



BUILDING CODE OF AUSTRALIA ASSESSMENT REPORT (NCC 2022 Edition)

50-88 PARRAWEEEN STREET & 59-67 GERARD STREET, CREMORNE

Assessment based on the architectural drawings prepared by Morrison Design Partnership Pty Limited, Project No. 3236, Drawings No's DA00.01 (Rev.P6), DA00.10 (Rev.P6), DA00.20 (Rev.P6), DA00.21 (Rev.P5), DA00.50 (Rev.P7), DA00.60 (Rev.P7), DA00.61 (Rev.P7), DA10.01 (Rev.P10), DA10.02 (Rev.P13), DA10.03 (Rev.P15), DA10.04 (Rev.P11), DA10.05 (Rev.P11), DA10.06 (Rev.P11), DA10.07 (Rev.P9), DA10.08 (Rev.P9), DA10.09 (Rev.P9), DA10.11 (Rev.P7), DA20.01 (Rev.P7), DA20.02 (Rev.P8), DA20.03 (Rev.P8), DA20.05 (Rev.P4), DA21.01 (Rev.P10), DA21.02 (Rev.P10) & DA21.03 (Rev.P8) all dated 24 June 2024.

BCA Assessment Report	3	DA Issue	Grant McGrath / 25.06.24	
DOC. NAME	REV.	DESCRIPTION	PREPARED / DATE	SIGNED

INTRODUCTION

1.1 General

The following Building Code of Australia Assessment report has been prepared for Morrison Design Partnership Pty Limited for the seniors living development proposed to be constructed at 50 - 58 Parraween Street and 59 - 67 Gerard Street, Cremorne.

1.2 Purpose of the Report

The purpose of this report is to detail all relevant deemed-to-satisfy provisions of Volume 1 of the National Construction Code (BCA 2022) and to make recommendations to ensure compliance with these provisions.

1.3 Report Basis

This report is based on:

- i. The Building Code of Australia 2022, inclusive of NSW variations.
- ii. The architectural drawings prepared by Morrison Design Partnership Pty Limited as referenced above.

1.4 Exclusions

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

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

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
BCA PART A1 - INTERPRETING THE NCC				
Interpreting the NCC	A1G1 - A1G4	Noted.	DTS	Noted. No recommendations.
BCA PART A2 - COMPLIANCE WITH THE NCC				
Compliance with the NCC	A2G1 - A2G4	Noted.	DTS	Noted. No recommendations.
BCA PART A3 - APPLICATION OF THE NCC IN STATES AND TERRITORIES				
State and Territory Compliance	A3G1	Noted.	DTS	Noted. No recommendations.
BCA PART A4 - NCC REFERENCED DOCUMENTS				
NCC Referenced Documents	A4G1 - A4G3	Noted.	DTS	Noted. No recommendations.
BCA PART A5 - DOCUMENTATION OF DESIGN AND CONSTRUCTION				
Documentation of Design and Construction	A5G1 - A5G9	Noted.	DTS	Noted.
BCA PART A6 - BUILDING CLASSIFICATION				
Determining a Building Classification	A6G1 - A6G12	BCA Building Classifications.	DTS	Class 2: Residential Apartments (including the associated Occupiable Outdoor Area) Class 5: Offices Class 6: Cafe Class 7a: Carparking Class 9b: Assembly Building Class 9c: Residential Care Building (including the associated Occupiable Outdoor Areas) Class 10b: Swimming Pool, Spa Pool, Retaining Walls & Fences

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				<u>Note: As the total aggregate storage areas proposed within the Basement Level & the Lower Ground Floor Level do not exceed 10% of the total floor area of each storey, these levels are not required to be classified separately as being Class 7b.</u>
BCA PART A7 - UNITED BUILDINGS				
When Buildings are United	A7G1	BCA provisions applicable to buildings connected through openings in the external walls dividing them.	---	Not applicable.
Alterations in a United Building	A7G2	BCA requirements where buildings cease to be united buildings.	---	Not applicable.
SPECIFICATION 1 – (FIRE RESISTANCE OF BUILDING ELEMENTS)				
Fire Resistance of Building Elements	S1C1 - S1C6	This Specification sets out the procedures for determining the FRL of building elements.	DTS	Noted.
SPECIFICATION 2 – (DESCRIPTION OF ELEMENTS REFERRED TO IN SPECIFICATION 1)				
Description of Elements Referred to in Specification 1	S2C1 - S2C27	This Specification sets out the descriptions of elements referred to in Specification 1.	DTS	Noted.
SPECIFICATION 3 – (FIRE HAZARD PROPERTIES)				
Fire Hazard Properties	S3C1 - S3C6	This Specification sets out the procedures for determining the fire hazard properties of assemblies tested to AS/NZS 1530.3-1999.	DTS	Noted.

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BCA PART B1 - STRUCTURAL PROVISIONS				
Deemed to Satisfy Provisions	B1D1	Specifies DTS means to satisfy Performance Requirements B1P1 - B1P4.	DTS	<p>Building to Comply.</p> <p>1) Where a deemed-to-satisfy solution is proposed, Performance Requirements B1P1 to B1P4 are satisfied by complying with B1D2 - B1D6.</p> <p>2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</p>
Resistance to Actions	B1D2	Resistance to actions.	DTS	<p>Building to Comply.</p> <p>The resistance of a building or structure must be greater than the most critical action effect resulting from different combinations of actions, where –</p> <p>a) the most critical action effect on a building or structure is determined in accordance with B1D3 and the general design procedures contained in AS/NZS 1170.0-2002; and</p> <p>b) the resistance of a building or structure is determined in accordance with B1D4.</p> <p>All structural elements shall be designed and certified by a Registered Design Practitioner – (Structural Engineering) in accordance with these BCA requirements.</p> <p>In addition, the Registered Design Practitioner – (Structural Engineering) is to nominate the fire resistance level of all proposed structural elements in accordance with AS 3600-2018 (Concrete Structures Code) & AS 3700-2018 (Masonry Structures Code).</p>

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				<p>(See Specification 5 below)</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Determination of Individual Actions	B1D3	Determination of individual actions.	DTS	<p>Building to Comply.</p> <p>The magnitude of individual actions must be determined in accordance with the following:</p> <p>a) Permanent actions:</p> <ul style="list-style-type: none"> i) the design or known dimensions of the building or structure; and ii) the unit weight of the construction; and iii) AS/NZS 1170.1-2002; and iv) for a Class 7b building, a notional additional permanent roof load of not less than 0.15 kPa to support the addition of solar photovoltaic panels. <p>b) Imposed actions:</p> <ul style="list-style-type: none"> i) the known loads that will be imposed during the occupation or use of the building or structure; and ii) construction activity actions; and iii) AS/NZS 1170.1-2002. <p>c) Wind, snow and ice and earthquake actions:</p> <ul style="list-style-type: none"> () the applicable annual probability of design event for safety, determined by – <ul style="list-style-type: none"> A) assigning the building or structure an Importance Level in accordance with Table B1D3a; and B) determining the corresponding annual probability of exceedance in accordance with Table B1D3b; and ii) AS/NZS 1170.2-2021; and iii) AS/NZS 1170.3-2003 as appropriate; and

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				<p>iv) AS 1170.4-2007 as appropriate; and v) in cyclonic areas, metal roof cladding, its connections and immediate supporting members must comply with Specification 4; and vi) for the purposes of (v), cyclonic areas are those determined as being located in wind regions C and D in accordance with AS/NZS 1170.2-2021.</p> <p>d) Actions not covered in (a), (b) and (c) above:</p> <p>i) the nature of the action; and ii) the nature of the building or structure; & iii) the Importance Level of the building or structure determined in accordance with Table B1D3a; and iv) AS/NZS 1170.1-2002.</p> <p>e) For the purposes of (d) the actions include but are not limited to –</p> <p>i) liquid pressure action; and ii) ground water action; and iii) rainwater action (including ponding action); and iv) earth pressure action; and v) differential movement; and vi) time dependent effects (including creep and shrinkage); and vii) thermal effects; and viii) ground movement caused by - A) swelling, shrinkage or freezing of the subsoil; and B) landslip or subsidence; and C) siteworks associated with the building or structure; and ix) construction activity actions.</p>

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				<p>All structural elements shall be designed and certified by a Registered Design Practitioner – (Structural Engineering) in accordance with these BCA requirements.</p> <p>In addition, the Registered Design Practitioner – (Structural Engineering) is to nominate the fire resistance level of all proposed structural elements in accordance with AS 3600-2018 (Concrete Structures Code) & AS 3700-2018 (Masonry Structures Code).</p> <p>(See Specification 5 below)</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Determination of Structural Resistance of Materials and Forms of Construction	B1D4	Determination of structural resistance of materials and forms of construction.	DTS	<p>Building to Comply.</p> <p>The structural resistance of materials and forms of construction must be determined in accordance with the following:</p> <ul style="list-style-type: none"> ▪ Masonry (including masonry-veneer, unreinforced masonry and reinforced masonry): AS 3700-2018 ▪ Concrete Construction (including reinforced and prestressed concrete): AS 3600-2018 (incorporating amendments 1 & 2) ▪ Composite Steel & Concrete: AS/NZS 2327-2017(incorporating amendment 1) ▪ Steel Structures: AS 4100-2020 ▪ Cold Formed Steel Structures: AS/NZS 4600-2018 ▪ Piling: AS 2159-2009 (incorporating amendment 1)

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				<ul style="list-style-type: none"> ▪ Glazed Assemblies: AS 2047-2014 (incorporating amendments 1 & 2) & AS 1288-2021 ▪ Post-installed and cast-in fastenings: AS 5216-2021 ▪ Autoclaved Aerated Concrete: AS 5146.1- 2015 (incorporating amendment 1) & AS 5146.3 – 2018 ▪ Residential and low-rise steel framing: NASH Standard – Residential and Low-Rise Steel Framing Part 1 or Part 2. ▪ Termite Risk Management: AS 3660.1-2014 (incorporating amendment 1) <p><u>(A durable notice is to be provided in accordance with Clause B1D4(i)(ii) of the BCA)</u></p> <p>All structural elements shall be designed and certified by a Registered Design Practitioner – (Structural Engineering) in accordance with these BCA requirements.</p> <p>In addition, the Registered Design Practitioner – (Structural Engineering) is to nominate the fire resistance level of all proposed structural elements in accordance with AS 3600-2018 (Concrete Structures Code) & AS 3700-2018 (Masonry Structures Code).</p> <p><u>(See Specification 5 below)</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>

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Structural Software	B1D5	Structural software limitations.	DTS	<p>Building to Comply.</p> <p>1) Structural software used in computer aided design of a building or structure, that uses design criteria based on the deemed-to-satisfy provisions of the BCA, including its referenced documents, for the design of steel or timber trussed roof and floor systems and framed building systems, must comply with the ABCB Protocol for Structural Software.</p> <p>2) Structural software referred to in (1) can only be used for buildings within the following geometric limits:</p> <p>a) The distance from ground level to the underside of eaves must not exceed 6.0 metres.</p> <p>b) The distance from ground level to the highest point of the roof, neglecting chimneys, must not exceed 8.5 metres.</p> <p>c) The building width including roofed verandahs, excluding eaves, must not exceed 16.0 metres.</p> <p>d) The building length must not exceed five times the building width.</p> <p>e) The roof pitch must not exceed 35 degrees.</p> <p>3) The requirements of (1) do not apply to design software for individual frame members such as electronic tables similar to those provided in –</p> <p>a) AS 1684; or</p> <p>b) NASH Standard Residential and Low-Rise Steel Framing Part 2.</p> <p>All structural elements shall be designed and certified by a Registered Design Practitioner – (Structural Engineering) in accordance with these BCA requirements.</p>

