/240/180 |
| 3~m or more | –/–/– | –/–/– | –/–/– | –/–/– |
| **EXTERNAL COLUMN** not incorporated in an *external wall*, where the distance from any *fire-source feature* to which it is exposed is: | | | | |
| less than 3~m | 90/–/– | 120/–/– | 180/–/– | 240/–/– |
| 3~m or more | –/–/– | –/–/– | –/–/– | –/–/– |
| **COMMON WALLS and FIRE WALLS** | 90/ 90/ 90 | 120/120/120 | 180/180/180 | 240/240/240 |
| **INTERNAL WALLS** | | | | |
| **Fire-resisting lift and stair shafts** | | | | |
| Loadbearing | 90/ 90/ 90 | 120/120/120 | 180/120/120 | 240/120/120 |
| Non- loadbearing | –/ 90/ 90 | –/120/120 | –/120/120 | –/120/120 |
| **Bounding *public corridors*, public lobbies and the like** | | | | |
| Loadbearing | 90/ 90/ 90 | 120/–/– | 180/–/– | 240/–/– |
| Non- loadbearing | –/ 60/ 60 | –/–/– | –/–/– | –/–/– |
| **Between or bounding *sole-occupancy units*** | | | | |
| Loadbearing | 90/90/90 | 120/–/– | 180/–/– | 240/–/– |
| Non- loadbearing | –/ 60/ 60 | –/–/– | –/–/– | –/–/– |
| **Ventilating, pipe, garbage, and like *shafts* not used for the discharge of hot products of combustion** | | | | |
| Loadbearing | 90/ 90/ 90 | 120/ 90/ 90 | 180/120/120 | 240/120/120 |
| Non- loadbearing | –/ 90/ 90 | –/ 90/ 90 | –/120/120 | –/120/120 |
| **OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES and COLUMNS** | 90/–/– | 120/–/– | 180/–/– | 240/–/– |
| **FLOORS** | 90/ 90/ 90 | 120/120/120 | 180/180/180 | 240/240/240 |
| **ROOFS** | 90/ 60/ 30 | 120/ 60/ 30 | 180/ 60/ 30 | 240/ 90/ 60 |

## 8. APPENDIX C – CAR PARK FRL REDUCTION

A sprinkler protected carpark or an open-deck carpark that is a separate building or part of a building may achieve an FRL in accordance with the table below.

| **Table 3.9 – Carparks** | | **Class of building – FRL:** (in minutes) |
|---|---|---|
| | **Building Element** | Structural adequacy / Integrity / Insulation |
| | **WALL** | |
| **a)** | **External** | |
| i) | Less than 3m from fire source feature to which it is exposed: | |
| | *Loadbearing* | 60/60/60 |
| | *Non-loadbearing* | –/60/60 |
| ii) | 3m or more from fire source feature to which it is exposed | –/–/– |
| **b)** | **Internal** | |
| ) | Loadbearing, other than one supporting only the roof (not used for parking) | 60/–/– |
| ii) | Support only the roof (not used for carparking) | –/–/– |
| iii) | Non-loadbearing | –/–/– |
| **c)** | **Fire Wall** | |
| ) | From direction used as a carpark | 60/60/60 |
| ii) | From the direction not used as a carpark | As required by **Table 3** |
| | **Column** | |
| a) | Supporting only the roof (not used for carparking) and 3m or more from a fire source feature to which it is exposed | –/–/– |
| b) | Steel column, other than one covered by (a) and one that does not support a part of a building that is not used as a carpark | 60/–/– or 26m$^2$/tonne |
| c) | Any other column not covered by (a) or (b) | 60/–/– |
| | **Beam** | |
| a) | Steel floor beam in continuous contact with a concrete floor slab | 60/–/– or 30m$^2$/tonne |
| b) | Any other beam | 60/–/– |
| | **Fire-resisting lift and stair shaft** (within the carpark only) | 60/60/60 |
| | **Floor slab and vehicle ramp** | 60/60/60 |
| | **Roof** (not used for carparking) | –/–/– |