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				<p>In addition, the Registered Design Practitioner – (Structural Engineering) is to nominate the fire resistance level of all proposed structural elements in accordance with AS 3600-2018 (Concrete Structures Code) & AS 3700-2018 (Masonry Structures Code).</p> <p>(See Specification 5 below)</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Construction of Buildings in Flood Hazard Areas	B1D6	Construction of Buildings in Flood Hazard Areas (Class 2, 3, 4, 9a, 9c buildings)	---	Not applicable.
SPECIFICATION 4 – (DESIGN OF BUILDINGS IN CYCLONIC AREAS)				
Design of Buildings in Cyclonic Areas	S4C1- S4C2	This specification contains requirements for the design of buildings in cyclonic areas in addition to the requirements of AS/NZS 1170.2.	---	Not applicable.
BCA PART C1 - FIRE RESISTANCE				
Objectives, Functional Statements, Performance Requirements & Verification Methods	C101, C1F1 & C1F2, C1P1 - C1P9, C1V1 - C1V4	Specifies Objectives, Functional Statements, Performance Requirements & Verification Methods.	---	Noted. No recommendations.
BCA PART C2 - FIRE RESISTANCE & STABILITY				
Deemed to Satisfy Provisions	C2D1	Specifies DtS means to satisfy Performance Requirements CP1 to CP9.	---	Noted. No recommendations.

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Type of Construction Required	C2D2	This Clause stipulates the "Type of Construction" required based on a buildings "Rise in Storeys". See also Clause C2D2 regarding maximum floor area limitation requirements.	DTS	Type A construction required.
Calculation of Rise in Storeys	C2D3	This Clause stipulates how you calculate a buildings "rise in storeys".	DTS	Rise in Storeys: Eight (8) Storeys Contained: Nine (9) Effective Height (EH): 22.0 metres <u>General Note:</u> <u>Note: The calculation of the buildings effective height is as follows:</u> <u>a) Roof Level (BLD. 4): RL 102.000</u> <u>b) Basement Level 01: RL 80.000</u> <u>Effective Height = 22.0 metres</u>
Buildings of Multiple Classification	C2D4	In a building of multiple classifications, the Type of Construction required for the building is the most fire resisting type resulting from the application of Table C2D2 on the basis that the classification applying to the top storey applies to all storeys.	---	Noted.
Mixed Types of Construction	C2D5	Allows mixed types of construction if parts are fire separated.	---	Not applicable.
Two Storey Class 2, 3 or 9c Buildings	C2D6	Gives concession for construction of certain residential buildings.	---	Not applicable.
Class 4 Parts of Building	C2D7	Specified FRLs and separation for Class 4 parts.	---	Not applicable.

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Open Spectator Stands and Indoor Sports Stadiums	C2D8	Requirement for construction of spectator stands and stadiums.	---	Not applicable.
Lightweight Construction	C2D9	This Clause stipulates that "lightweight" construction must comply with Specification 6 if used.	DTS	<p>Buildings to Comply.</p> <p>Lightweight construction is to comply with Specification 6 of the BCA if it is used in a wall system –</p> <ul style="list-style-type: none"> i) that is required to have an FRL; or ii) for a lift shaft, stair shaft or service shaft, or an external wall bounding a public corridor. <p>Full documentation (including fire test certification) is to be provided with the Construction Certificate application.</p>
Non-combustible Building Elements	C2D10	The Clause outlines where non-combustible materials are to be used in buildings.	DTS	<p>Building to Comply.</p> <ul style="list-style-type: none"> 1) In a building required to be of Type A construction, the following building elements and their components must be non-combustible: <ul style="list-style-type: none"> a) External walls and common walls, including all components incorporated in them including the facade covering, framing and insulation. b) The flooring and floor framing of lift pits. c) Non-loadbearing internal walls where they are required to be fire-resisting. 2) A shaft, being a lift, ventilating, pipe, garbage, or similar shaft that is not for the discharge of hot products of combustion, that is non-loadbearing, must be of non-combustible construction in - <ul style="list-style-type: none"> a) a building required to be of Type A construction; and b) a building required to be of Type B construction, subject to C3D11, in –

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				<ul style="list-style-type: none"> i) a Class 2, 3 or 9 building; and ii) a Class 5, 6, 7 or 8 building if the shaft connects more than two (2) storeys. 3) A loadbearing internal wall and a loadbearing fire wall, including those that are part of a loadbearing shaft, must comply with Specification 5. 4) The requirements of (1) and (2) do not apply to the following: <ul style="list-style-type: none"> a) Gaskets. b) Caulking. c) Sealants. d) Termite management systems. e) Glass, including laminated glass, and associated adhesives, including tapes. f) Thermal breaks associated with - <ul style="list-style-type: none"> (i) glazing systems; or (ii) external wall systems, where the thermal breaks – <ul style="list-style-type: none"> A) are no larger than necessary to achieve thermal objectives; and B) do not extend beyond one storey; and C) do not extend beyond one fire compartment. g) Damp-proof courses. h) Compressible fillers and backing materials, including those associated with articulation joints, closing gaps not wider than 50 mm. <ul style="list-style-type: none"> i) Isolated – <ul style="list-style-type: none"> i) construction packers and shims; or ii) blocking for fixing fixtures; or iii) fixings, including fixing accessories; or iv) acoustic mounts. j) Waterproofing materials applied to the external face, used below ground level and up to 250 mm above ground level.

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				<p>k) Joint trims and joint reinforcing tape and mesh of a width not greater than 50 mm.</p> <p>l) Weather sealing materials, applied to gaps not wider than 50 mm, used within and between concrete elements.</p> <p>m) Wall ties and other masonry components complying with AS 2699 Part 1 and Part 3 as appropriate and associated with masonry wall construction.</p> <p>n) Reinforcing bars and associated minor elements that are wholly or predominately encased in concrete or grout.</p> <p>o) A paint, lacquer or a similar finish or coating.</p> <p>p) Adhesives, including tapes, associated with stiffeners for cladding systems.</p> <p>q) Fire-protective materials and components required for the protection of penetrations.</p> <p>Full documentation (including fire test certification) is to be provided with the Construction Certificate application.</p>
Fire Hazard Properties	NSW C2D11	Clause C2D11 requires materials and assemblies to comply with Fire Hazard Properties as outlined in Specification 7.	DTS	<p>Building to Comply.</p> <p>The fire hazard properties of all materials, assemblies, fixtures and linings are to comply with Clauses C2D11, G and Specification 7 of the BCA, as applicable.</p> <p>The following minimum requirements are applicable to this project:</p> <p><u>1) Class 2 (parts)</u></p> <p>a) Wall & Ceiling Linings</p> <p>i) Public Corridors Walls: Group No. 1, 2 or 3</p> <p>ii) Public Corridors Ceilings: Group No. 1, 2 or 3</p>

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				<p>iii) SOU's & Other Areas (Walls & Ceilings): Group No's. 1, 2 or 3</p> <p>b) Floor Coverings General Areas: Critical Radiant Flux of not less than 1.2 kW/m².</p> <p><u>2) Class 5, 6 & 7a (parts)</u></p> <p>a) Wall & Ceiling Linings</p> <p>i) Public Corridors Walls: Group No. 1, 2 or 3 ii) Public Corridors Ceilings: Group No. 1, 2 or 3 iii) Specific Areas & Other Areas (Walls & Ceilings): Group No's. 1, 2 or 3</p> <p>b) Floor Coverings General Areas: Critical Radiant Flux of not less than 1.2 kW/m².</p> <p><u>3) Class 9b (parts)</u></p> <p>a) Wall & Ceiling Linings</p> <p>i) Public Corridors (Walls & Ceilings): Group No. 1 or 2 ii) Specific & Other Areas (Walls & Ceilings): Group No's. 1, 2 or 3</p> <p>b) Floor Coverings General Areas: Critical Radiant Flux of not less than 1.2 kW/m².</p> <p><u>4) Class 9c (parts)</u></p> <p>a) Wall & Ceiling Linings</p> <p>i) Public Corridors (Walls & Ceilings): Group No. 1 or 2 ii) Specific & Other Areas (Walls & Ceilings): Group No's. 1, 2 or 3</p>

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				<p>b) Floor Coverings</p> <p>i) Class 9c (resident use areas): Critical Radiant Flux of not less than 2.2 kW/m².</p> <p>ii) Class 9c (areas other than resident use areas): Critical Radiant Flux of not less than 1.2 kW/m².</p> <p><u>General Note:</u></p> <p><u>Note: The BCA defines "resident use area" as being part of a Class 9c building normally used by residents, and -</u></p> <p><u>a) includes sole-occupancy units, lounges, dining areas, activity rooms and the like; but</u></p> <p><u>b) excludes offices, storage areas, commercial kitchens, commercial laundries and other spaces not for the use of residents.</u></p> <p><u>5) Air-handling Ductwork</u></p> <p>Rigid and flexible ductwork is to comply with the fire hazard properties set out in AS 4254.1-2012 and AS 4254.2-2012.</p> <p><u>6) Lift Cars</u></p> <p>i) Walls & Ceilings: Group No. 1 or 2</p> <p>ii) Floor linings & floor coverings: Critical Radiant Flux of not less than 2.2 kW/m².</p> <p><u>7) Fire Isolated Exits</u></p> <p>i) Walls & Ceilings: Group No. 1</p> <p>ii) Floor Coverings (General) - <i>Critical Radiant Flux</i> of not less than 2.2 kW/m²</p> <p>iii) Floor Coverings (if located within the Class 9c building part): <i>Critical Radiant Flux</i> of not less than 4.5 kW/m².</p>

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				<p><u>Note: Materials and assemblies in the buildings fire-isolated exits & Fire Control Centre (not included in Clauses 3, 4, 5 or 6 of Specification C1.10 of the BCA) must not exceed the indices set out in NSW Table 4 of Specification C1.10 of the BCA.</u></p> <p><u>8) Sarking & Other Materials</u></p> <p>i) Sarking – <i>Flammability Index</i> no greater than 5.</p> <p>ii) Insulation Materials – <i>Spread of Flame Index</i> not greater than 9 and a <i>Smoke Developed Index</i> not greater than 8 if the <i>Spread of Flame Index</i> is more than 5.</p> <p><u>General Note:</u></p> <p><u>Note: The whole building is to be provided with an automatic sprinkler system, designed and installed in accordance with Clauses E1D4, E1D6, E1D9, E1D10, Specification 17 & Specification 18 of the BCA & AS 2118.1-2017 (or AS 2118.6-2012).</u></p> <p><u>(See Clause E1D4 below)</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Performance of External Walls in Fire	C2D12	Requirements for tilt up walls and fixings.	---	Not applicable.
Fire-protected timber: Concession	C2D13	The clause outlines concessions for fire - protected timber in Class 2, 3 and 5 buildings.	---	Not applicable.

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Ancillary Elements	C2D14	The Clause outlines permitted ancillary elements that may be fixed, installed or attached to the internal parts or external face of an external wall that is required to be non-combustible.	DTS	<p>Building to Comply.</p> <p>An ancillary element must not be fixed, installed, attached to or supported by the concealed internal parts or external face of an external wall that is required to be non-combustible unless it is one of elements listed in Clause C2D14(a) - C2D14(p) of the BCA.</p> <p>General Notes:</p> <p><u>Note i: C2D14 does not apply to ancillary elements fixed, installed or attached to the internal face or lining of an external wall.</u></p> <p><u>Note ii: C2D14 does not prevent the mounting of domestic air-conditioning condenser units on external walls.</u></p> <p>Full documentation (including fire test certification) is to be provided with the Construction Certificate application.</p>
Fixing of Bonded Laminated Cladding Panels	C2D15	The clause outlines the requirements for mechanical fixing of externally located bonded laminated cladding panels in buildings of Type A & B construction.	DTS	<p>Building to Comply.</p> <p>1) In a building required to be of Type A construction, externally located bonded laminated cladding panels must have all layers of cladding mechanically supported or restrained to the supporting frame.</p> <p>2) An externally located bonded laminated cladding panel need not comply with (1) if it is one of the following:</p> <ul style="list-style-type: none"> a) A laminated glass system. b) Layered plasterboard product. c) Perforated gypsum lath with a normal paper finish. d) Fibrous-plaster sheet. e) Fibre-reinforced cement sheeting. f) A component of a garage door.

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BCA PART C3 - COMPARTMENTATION & SEPARATION				
Deemed to Satisfy Provisions	C3D1	This Clause stipulates that the proposed development complies with BCA Section C Performance Requirements if the deemed to satisfy provisions are met.	---	Noted. No recommendations.
Application of Part	C3D2	Fire compartment sizes and volumes do not apply to either a carpark provided with a sprinkler system, an open deck carpark or a spectator stand, or residential occupancies. All other classes of building to comply as required.	---	Noted. No recommendations.
General Floor Area & Volume Limitations	C3D3	This Clause stipulates the maximum floor areas and volumes for all classes of buildings and for each type of construction.	DTS	<p>Complies.</p> <p><u>Note i: The maximum fire compartment floor areas and volumes of the Class 9b building (part) do not exceed 8,000 m² and/or 48,000 m³.</u></p> <p><u>Note ii: The maximum fire compartment floor areas and volumes of the Class 9c building do not exceed 8,000 m² and/or 48,000 m³.</u></p> <p><u>Note iii: The maximum fire compartment floor areas and volumes of the Class 6 building do not exceed 5,000 m² and/or 30,000 m³.</u></p> <p><u>Note iv: The maximum fire compartment floor areas and volumes of the Class 5 building do not exceed 8,000 m² and/or 48,000 m³.</u></p> <p><u>Note v: Not applicable to the Class 2 building (parts).</u></p>

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				<u>Note vi: Not applicable to the AS 2118.1-2017 sprinkler protected Class 7a carparking (parts).</u>
Large Isolated Buildings	C3D4	Fire compartments can exceed specified areas and volumes under certain open space, fire protection and vehicular access conditions.	---	Not applicable.
Requirements for Open Spaces & Vehicular Access	C3D5	Conditions applying to vehicular access are required by Clause C3D5.	---	Not applicable.
Class 9 Buildings	C3D6	Additional fire and smoke compartmentation that is required for Class 9a Healthcare, 9b Early Childhood Centre and 9c Aged Care buildings.	DTS and/or a Performance Solution by a Registered Design Practitioner – (Fire Safety Engineering)	<p>Building to Comply.</p> <p><u>Building #1 (Class 9c RAC Building)</u></p> <p>In buildings of this type, each fire compartment is to be divided into areas not more than 500 m² by smoke-proof walls complying with Specification 11 of the BCA. Assessment of the drawings has revealed that all levels of the Class 9c residential aged care building (RAC) <u>are not</u> divided into smoke zones not exceeding 500 m² as required by Clause C3D6(3)(a) of the BCA.</p> <p>It is recommended that:</p> <p>A) The drawings are to be amended demonstrating compliance with Clause C3D67 of the BCA; or</p> <p>B) A Performance Solution Report is to be prepared by a Registered Design Practitioner - (Fire Safety Engineering) demonstrating compliance with Performance Requirements C1P3 & E2P2 of the BCA.</p>

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				<p><u>General Notes:</u></p> <p><u>Note i: Smoke-proof walls required by Clause C3D6 of the BCA must comply with the following:</u></p> <p><u>a) The wall may be lined on one side only.</u></p> <p><u>b) Linings on the wall must be non-combustible and extend to the underside of –</u></p> <p><u>i) the floor above; or</u></p> <p><u>ii) a non-combustible roof covering; or</u></p> <p><u>iii) a flush plasterboard ceiling lined with 13 mm standard grade plasterboard or a fire-protective covering, with all penetrations sealed against the free passage of smoke.</u></p> <p><u>c) If plasterboard is used in the lining on a wall, it must be a minimum of 13 mm standard grade plasterboard.</u></p> <p><u>d) Not incorporate any glazed areas unless the glass is safety glass as defined in AS 1288 - 2021.</u></p> <p><u>e) Only have doorways which are fitted with smoke doors complying with Specification 12 of the BCA.</u></p> <p><u>f) Have all openings around penetrations and the junctions of the smoke-proof wall and the remainder of the building stopped with non-combustible material to prevent the free passage of smoke.</u></p> <p><u>g) Incorporate smoke dampers where air-handling ducts penetrate the wall unless the duct forms part of a smoke hazard management system required to continue air movement through the duct during a fire.</u></p> <p><u>Note ii: A smoke door of one (1) or two (2) leaves satisfies Clause S12C3 of Specification 12 of the BCA if it is constructed as follows:</u></p>

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				<p><u>a) The leaves are side-hung to swing –</u> <u>i) in the direction of egress; or</u> <u>ii) in both directions.</u> <u>b) The leaves are solid-core and at least 35 mm thick, or are capable of resisting smoke at 200°C for 30 minutes.</u> <u>c) The leaves are fitted with smoke seals.</u> <u>d)The leaves –</u> <u>i) are normally in the closed position; or</u> <u>ii) operate such that –</u> <u>A) they are closed automatically with the automatic closing operation initiated by smoke detectors, installed in accordance with the relevant provisions of AS 1670.1, located on each side of the doorway not more than 1.5 m horizontal distance from the doorway; and</u> <u>B) in the event of power failure to the door, they will fail-safe in the closed position.</u> <u>e) The leaves return to the fully closed position after each manual opening.</u> <u>f)Any glazing incorporated in the door complies with AS 1288.</u> <u>g) If a glazed panel is capable of being mistaken for an unobstructed exit, the presence of the glass must be identified by an opaque mid-height band, mid-rail, crash-bar or other opaque construction.</u></p> <p><u>Note iii: A door required by Clause C3D6 and/or Specification 12 of the BCA that is to be smoke-proof or have an FRL, must provide a smoke reservoir by not extending within 400 mm of the underside of -</u> <u>a) a roof covering; or</u> <u>b) the floor above; or</u> <u>c) an imperforate false ceiling that will prevent the free passage of smoke.</u></p>

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				Full documentation is to be provided with the Construction Certificate application.
Vertical Separation of Openings in External Walls	C3D7	This Clause stipulates how vertical separation can be achieved for buildings of Type A Construction.	DTS	Not applicable as the whole building is required to be provided with an AS 2118.1-2017 sprinkler system (or AS 2118.6-2012 sprinkler system).
Separation by Fire Walls	C3D8	This clause stipulates how you achieve fire separation.	DTS	Building to Comply. (See Clauses C3D9 & C3D10 below)
Separation of Classifications in the Same Storey	C3D9	This clause stipulates how you can treat different classifications in the same storey.	DTS and/or a Performance Solution by a Registered Design Practitioner – (Fire Safety Engineering)	Building to Comply. 1) The Lower Ground Floor Level Class 7a Carpark (part) is to be separated from the adjoining Class 9b building ILU Facilities (part) by a fire wall capable of achieving an FRL of not less than 120/120/120. All door openings in this fire wall are to be fitted with self-closing (or automatic closing) fire doors capable of achieving an FRL of not less than –/120/30, selected and installed in accordance with AS 1905.1-2015. <u>General Notes:</u> <u>Note i: The glazed automatic sliding door proposed to be located between the Class 7a Carpark (part) and the adjoining Class 9b building ILU Facilities (part) is to be assessed by a Registered Design Practitioner – (Fire Safety Engineering) to demonstrate all methods to be adopted to ensure compliance with Performance Requirements C1P2 & C1P8 of the BCA. In addition, these doors are to fail-safe in the closed position on activation of the buildings sprinkler system and/or the automatic fire alarm system.</u>

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				<p><u>Note ii: A separate self-closing, self-latching general access hinged door is to be provided between the Class 7a Carpark (part) and the adjoining Class 9b building ILU Facilities Entry Foyer (part). This door is to have an FRL of not less than --/120/30 + a clear opening width of not less than 750 mm and a height of not less than 1980 mm and is to be included in the report of the Registered Design Practitioner – (Fire Safety Engineering) – (i.e. a door in the path of travel to a required exit).</u></p> <p><u>Note iii: All other doorways that open from the Class 7a Carpark (part) and the adjoining Class 9b building ILU Facilities are to have an FRL of not less than --/120/30, selected and installed in accordance with AS 1905.1-2015.</u></p> <p>2) The Lower Ground Floor Level Class 9c RAC building (part) is to be separated from the adjoining Class 9b building ILU Facilities (part) by a fire wall capable of achieving an FRL of not less than 120/120/120. All door openings in this fire wall are to be fitted with self-closing (or automatic closing) fire doors capable of achieving an FRL of not less than –/120/30, selected and installed in accordance with AS 1905.1-2015. The drawings are to be amended accordingly.</p> <p>3) The Class 5 Office (part) that is located on the Ground Floor Level of Building #2 is to be separated from the adjoining Class 2 building (part) by a fire wall capable of achieving an FRL of not less than 120/120/120.</p>

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				<p>4) The Ground Floor Level Class 6 Café (part) that is located on the Ground Floor Level of Building #3 is to be separated from the adjoining Class 2 building (part) by a fire wall capable of achieving an FRL of not less than 180/180/180.</p> <p><u>General Note:</u></p> <p><u>Note: A Registered Design Practitioner – (Structural Engineering) is to nominate the fire resistance level of all proposed structural elements in accordance with AS 3600-2018 (Concrete Structures Code) & AS 3700-2018 (Masonry Structures Code).</u></p> <p>(See Specification 5 below)</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Separation of Classifications in Different Storeys	C3D10	This Clause stipulates how you fire separate classifications in different storeys.	DTS	<p>Building to Comply.</p> <p>1) The Lower Ground Floor Level is to be separated from the Ground Floor Level above by reinforced concrete floor slabs capable of achieving an FRL of not less than 120/120/120. In addition, all supporting elements are to be capable of achieving an FRL of not less than 120/--/--.</p> <p>2) The Class 5 Office (part) that is located on the Ground Floor Level of Building #2 is to be separated from the Class 2 building (part) above by a reinforced concrete floor slab capable of achieving an FRL of not less than 120/120/120. In addition, all supporting elements are to be capable of achieving an FRL of not less than 120/--/--.</p> <p>3) The Ground Floor Level Class 6 Café (part) that is located on the Ground Floor Level of Building #3 is to be separated from the</p>

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				<p>Class 2 building (part) above by a reinforced concrete floor slab capable of achieving an FRL of not less than 180/180/180. In addition, all supporting elements are to be capable of achieving an FRL of not less than 180/--/--.</p> <p><u>General Note:</u></p> <p><u>Note: A Registered Design Practitioner – (Structural Engineering) is to nominate the fire resistance level of all proposed structural elements in accordance with AS 3600-2018 (Concrete Structures Code) & AS 3700-2018 (Masonry Structures Code).</u></p> <p><u>(See Specification 5 below)</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Separation of Lift Shafts	C3D11	Lift shafts are required in Specification 5 (Type A Construction) to achieve an FRL as stated where lifts are not wholly within an atrium.	DTS	<p>Building to Comply.</p> <p>1) Passenger Lifts (Fire Separation) - In a building of this type, passenger lifts are to be separated from the remainder of the building by enclosure in a shaft having an FRL of not less than:</p> <ul style="list-style-type: none"> a) Class 2 (parts): 120/120/120 FRL b) Class 7a (parts): 120/120/120 FRL c) Class 9b (parts): 120/120/120 FRL d) Class 9c (parts): 120/120/120 FRL <p>2) Lift Entry Doors - Openings for lift landing doors are to be protected by --/60/-- FRL fire doors that:</p> <ul style="list-style-type: none"> a) comply with AS 1735.11-1986; and b) are set to remain in the closed position except when discharging or receiving passengers or goods.

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				<p>3) Lift Indicator Panels – A lift call panel, indicator panel or other panel in the wall of the fire-isolated lift shaft are to be backed by construction having an FRL of not less than --/60/60 if it exceeds 35,000 mm².</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Stairways & Lifts in One Shaft	C3D12	A stairway and lift must not be in the same shaft if either the stairway or the lift is required to be in a fire-resisting shaft	DTS	<p>Complies.</p> <p>The lift shafts and stair shafts are separated as required.</p>
Separation of Equipment	C3D13	Certain equipment (lift motors, lift control panels, emergency generators, central smoke control plant, boilers, and batteries) must be separated from the remainder of the building with construction achieving an FRL of not less than 120/120/120.	DTS	<p>Building to Comply.</p> <p>1) The following services are to be separated from the remainder of the building by construction complying with Specification 5, but not less than 120/120/120 FRL:</p> <ul style="list-style-type: none"> i) Lift motors and lift control panels; or ii) emergency generators used to sustain emergency equipment operating in the emergency mode; or iii) a battery or batteries installed in the building that have a voltage exceeding 24 volts and a capacity exceeding 10 ampere hours. <p>An exception to these requirements is that separating construction between a lift shaft and a lift motor room need only achieve an FRL of 120/--/--.</p> <p>The following equipment <u>is not</u> required to be separated from the remainder of the building:</p> <ul style="list-style-type: none"> a) smoke control exhaust fans located in the air stream which are constructed for

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				<p>high temperature operation in accordance with Specification 21; or</p> <p>b) stair pressurising equipment installed in compliance with the relevant provisions of AS 1668.1; or</p> <p>c) a lift installation without a machine-room; or</p> <p>d) equipment otherwise adequately separated from the remainder of the building.</p> <p>2) Separation of on-site fire pumps must comply with Clause E1D2 of the BCA and AS 2419.1-2021.</p> <p>3) Doorways to fire separated rooms are to be protected by self-closing, --/120/30 FRL fire doors.</p> <p><u>General Note:</u></p> <p><u>Note: Clause 6.11.2(a) of AS 2419.1-2021 gives a concession to the requirement to fire separate a pump room from the remainder of the building where the building is provided with an automatic sprinkler system in accordance with AS 2118.1-2017. As the whole building is required to be served by a sprinkler system in accordance with Clauses E1D4, E1D6, E1D9 & E1D10 of the BCA & AS 2118.1-2017 or AS 2118.6-2012, the fire pump room is not required to be fire separated from the remainder of the building (other than the adjoining fire-isolated stairway).</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>

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Electricity Supply System	C3D14	<p>Certain electricity supply equipment must be protected with construction of not less than 120/120/120 FRL. Equipment includes:</p> <ul style="list-style-type: none"> ▪ Electricity substations. ▪ Main switchboards "which sustain emergency equipment operating in emergency mode". ▪ Electricity conductors that supply main switchboard. ▪ Switchboards must also be segregated (where applicable) 	DTS	<p>Building to Comply.</p> <p>1) The main switchboards located within the building that sustain emergency equipment operating in the emergency mode <u>[i.e. fire hydrant and/or sprinkler pumps, air handling systems designed to exhaust and control the spread of fire and smoke and control and indicating equipment]</u> must be separated from the remainder of the building by construction achieving a minimum FRL of 120/120/120 and have any doorway protected by a self-closing, --/120/30 FRL fire door.</p> <p>2) Electrical conductors located within the building that supply a substation (located within the building) and a main electrical switchboard that sustains emergency equipment operating in the emergency mode, are to have a classification in accordance with AS/NZS 3013-2005 of not less than:</p> <ul style="list-style-type: none"> a) WS 53W (if capable of being damaged by vehicles; or b) WS 52W; or c) enclosed or protected by construction achieving an FRL of not less than 120/120/120. <p>3) Switchboards that sustain electricity supply to the buildings emergency equipment <u>[i.e. fire hydrant and/or sprinkler pumps, air handling systems designed to exhaust and control the spread of fire and smoke and control and indicating equipment]</u> are to be constructed so that emergency equipment switchgear is separated from non-emergency equipment</p>

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				switchgear by metal partitions designed to minimise the spread of a fault from non-emergency equipment switchgear. Full documentation is to be provided with the Construction Certificate application.
Public Corridors in Class 2 & 3 Buildings	C3D15	In a Class 2 or 3 building a public corridor, if more than 40 metres in length must be divided at intervals of not more than 40 metres with smoke proof walls complying with Clause 2 of S11C2.	DTS	Complies. The public corridors serving the Class 2 building (parts) have lengths of less than 40.0 metres (as required).
BCA PART C4 - PROTECTION OF OPENINGS				
Deemed to Satisfy Provisions	C4D1	This Clause stipulates that the proposed development complies with BCA Section C Performance Requirements if the DTS provisions are met.	---	Noted. No recommendations.
Application of Part	C4D2	Exempts openings such as control joints, weep holes, non-combustible ventilators for sub floor or cavity ventilation, etc, are exempted from protection requirements.	---	Noted. No recommendations.
Protection of Openings in External Walls	C4D3	This Clause stipulates that openings less than 3.0 m from a side or rear boundary or 6.0 m from the far boundary of a road must be protected.	DTS or a Performance Solution Report by a Registered Design Practitioner – (Fire Safety Engineering)	Building to Comply. In buildings of this type, openings in an external wall (i.e. a wall that is required to have a fire resistance level) must if situated less from a fire-source feature to which it is exposed than 3.0 m from a side or rear boundary of the allotment (both parallel and perpendicular) must be protected in accordance with Clause C4D5 of the BCA, and if wall-wetting sprinklers are used, they are located externally and not occupy more than 1/3 of the area of the external wall of the storey in which it is located.

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				<p>The BCA provides the following options for the protection of windows, doors and other openings:</p> <p>A) Window Openings:</p> <ul style="list-style-type: none"> ▪ --/60/-- FRL fire shutters; or ▪ External wall wetting sprinklers used with windows that are automatic or permanently fixed in the closed position; or ▪ --/60/-- FRL fire windows (automatic or permanently fixed in the closed position). <p>B) Door Opening:</p> <ul style="list-style-type: none"> ▪ External wall wetting sprinklers used with doors that are automatic closing or self-closing; or ▪ Self-closing or automatic closing --/60/30 FRL fire doors. <p>C) Other Openings (excluding voids):</p> <ul style="list-style-type: none"> ▪ External wall wetting sprinklers; or ▪ Construction having an FRL of not less than --/60/--. <p>Assessment of the drawings has revealed that the following openings in the external walls of Building 1 stand closer than 3.0 metres (both parallel and perpendicular) to the side property boundary (i.e. fire source feature) and are required to be protected externally in accordance with Clause C4D5 of the BCA:</p> <ul style="list-style-type: none"> ➤ Window and door of 88 Parraween Street (front elevation). ➤ Window of 88 Parraween Street (eastern elevation).

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				<ul style="list-style-type: none"> ➤ Glazed external wall of 88 Parraween Street (rear elevation). ➤ Dining Room (eastern elevation on the Ground Floor Level). ➤ Dining Room (rear elevation on the Ground Floor Level). <p>It is recommended that:</p> <p>A) All external wall openings that stand closer than 3.0 metres to the side property boundary (both parallel and perpendicular to the fire source feature) are to be protected externally in accordance with Clause C4D5 of the BCA; or</p> <p>B) A Performance Solution Report is to be prepared by a Registered Design Practitioner - (Fire Safety Engineering) demonstrating the methods to be adopted to the building to allow compliance with Performance Requirements C1P2 and C1P8 of the BCA.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Separation of External Walls and Associated Openings in Different Fire Compartments	C4D4	Separation required between external openings in different fire compartments.	Performance Solution Report by a Registered Design Practitioner – (Fire Safety Engineering)	<p>Building to Comply.</p> <p>To satisfy Performance Requirements C1P2 and C1P8 of the BCA, the drawings are to be detailed as follows:</p> <p>1) The external walls of the residential units that stand closer than 4.0 metres to the external walls / windows of the adjoining public corridors (i.e. up to a 90° angle) are to have an FRL of not less than 60/60/60 for the total length of the wall (or 4.0 metres whichever is the lesser); and</p>

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				<p>2) The external walls of the residential units that stand closer than 6.0 metres to the external walls / windows of the adjoining residential units (i.e. a 180° angle) are to have an FRL of not less than 60/60/60 for the total length of the wall.</p> <p><u>General Note:</u></p> <p><u>Note: The Construction Certificate drawings are to be detailed accordingly. Alternatively, a Performance Solution Report is to be prepared by a Registered Design Practitioner – (Fire Safety Engineering) demonstrating compliance with Performance Requirements C1P2 & C1P8 of the BCA.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Acceptable Methods of Protection	C4D5	Acceptable methods of protecting openings in external walls.	DTS	<p>Building to Comply.</p> <p>(See Clause C4D3 above)</p> <p>(See Clause D2D12 below)</p>
Doorways in Fire Walls	C4D6	This stipulates how doorways in fire walls are to be constructed.	DTS	<p>Building to Comply.</p> <p>(See Clauses C3D9 above & C4D8 below)</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Sliding Fire Doors	C4D7	Installation requirements for sliding fire doors.	---	Not applicable.

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Protection of Doorways in Horizontal Exits	C4D8	This stipulates how horizontal exits are to be protected.	DTS	<p>Building to Comply.</p> <p>A doorway that is part of a horizontal exit must be protected by a single fire door that has an FRL of not less than that required by Specification 5 for the fire wall except that the door must have an insulation level of at least 30 minutes.</p> <p><u>General Note:</u></p> <p><u>Note: The fire doors located in the fire walls that are required to separate the Lower Ground Floor Level Class 9c building (part) from the adjoining Class 9b building (part) are to be self-closing, --120/30 FRL fire doors, selected and installed in accordance with AS 1905.1-2015.</u></p> <p>(See Clause C3D9 above)</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Openings in Fire Isolated Exits	C4D9	Construction details of doorways leading into fire isolated exits.	DTS	<p>Building to Comply.</p> <p>1) All doors opening into the buildings fire isolated stairways and fire-isoated passageways are to be protected by self-closing (or automatic closing), --/60/30 FRL fire doors, selected and installed in accordance with AS 1905.1-2015.</p> <p>2) Where automatic closing fire doors are to be installed, the automatic closing operation must be initiated by the activation of a smoke detector, installed in accordance with AS 1670.1-2018, and be located not more than 1.5 metres horizontal distance from the approach side of the doorway. In addition, the automatic closing operation of the fire doors is to be activated</p>

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				<p>upon receipt of a signal from the buildings automatic sprinkler system.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Service Penetrations in Fire Isolated Exits	C4D10	Services shall not be installed in fire isolated exits, except as permitted in this Clause.	DTS	<p>Building to Comply.</p> <p>The buildings fire isolated stairways and fire isolated passageways are not to be penetrated by any services <u>other than</u> –</p> <ol style="list-style-type: none"> 1) Electrical wiring associated with – <ol style="list-style-type: none"> i) a lighting, detection, or pressurisation system serving the exit; or ii) a security, surveillance or management system serving the exit; or iii) the monitoring of hydrant or sprinkler isolating valves. 2) Ducting associated with a pressurisation system if it – <ol style="list-style-type: none"> i) is constructed of material having an FRL of not less than --/120/60 where it passes through any other part of the building; and ii) does not open into any other part of the building; or 3) Water supply pipes for fire services. <p>Full documentation is to be provided with the Construction Certificate application.</p>
Openings in Fire Isolated Lift Shafts	C4D11	Construction details of doorways leading into fire isolated lift shafts and construction of lift indicator panels.	DTS	<p>Building to Comply.</p> <ol style="list-style-type: none"> 1) Passenger Lifts (Fire Separation) - In a building of this type, passenger lifts are to be separated from the remainder of the building by enclosure in a shaft having an FRL of not less than: <ol style="list-style-type: none"> a) Class 2 (parts): 120/120/120 FRL b) Class 7a (parts): 120/120/120 FRL

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				<p>c) Class 9b (part): 120/120/120 FRL d) Class 9c (parts): 120/120/120 FRL</p> <p>2) Lift Entry Doors - Openings for lift landing doors are to be protected by --/60/-- FRL fire doors that:</p> <p>a) comply with AS 1735.11-1986; and b) are set to remain in the closed position except when discharging or receiving passengers or goods.</p> <p>3) Lift Indicator Panels – A lift call panel, indicator panel or other panel in the wall of the fire-isolated lift shaft are to be backed by construction having an FRL of not less than --/60/60 if it exceeds 35,000 mm².</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Bounding Construction Class 2, 3 & 4 Buildings	C4D12	Stipulates how to protect openings in bounding construction (residential building / parts).	DTS	<p>Building to Comply.</p> <p>In buildings of Type A construction, doorways that open from a sole occupancy unit to a public corridor, public lobby or the like, a room not within a sole occupancy unit or into another sole occupancy unit, are to be fitted with self-closing, --/60/30 FRL fire doors, selected and installed in accordance with AS 1905.1-2015.</p> <p><u>General Notes:</u></p> <p><u>Note i: The doorways providing access into the Class 2 residential sole-occupancy units are to be fitted with self-closing, --/60/30 FRL fire doors, selected and installed in accordance with AS 1905.1-2015.</u></p> <p><u>Note ii: Fire doors to the Class 2 residential sole occupancy units are also to achieve a sound transmission rating of not less than</u></p>

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				<p><u>Rw 30 in accordance with Clause F7D6(2) of the BCA.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Openings in Floors & Ceilings for Services	C4D13	Services where passing through fire rated floors and/or walls shall be suitably protected to maintain the FRL of the building element(s) either by the introduction of fire rated shafts and/ or fire stopping / sealing at the penetration.	DTS	<p>Building to Comply.</p> <p>Any/all openings through the buildings fire rated floor and wall systems are to be protected in accordance with Clauses C4D13 and C4D15 of the BCA.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Openings in Shafts	C4D14	Any openings into fire rated service shafts shall be protected in accordance with this Clause.	DTS	<p>Building to Comply.</p> <p>Any/all openings into the buildings fire rated shafts (ventilating, pipe, garbage or other service shaft) are to be protected as follows:</p> <ul style="list-style-type: none"> i) if in a sanitary compartment – a door or panel which, together with its frame, is non-combustible or has an FRL of not less than --/30/30; or ii) a self-closing --/60/30 FRL fire door or hopper; or iii) an access panel having an FRL of not less than --/60/30; or iv) if the shaft is a garbage shaft – a door or hopper of non-combustible construction. <p>Full documentation is to be provided with the Construction Certificate application.</p>
Openings for Service Installations	C4D15	Services where passing through fire rated floor or walls shall be suitably protected to maintain the FRL of the building element(s).	DTS	<p>Building to Comply.</p> <p>(See also Clause C4D13 above)</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>

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Construction Joints	C4D16	Construction joints shall achieve the same FRL as the building component in which it is installed.	DTS	<p>Building to Comply.</p> <p>Construction joints between fire-rated building elements are to be "fire-stopped" by materials having the same fire resistance level as the element they are to be installed into. The method used is to be identical with an AS 1530.4-2014 tested prototype.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Columns Protected with Lightweight Construction to achieve an FRL	C4D17	Any column protected with lightweight construction should maintain the fire integrity of a building element through which it passes.	---	Not applicable.
SPECIFICATION 5 - (FIRE-RESISTING CONSTRUCTION)				
Scope	S5C1	This Specification contains requirements for the fire-resisting construction of building elements.	DTS	Noted.
Exposure to Fire Source Features	S5C2	This Clause stipulates when a building element is exposed to a fire source feature.	DTS	Noted.
Fire Protection for a Support of Another Part	S5C3	The structural integrity of any part of a building required to have a particular FRL shall not be reduced or undermined by reason of it being supported by a part of the building that does not have at least the same FRL as the part it supports.	DTS	<p>Building to Comply.</p> <p>(See Clauses C3D9 & C3D10 above)</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Lintels	S5C4	Details where lintels over doorways or openings require an FRL.	---	Not applicable.

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Method of Attachment not to Impair Fire Resistance	S5C5	This clause outlines how combustible elements can be attached to an element that is required to have an FRL.	DTS	<p>Building to Comply.</p> <p>The method of attaching or installing a finish, lining, ancillary element or service installation to a building element must not reduce the fire-resistance of that element to below that required.</p> <p>General Notes:</p> <p><u>Note i: All external wall cladding materials proposed to serve the building are to be specified on the architectural drawings as being non-combustible in accordance with Clauses C2D10 & C2D14 of the BCA.</u></p> <p><u>Note ii: All external cladding materials proposed to serve the building are to be covered by a valid CodeMark Certificate demonstrating compliance with Clauses C2D10 & C2D14 of the BCA. In addition, the CodeMark Certificate is to demonstrate compliance with Performance Requirement F3P1 (Weatherproofing) of the BCA.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
General Concessions	S5C6	Outlines general FRL concessions that can be applied for various building components.	---	Not applicable.
Mezzanine Floors Concession	S5C7	Stipulates that a mezzanine and its supports do not need to achieve a fire rating provided other measures are adopted.	---	Not applicable.

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Enclosure of Shafts	S5C8	This Clause stipulates how you enclose various shafts both at the top and the bottom.	DTS	<p>Building to Comply.</p> <p>1) Shafts required to have an FRL are to be enclosed at the top, bottom and sides by construction having an FRL of not less than that required for the walls of a non-loadbearing shaft in the same building, except where the top of the shaft extends beyond the roof structure.</p> <p>2) The buildings fire-isolated stairways are to be enclosed at the top, bottom and sides with construction complying with Specification 5 of the BCA.</p> <p>3) The lift shafts are to be taken up to a point higher than the building's roof structure or alternatively enclosed at the top with construction complying with Specification 5 of the BCA.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Carparks in Class 2 & 3 Buildings	S5C9	This Clause allows for a concession to fire rating to carparks in Class 2 and 3 buildings.	---	Not applicable.
Residential Care Building: Concession	S5C10	Allows FRL concessions to sprinklered residential aged care buildings.	---	Not applicable.
Type A Fire Resisting Construction	S5C11 - S5C20	This Clause and Table outline the Fire Resistance Levels of various building elements for Type A Construction.	DTS and a Performance Solution Report by a Registered Design Practitioner – (Fire Safety Engineering)	<p><u>Building to Comply.</u></p> <p><u>The FRL's for the building elements are to be determine once the drawings have been prepared for the Construction Certificate application.</u></p> <p><u>General Notes:</u></p> <p><u>Note i: A "Wall Schedule" is to be prepared for the building demonstrating the required fire resistance levels (FRL's) as required by Specification 5 of the BCA as well as the</u></p>

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				<p><u>required sound transmission classifications under Part F7 of the BCA.</u></p> <p><u>Note ii: No part of the roof structure of 88 Parraween Street (including eaves and gutter ..etc) is permitted to oversail the side property boundary. These structures are to be removed prior to the issue of an Occupation Certificate for any part of "Building 1".</u></p> <p><u>Note iii: A Performance Solution Report is to be prepared by a Registered Design Practitioner – (Fire Safety Engineering) for any / all parts of the roof structure of 88 Parraween Street that oversail the external walls of the building that stand closer than 3.0 metres to the side property boundary. This Performance Solution report is to demonstrate compliance with Performance Requirements C1P2 and C1P8 of the BCA.</u></p> <p><u>Note iv: All structural elements are to be certified by a Registered Engineer - Structural as achieving the required fire resistance levels.</u></p> <p><u>Note v: If a roof is required to have an FRL or its covering is required to be non-combustible, roof lights or the like installed in that roof must —</u></p> <p><u>a) have an aggregate area of not more than 20% of the roof surface; and</u></p> <p><u>b) be not less than 3 m from —</u></p> <p><u>i) any boundary of the allotment other than the boundary with a road or public place; and</u></p> <p><u>ii) any part of the building which projects above the roof unless that part has the FRL required of a fire wall and any openings in</u></p>

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				<p><u>that part of the wall for 6.0 metres vertically above the roof light or the like are protected in accordance with C4D5 of the BCA. Details for the methods to be adopted to protect the external walls + the external wall openings that are located less than 6.0 metres vertically above the Building #1 glazed roof are to be provided demonstrating compliance with Clause S5C16(a) and S5C16(b)(ii) of Specification 5 of the BCA. Alternatively, a Performance Solution Report is to be prepared by a Registered Design Practitioner – (Fire Safety Engineering) demonstrating compliance with Performance Requirements C1P2 and C1P8 of the BCA.</u></p> <p>(See also Clauses C3D9 & C3D10 above)</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Type B Fire Resisting Construction	S5C21 - S5C23	This Clause and Table outline the FRLs of various buildings elements for Type B construction.	---	Not applicable.
Type C Fire Resisting Construction	S5C24 - S5C25	This Clause and Table outlines the FRLs of various building elements for Type C construction.	---	Not applicable.
SPECIFICATION 6 – (STRUCTURAL TESTS FOR LIGHTWEIGHT CONSTRUCTION)				
Structural Tests for Lightweight Construction	S6C1 - S6C11	This Specification describes the tests to be applied to & criteria to be satisfied by a wall system of lightweight construction that has an FRL.	DTS	<p>Building to Comply.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>

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SPECIFICATION 7 – (FIRE HAZARD PROPERTIES)				
Fire Hazard Properties	S7C1 - S7C7	This Specification sets out requirements in relation to the fire hazard properties of materials, linings, & surface finishes in buildings.	DTS	Building to Comply. All floor, wall and ceiling materials and other assemblies are to comply as required. (See Clause C2D11 above) Full documentation is to be provided with the Construction Certificate application.
SPECIFICATION 8 – (PERFORMANCE OF EXTERNAL WALLS IN FIRE)				
Performance of External Walls in Fire	S8C1 - S8C4	Design considerations for tilt up construction.	---	Not applicable.
SPECIFICATION 9 – (CAVITY BARRIERS FOR FIRE PROTECTED TIMBER)				
Cavity Barriers for Fire-Protected Timber	S9C1 - S9C2	Requirements for cavity barriers in fire-protected timber construction.	---	Not applicable.
SPECIFICATION 10 – (FIRE PROTECTED TIMBER)				
Fire-protected Timber	S10C1 - S10C6	Requirements for fire-protected timber.	---	Not applicable.
SPECIFICATION 11 – (SMOKE PROOF WALLS IN HEALTH CARE & RESIDENTIAL CARE BUILDINGS)				
Smoke-proof Walls in Health Care & Residential Care Buildings	S11C1 - S11C4	Requirements for smoke-proof walls in Clause 9a and 9c buildings.	DTS	Building to Comply. (See Clause C3D6 above) Full documentation is to be provided with the Construction Certificate application.

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SPECIFICATION 12 – (FIRE DOORS, SMOKE DOORS, FIRE WINDOW & SHUTTERS)				
Fire Doors, Smoke Doors, Fire Windows & Shutters	S12C1 - S12C6	This Specification sets out the requirements for the construction of fire doors, smoke doors, fire windows, and fire shutters.	DTS	<p>Building to Comply.</p> <p>All fire doors, smoke doors, fire windows and fire shutters are to comply with Specification 12 of the BCA, AS 1905.1-2015 (fire doors) and AS 1905.2-2005 (fire shutters).</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
SPECIFICATION 13 – (PENETRATIONS OF WALLS, FLOORS & CEILINGS BY SERVICES)				
Penetration of Walls, Floors & Ceilings by Services	S13C1 - S13C7	This Specification sets out prescribed materials and methods of installation for services that penetrate walls, and floors that are required to have an FRL.	DTS	<p>Building to Comply.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
BCA PART D1 - ACCESS & EGRESS				
Objectives, Functional Statements, Performance Requirements & Verification Methods	D101, D1F1-D1F2, D1P1 to D1P9, D1V1-C1V4	Specifies Objectives, Functional Statements, Performance Requirements & Verification Methods.	---	Noted. No recommendations.
BCA PART D2 - PROVISION FOR ESCAPE				
Deem to Satisfy Provisions	D2D1	The Clause stipulates that the proposed development complies with Section D Performance Requirements of the BCA if the deem to satisfy provisions are met.	---	Noted. No recommendations.
Application of Part	D2D2	This Clause stipulates that Part D of the BCA does not apply to the internal parts of a sole occupancy unit in a Class 2, 3, or 4 building (or part).	DTS	Noted.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Number of Exits Required	D2D3	This Clause outlines the number of exits required from each part of the building.	DTS	<p>Complies.</p> <p>All storeys of the building are provided with exits as required.</p> <p>General Note:</p> <p><u>Note: As the whole building has now been reduced to an "effective height" of less than 25.0 metres, a single exit is permitted to serve each storey of the Class 2 buildings (subject to all travel distances not exceeding 12.0 metres as permitted by Clause S18C3 of Specification 18 of the BCA).</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
When Fire Isolated Exits are Required	D2D4	This Clause outlines when fire isolated exits are required in buildings.	DTS	<p>Complies.</p> <p>All internal exit stairways serving the building <u>excluding the internal stairway located between the LGFL Class 9b building (part) and the GFL of Building # 2 (ILU)</u> are fire-isolated as required.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Exit Travel Distances	D2D5	Travel distances to exits in various building types.	DTS and a Performance Solution Report by a Registered Design Practitioner – (Fire Safety Engineering)	<p>Non-Compliant.</p> <p>The maximum exit travel distance have been calculated as follows:</p> <p>A) Basement Level:</p> <p>The maximum exit travel distance between the alternative exits (when measured through the point of choice exceeds 60.0 metres (i.e. measured as being approximately 73.2 metres).</p> <p>B) Lower Ground Floor Level:</p> <p>The maximum exit travel distance to the closest exit exceeds 20.0 metres</p>

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				<p>(i.e. measured as being approximately 22.8 metres).</p> <p>C) Building #1 (RAC):</p> <p>i) The maximum exit travel distance to a point of choice does not exceed 20.0 metres (as required).</p> <p>ii) The maximum exit travel distance to the closest alternative exit does not exceed 40.0 metres (as required).</p> <p>iii) The maximum exit travel distance between alternative exits (when measured through the point of choice) does not exceed 60.0 metres (as required).</p> <p>D) Building #2 (ILU):</p> <p>The maximum exit travel distance to a single exit does not exceed 12.0 metres as permitted by Clause S18C3 of Specification 18 of the BCA.</p> <p>E) Building #3 (ILU):</p> <p>The maximum exit travel distance to a single exit does not exceed 12.0 metres as permitted by Clause S18C3 of Specification 18 of the BCA.</p> <p>F) Building #4 (ILU):</p> <p>The maximum exit travel distance to a single exit does not exceed 12.0 metres as permitted by Clause S18C3 of Specification 18 of the BCA.</p> <p><u>General Note:</u></p> <p><u>Note i: The maximum exit travel distances serving the building are to be re-assessed at the Construction Certificate stage.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>

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Distances between Alternative Exits	D2D6	Distance between alternative exits to be a maximum of 45 m (Class 2, 3 buildings and Class 9a patient care areas) and 60 m (in all other cases).	DTS and a Performance Solution Report by a Registered Design Practitioner - (Fire Safety Engineer)	Non-Compliant. <i>(See Clause D2D5 above)</i>
Heights of Exits, Paths of Travel to Exits & Doorways	D2D7	This Clause sets out the minimum height requirements for exits, paths of travel and doorways.	DTS	Building to Comply. In a required exit or path of travel to an exit the unobstructed height throughout must be not less than 2.0 metres, except the unobstructed height of any doorway may be reduced to not less than 1980 mm. Full documentation is to be provided with the Construction Certificate application.
Width of Exits & Paths of Travel to Exits	D2D8	This Clause sets out the minimum width of exits and paths of travel to exits.	DTS	Building to Comply. A) General Requirements In a required exit or path of travel to an exit, the unobstructed width of each exit or path of travel to an exit (except for doorways), must be not less than 1000 mm. B) Class 9c Building (RAC) The unobstructed width of each required exit or path of travel to an exit in a public corridor in a Class 9c aged care building is to be not less than; a) 1.5 m; and b) 1.8 m for the full width of the doorway, providing access into a sole-occupancy unit or communal bathroom. <u>General Note:</u> <u>Note: The drawings are to be amended and detailed accordingly at the Construction Certificate stage.</u>

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				Full documentation is to be provided with the Construction Certificate application.
Width of Doorways in Exits or Paths of Travel to Exits	D2D9	This Clause sets out the minimum width of doorways and paths of travel to exits.	DTS	<p>Building to Comply.</p> <p>A) General Requirements</p> <p>In a required exit or path of travel to an exit the minimum width of a doorway (except where it opens to a sanitary compartment or bathroom) is to be no less than 750 mm (or 850 mm when required by Part D4 of the BCA and AS 1428.1-2009).</p> <p>B) Class 9c Building (RAC)</p> <p>In a required exit or path of travel to an exit, the unobstructed width of a doorway must be not less than 800 mm except –</p> <ul style="list-style-type: none"> i) in resident use areas the minimum unobstructed width must be 870 mm; and ii) for doorways leading from a public corridor to a sole-occupancy unit the minimum unobstructed width must be 1070 mm; and iii) where the doorway is fitted with two leaves and one leaf is secured in the closed position in accordance with D3D26(3)(e), the other leaf must permit an unobstructed opening not less than 870 mm wide in resident use areas and 800 mm wide in non-resident use areas. <p><u>General Note:</u></p> <p><u>Note: The drawings are to be amended and detailed accordingly at the Construction Certificate stage.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>

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Exit Width not to Diminish in Direction of Travel	D2D10	This Clause sets out that the widths of exits must not reduce in the direction of travel to a road or open space.	DTS	<p>Building to Comply.</p> <p>The unobstructed width of a required exit must not diminish in the direction of travel to a road or open space, except where the width is increased in accordance with D2D8(1)(b) or D2D9(a)(i) of the BCA.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Determination & Measurement of Exits & Paths of Travel to Exits	D2D11	This Clause sets out the method of measurement of exits and paths of travel to exits.	DTS	Noted.
Travel via Fire Isolated Exits	D2D12	This Clause details connection into and discharge from fire isolated stairs / passageways.	<p>DTS and/or a Performance Solution Report by a Registered Design Practitioner – (Fire Safety Engineering)</p>	<p>Non-Compliant.</p> <p>1) Each fire-isolated stairway must provide independent egress from each storey served and discharge directly, or by way of its own fire-isolated passageway –</p> <ul style="list-style-type: none"> i) to a road or open space; or ii) to a point in a storey or space, within the confines of the building, that is used only for pedestrian movement, car parking or the like and is open for at least 2/3rds of its perimeter and from which an unimpeded path of travel, not further than 20.0 metres is available to a road or open space; or iii) into a covered area that adjoins a road or open space and is open for at least 1/3 of its perimeter and has an unobstructed clear height throughout, including the perimeter openings, of not less than 3.0 metres and provides an unimpeded path of travel from the point of discharge to the road or open space of not more than 6.0 metres.

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				<p>2) In buildings of this type, where a path of travel from the point of discharge of a fire-isolated exit necessitates passing within 6.0 metres of any part of an external wall of the same building, measured horizontally at right angles to the path of travel, that part of the wall must have –</p> <ul style="list-style-type: none"> i) an FRL of not less than 60/60/60; and ii) any openings protected internally in accordance with C3.4 of the BCA for a distance of 3.0 metres above (and/or below) the level of the path of travel, or for the height of the wall, whichever is the lesser. <p>Assessment of the drawings has revealed that the paths of travel from the discharge points of the buildings fire-isolated exits pass within 6.0 metres of the external walls of the building. These external walls are required to be protected (internally) in accordance with Clause D2D12(3) of the BCA.</p> <p>It is recommended that:</p> <ul style="list-style-type: none"> A) The drawings are to be amended to demonstrate full compliance with Clause D2D12(3) of the BCA; or B) A Performance Solution Report is to be prepared by a Registered Design Practitioner – (Fire Safety Engineering) demonstrating compliance with Performance Requirements C1P2, C1P8, D1P5 and E1P3 of the BCA. <p>Full documentation is to be provided with the Construction Certificate application.</p>
External Stairways or Ramps in Lieu of Fire Isolated Exits	D2D13	Use of an external stair or ramp instead of a fire isolated stair.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Travel by Non Fire Isolated Stairways or Ramps	D2D14	This Clause outlines how you can utilise an open stair for egress.	---	Not applicable.
Discharge from Exits	D2D15	Clear width and disposition of exit discharges.	DTS	<p>Building to Comply.</p> <p>An exit must not be blocked at the point of discharge and where necessary, suitable barriers (i.e. steel bollards) must be provided to prevent vehicles from blocking the exit <u>or</u> access to the exit.</p> <p><u>General Note:</u></p> <p><u>Note: Steel bollards are required to be detailed on the architectural drawings in proximity of all internal exit doorways that are capable of being blocked by parked vehicles.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Horizontal Exits	D2D16	Use and construction of horizontal exits.	DTS	<p>Building to Comply.</p> <p>(See Clause C3D9 above)</p>
Non-Required Stairways, Ramps or Escalators	D2D17	Non required stairways, ramps and escalators use and permissible storeys connected.	DTS	<p>Complies.</p> <p>(See Clause C3D9 above)</p>
Number of Persons Accommodated	D2D18	Calculation of the number of occupants in each part of a building based on floor area.	DTS	<p>The deemed-to-satisfy building population numbers are:</p> <ul style="list-style-type: none"> ➤ Basement Level: < 300 persons ➤ Lower Ground Floor Level: < 400 persons ➤ Café: 42 persons ➤ Offices: 6 persons ➤ RAC Building: < 200 persons / storey <p><u>Note: Not applicable to the Class 2 building (parts).</u></p>

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Measurement of Distances	D2D19	Details how distances are measured in relation to egress design.	---	Noted.
Method of Measurement	D2D20	Details how distances are measured in relation to egress design.	---	Noted.
Plant Rooms and Lift Motor Rooms: Concession	D2D21	Egress dispensations in relation to Plant Rooms and Lift Motor Rooms.	---	Not applicable.
Access to Lift Pits	D2D22	Access requirements to lift pits.	DTS	<p>Building to Comply.</p> <p>Access to lift pits may (where the lift pit depth is not more than 3.0 metres) be through the lowest lift landing doors.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Egress from Primary Schools	D2D23	Egress requirements for primary schools.	---	Not applicable.
BCA PART D3 - CONSTRUCTION OF EXITS				
Deem to Satisfy	D3D1	This Clause stipulates that the proposed development complies with Section D Performance Requirements of the BCA if the deem to satisfy provisions are met.	---	Noted. No recommendations.
Application of Part	D3D2	Except for D3D14, D3D15(a), D3D17, D3D18, D3D19, D3D20, D3D21, D3D22(5), D3D22(6), D3D23 and D3D29 the Deemed-to-Satisfy Provisions of this Part do not apply to the internal parts of a sole-occupancy unit in a Class 2 building or Class 4 part of a building.	---	Noted.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Fire Isolated Stairways & Ramps	D3D3	Structural design of fire isolated stair shafts.	DTS	<p>Building to Comply.</p> <p>The fire-isolated stairways proposed to serve the building are to be designed to ensure that if there is a local failure, that there will not cause structural damage to nor impair the fire resistance of the fire stairway shafts.</p> <p><u>General Note:</u></p> <p><u>Note: The final Construction Certificate structural engineering drawings are to be designed and certified by a Registered Design Practitioner – (Structural Engineering) as complying with this clause of the BCA.</u></p>
Non Fire Isolated Stairways & Ramps	D3D4	This Clause stipulates how you must construct required open stairs where the rise in storeys of the building exceeds 2.	---	Not applicable. (See Clause D2D17 above)
Separation of Rising & Descending Stair Flights	D3D5	Fire isolated stairways must not connect storeys both above and below street level.	DTS	<p>Non-Compliant.</p> <p><u>Building #4 (ILU)</u></p> <p>In buildings of this type, if a stairway serving as an exit is required to be fire-isolated -</p> <p>a) there must be no direct connection between -</p> <p>i) a flight rising from a storey below the lowest level of access to a road or open space; and</p> <p>ii) a flight descending from a storey above that level; and</p> <p>(b) any construction that separates or is common to the rising and descending flights must be -</p> <p>i) non-combustible; and</p> <p>ii) smoke proof in accordance with Clause S12C14 of Specification 12 of the BCA.</p> <p>Assessment of the drawings has revealed the following:</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>A) The fire-isolated stairways that is located between the Lower Ground Floor Level and the Ground Floor Level of Building #2 is not separated (at the Ground Floor Level) as required by Clause D3D5 of the BCA (i.e. a rising and descending stairway is currently shown).</p> <p>B) The fire-isolated stairways that is located between the Lower Ground Floor Level and the Ground Floor Level of Building #3 is not separated (at the Ground Floor Level) as required by Clause D3D5 of the BCA (i.e. a rising and descending stairway is currently shown).</p> <p><u>General Note:</u></p> <p><u>Note: The drawings are to be amended and detailed accordingly at the Construction Certificate stage.</u></p> <p>(See also Clause D2D12 above)</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Open Access Ramps & Balconies	D3D6	Construction of open access ramps and balconies in lieu of pressurised stairs.	---	Not applicable.
Smoke Lobbies	D3D7	Construction of smoke lobbies required by D3D7.	---	Not applicable.
Installations in Exits & Paths of Travel	D3D8	Outlines where service installations can be accessed and suitable separation to be incorporated.	DTS	<p>Building to Comply.</p> <p>Services or equipment (comprising electricity meters, distribution boards or ducts, central telecommunication distribution boards/ equipment or electrical motors or other motors serving equipment) that are to be installed in a path of travel to an exit, the equipment is to be enclosed in non-combustible construction with any</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>access panel/door suitably smoke sealed against smoke spreading from the enclosure.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Enclosure of Space Under Stairs & Ramps	D3D9	This Clause highlights how you can store under an open stair. Storage under fire isolated stairs is not permissible.	DTS	<p>Building to Comply.</p> <p>Fire-isolated stairways - If the space below a required fire-isolated stairway is within the fire-isolated shaft, it must not be enclosed to form a cupboard or similar enclosed space.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Width of Required Stairways & Ramps	D3D10	This Clause stipulates how stair widths and heights are measured.	---	Noted.
Pedestrian Ramps	D3D11	Stipulates how a pedestrian ramp can serve as a required exit.	---	Not applicable.
Fire-Isolated Passageways	D3D12	Fire isolated passageways to have an FRL of 60/60/60 or that of the fire isolated stair from which is extends.	DTS	<p>Building to Comply.</p> <p>Details of the fire rating of the buildings fire isolated passageways are to be detailed on the Construction Certificate drawings.</p>
Roof as Open Space	D3D13	If the roof is considered "open space" then the slab must have an FRL of 120/120/120, and rooflights and the like must be located not less than 3 m from path of travel.	DTS	<p>Building to Comply.</p> <p>If an exit discharges to a roof of a building, the roof must -</p> <ul style="list-style-type: none"> a) have an FRL of not less than 120/120/120; and b) not have any rooflights or other openings within three (3) metres of the path of travel of persons using the exit to reach a road or open space.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>Assessment of the drawings has revealed that the fire-isolated stairways discharge over the roof of the level below and are required to be protected from fire in accordance with Clause D3D13 of the BCA.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Goings & Risers	D3D14	This Clause stipulates construction of stair treads and risers.	DTS	<p>Building to Comply.</p> <p>All stairways are to comply as required.</p> <p>All stairways are to have a non-slip surface or a non-slip nosing strip in accordance with Table D3D15 of the BCA and AS 4586-2013.</p> <p>General internal and external access / egress stairways [are to be constructed in accordance with Clause 11, Clause 12 and Figures 26, 27 and 28 of AS 1428.1-2009.</p> <p>The internal fire-isolated stairways serving the building are to be constructed in accordance with Clause 11.1(f), Clause 11.1(g), Clause 12 and Figures 27 and 28 of AS 1428.1-2009.</p> <p><u>General Note:</u></p> <p><u>Note: The Construction Certificate drawings are to detail full compliance with these provisions of the BCA.</u></p> <p>(See also Part D4 below)</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Landings	D3D15	This Clause stipulates construction of landings.	DTS	<p>Building to Comply.</p> <p>All landings are to have a non-slip surface or a non-slip nosing strip in accordance with Table D3D15 of the BCA and AS 4586-2013.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Thresholds	D3D16	This Clause stipulates construction of thresholds to doorways.	DTS	<p>Building to Comply.</p> <p>In buildings of this type, the threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf, unless</p> <p>a) in resident use areas in a Class 9c building, a ramp is provided with a maximum gradient of 1:8 for a maximum height of 25 mm over the threshold; or</p> <p>b) in a building required to be accessible by Part D4 of the BCA, the doorway -</p> <p>i) opens to a road or open space; and</p> <p>ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1-2009; or</p> <p>c) in other cases;</p> <p>i) the doorway opens to a road or open space, external stair landing or external balcony; and</p> <p>ii) the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway opens.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Barriers to Prevent Falls	D3D17	This Clause sets out the required location for balustrades and barriers.	DTS	<p>Building to Comply.</p> <p>All balustrades and barriers are to comply as required.</p> <p><u>General Notes:</u></p> <p><u>Note i: Where the openings to the buildings supply air shafts, exhaust air shafts and stair pressurisation shafts are located less than 1.0 metres above the surface beneath, these openings are to be protected in accordance with Clauses D3D17 – D3D20 of the BCA & AS/NZS 1170.1-2002.</u></p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p><u>Note ii: All balustrades and barriers are to be designed and certified by a Registered Design Practitioner – (Structural Engineering and / or Façade Engineering) as complying with Clauses D3D17 – D3D20 of the BCA & AS/NZS 1170.1-2002.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Height of Barriers	D3D18	This Clause sets out the minimum heights of required balustrades and barriers.	DTS	<p>Building to Comply.</p> <p>All balustrades and barriers are to comply as required.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Openings in Barriers	D3D19	This Clause sets out the maximum openings through required balustrades and barriers.	DTS	<p>Building to Comply.</p> <p>All balustrades and barriers are to comply as required.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Barrier Climability	D3D20	This Clause sets out the requirements in relation to the climbability of balustrades and barriers.	DTS	<p>Building to Comply.</p> <p>All balustrades and barriers are to comply as required.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Wire Barriers	D3D21	This Clause sets out the requirements for wire balustrades and wire barriers.	---	Not applicable.
Handrails	D3D22	Details where handrails need to be incorporated along stairways.	DTS	<p>Building to Comply.</p> <p>All stairways are to comply as required.</p> <p><u>General Note:</u></p> <p><u>Note: Additional handrails are required to be provided throughout Building #1 (RAC) in accordance with Clause D3D22(3)(b) of the BCA.</u></p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				Full documentation is to be provided with the Construction Certificate application.
Fixed Platforms, Walkways, Stairways, & Ladders	D3D23	Details compliance with AS 1657 in respect to walkways, stairways and ladders serving machinery rooms, boiler houses, lift motor rooms, plant rooms, and the like.	DTS	<p>Building to Comply.</p> <p>Where a fixed platform, walkway, stairway of ladder is to be provided to serve the building, they are to be designed and constructed in accordance with AS 1657-2018.</p> <p>(See Clause NSW G1D5 below)</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Doorways & Doors	D3D24	Details how doors serving as required exits are to operate.	DTS	<p>Building to Comply.</p> <p><u>General Note:</u></p> <p><u>Note: A power-operated door in a path of travel to a required exit must be able to be opened manually under a force of not more than 110 Newtons if there is a malfunction or failure of the power source.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Swinging Doors	D3D25	Swing doors serving as required exits must swing in the direction of travel, <u>unless</u> it serves a building or part less than 200 m ² .	DTS	<p>Building to Comply.</p> <p>1) All swinging doors in a required exit or forming part of a required exit must swing in the direction of egress from the building unless –</p> <p>i) it serves a building or part with a floor area not more than 200 m², it is the only required exit from the building or part and it is fitted with a device for holding it in the open position; or</p> <p>ii) it serves a sanitary compartment or airlock (in which case it may swing in either direction); and</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>iii) must not otherwise impede the path or direction of egress.</p> <p><u>General Notes:</u></p> <p><u>Note i: The GFL main entry doors serving Building #1 (RAC) that open to the "Reception" are to be re-designed to ensure that they swing in the direction of egress from the building.</u></p> <p><u>Note ii: The final exit doors serving the Ground Floor Level public corridor of Building #4 are to be re-designed to ensure that they swing in the direction of egress from the building.</u></p> <p><u>Note iii: The Ground Floor Level final exit door of the fire-isolated stairway that serves the Lower Ground Floor Level "Fire Pump Room" is to be re-designed to ensure that it swings in the direction of egress from the building.</u></p> <p>2) A swinging door in a required exit or forming part of a required exit must not encroach;</p> <p>a) at any part of its swing by more than 500 mm on the required width of a required passageway, if it is likely to impede the path of travel of the people already using the exit; and</p> <p>b) when fully open, by more than 100 mm on the required width of the required exit.</p> <p>Assessment of the drawings has revealed that the widths of the passageways that are located inside these fire isolated stairways are too narrow to allow compliance with Clause D3D25(1)(a)(ii) of the BCA.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p><u>Note i: The clear opening widths of these passageways that are located inside these two (2) fire isolated stairways are to be increased to 1200 mm for the full distance of the door arcs to allow compliance with Clause D3D25(1)(a)(ii) of the BCA.</u></p> <p><u>Note ii: The drawings are to be dimensions to demonstrate full compliance with Clause D3D25(1)(a)(i) of the BCA.</u></p> <p>3) A doorway serving as a required exit or forming part of a required exit, if fitted with a door which is power-operated –</p> <p>a) it must be able to be opened manually under a force of not more than 110 Newtons if there is a malfunction or failure of the power source; and</p> <p>b) if it leads directly to a road or open space it must open automatically if there is a power failure to the door or on the activation of a fire or smoke alarm anywhere in the fire compartment served by the door.</p> <p>4) A power-operated door in a path of travel to a required exit must be able to be opened manually under a force of not more than 110 Newtons if there is a malfunction or failure of the power source.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Operation of Latch	D3D26	This Clause details hardware / operating requirements for doors in a required exit, forming part of a required exit or in the path of travel to a required exit.	DTS	<p>Building to Comply.</p> <p>The BCA requires that all exit doors and doors in the path of travel to an exit are to be fitted with single handed action (downward) door hardware positioned at a height of between 900 mm – 1100 mm</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>above finished floor level.</p> <p>In addition, door hardware levers are to:</p> <p>a) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and</p> <p>b) have a clearance between the handle and the back of the plate or door face at the centre of the grip section of the handle of not less than 35 mm and not more than 45 mm.</p> <p>2) In relation to the automatic sliding doors that are proposed to be provided to serve the Lower Ground Floor Level, the manual controls provided to serve these power-operated doors must be at least 25 mm wide, be proud of the surrounding surface and be located -</p> <p>i) not less than 500 mm from an internal corner; and</p> <p>ii) within 2.0 metres of the doorway and clear of a surface mounted door in the open position; and.</p> <p>iii) Braille and tactile signage complying with Clauses S15C3 and S15C6 of Specification 15 of the BCA must identify the latch operation device.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Re-entry from Fire Isolated Exits	D3D27	Stipulates whether you can lock a fire stair entry door from the inside.	---	Not applicable.
Signs on Doors	D3D28	Appropriate signage is required to exit doors opening to fire isolated passageways, and stairways.	DTS	<p>Building to Comply.</p> <p>The building is to be provided with signage to the fire-isolated stairways/passageways doors as required by this clause of the BCA.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>A) Doors into Fire Isolated Stairway and Passageway (Self-Closing Doors) "FIRE SAFETY DOOR-DO NOT OBSTRUCT-DO NOT KEEP OPEN" - 20 mm high capital letters. <i>Note: Signs to be positioned on the approach side of the door.</i></p> <p>B) Doors into Fire Isolated Stairway and Passageway (Automatic Closing Doors) "FIRE SAFETY DOOR-DO NOT OBSTRUCT" - 20 mm high capital letters. <i>Note: Signs to be positioned on both sides of the door.</i></p> <p>C) Doors Discharging from Fire Isolated Passageway "FIRE SAFETY DOOR-DO NOT OBSTRUCT" - 20 mm high capital letters. <i>Note: Signs to be positioned on both sides of the door.</i></p> <p>D) Smoke Doors (Automatic Closing): "FIRE SAFETY DOOR-DO NOT OBSTRUCT" - 20 mm high capital letters. <i>Note: Signs to be positioned on both sides of the door(s).</i></p> <p>E) Offences Signs - Offences signs are to be displayed adjacent to the entry doors that give access into the buildings fire-isolated stairways and passageways in accordance with Clause 108 of the <i>Environmental Planning and Assessment (Development Certification & Fire Safety) Regulation 2021</i>. Full documentation is to be provided with the Construction Certificate application.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Protection of Openable Windows	D3D29	This Clause requires protection of window opening.	DTS	<p>Building to Comply.</p> <p>A) Windows in Bedrooms</p> <p>1) The BCA requires that openable bedroom windows in Class 2 buildings are to be provided with protection if the floor below the window is 2.0 metres or more above the surface beneath.</p> <p>2) Where the lowest level of the window opening is less than 1.7 metres above the floor, a window in a Class 2 bedroom is to comply with the following:</p> <p>i) The openable portion of the window must be protected with a device to restrict the window opening; or</p> <p>ii) a screen with secure fittings.</p> <p>The device or screen used to protect an openable window must comply with Clause D3D29(2)(b) of the BCA.</p> <p>B) General Barriers to Windows</p> <p>A barrier with a height of not less than 865 mm above the floor is required to an openable window in addition to the requirements listed above for windows located 4.0 metres or more above the surface beneath.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Timber stairways: Concession	D3D30	This Clause provides concessions for fire-isolated stairways and passageways constructed from fire-protected timbers.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
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BCA PART D4 - ACCESS FOR PEOPLE WITH DISABILITIES (Clauses D4D1 - D4D13 & F4D5 of the BCA)

Building to Comply.

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

- 1) Access is required to be provided from the footpath in Parraween Street and Gerard Street to and within the Ground Floor Level main entry lobbies of Building #1, Building #2, Building #3 and Building #4 in accordance with AS 1428.1-2009.
- 2) Access is required to be provided from the Ground Floor Level main entry lobbies of Building #1, Building #2, Building #3 and Building #4 to and within all other parts of the building (excluding the SOU's) in accordance with AS 1428.1-2009.

Note: The drawings are to be detailed accordingly.

- 3) Access and associated accessible sanitary / shower facilities are required to be provided within not less than three (3) x rooms within the Class 9c residential aged care building in accordance with Clause D4D2(9)(b) of the BCA.

Note i: The drawings are to be amended to demonstrate that the sanitary / shower facilities required to serve these three (3) x required accessible rooms comply with the requirements of AS 1428.1-2009.

Note ii: Detailed floor plans and four (4) x internal elevations of the accessible sanitary compartments are to be provided on the Construction Certificate drawings.

Note iii: Each accessible sanitary / shower compartment is to be provided with a WC, shower, handbasin, a shelf and all associated fittings d fixtures in accordance with AS 1428.1-2009.

Note iv: The number of left hand transfer (LHT) and right hand transfer (RHT) accessible sanitary / shower facilities are to be as even as possible as required by Clause F4D5(g) of the BCA.

- 4) The accessible sanitary facilities are to be designed in accordance with AS 1428.1-2009.

Note i: Where more than 2 accessible sole-occupancy units are required, they must be representative of the range of rooms available.

- 5) The swimming pool is to be provided with access and services in accordance with Clause D4D11 and Specification 16 of the BCA.

Note i: Details for compliance with D4D11 and Specification 16 of the BCA are to be documented on the Construction Certificate drawings.

Note ii: The total aggregate perimeter of the swimming pool does not exceeds 40 metres but does not exceed 70.0 metres.

- 6) Access is required to be provided to and within the Ground Floor Level Class 5 Offices (i.e. Building #2) in accordance with AS 1428.1-2009.
- 7) Access is required to be provided to the Roof Level "Occupiable Outdoor Areas" of Building #1, Building #2 and Building #3 in accordance with Part G6 of the BCA and AS 1428.1-2009.
- 8) Access is required to be provided to and within the all residential levels in accordance with AS 1428.1-2009.
- 9) Access is required to be provided from the lifts to the entry doors of all sole-occupancy units in accordance with AS 1428.1-2009.

Note: Compliant circulation space is to be provided on the Lift Lobby side of the unit entry doors in accordance with AS 1428.1-2009.

- 10) Access is required to be provided to and within the all garbage rooms and residential storage areas in accordance with AS 1428.1-2009.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
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11) Accessible carparking spaces and associated shared zones are to be provided in accordance with Clause D4D6 of the BCA and AS/NZS 2890.6-2009.

Note i: The final number of required accessible carparking spaces will be assessed once North Sydney Council has determined the required number of vehicle spaces to be allocated to each occupancy.

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

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

Note iv: Shared zones associated with a designated accessible carparking space are prohibited from being allocated within a general vehicle driveway / circulation area under AS/NZS 2890/6-2009.

12) Compliant circulation spaces are to be provided on both sides of all doors located on the developments accessways (excluding the interior of the residential sole-occupancy units) in accordance with AS 1428.1-2009.

Note: All public area doorways and circulation spaces are to be dimensioned on the architectural drawings showing compliance with AS 1428.1-2009.

13) The internal passenger lifts are to comply with Part E3 of the BCA. **(See Clauses E3D1 – E3D12 below).**

14) On an accessway where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and glazing capable of being mistaken for a doorway or opening must be clearly marked in accordance with Clause D4D13 of the BCA and AS 1428.1-2009.

15) Turning spaces and passing spaces for persons in a wheelchair are to be provided throughout the development in accordance with Clause D4D4(c) of the BCA and AS 1428.1-2009.

Note: The drawings are to be detailed accordingly.

16) The fire-isolated stairways are to be designed and constructed in accordance with Clause 11.1(f), 11.1(g), Clause 12 & Figure 28 of AS 1428.1-2009.

17) The non fire-isolated stairways serving the building are to be designed and constructed in accordance with Clause 11, Clause 12 & Figures 26, 27 & 28 of AS 1428.1-2009.

18) Braille & tactile "EXIT" signage is required to serve the development in accordance with Clause D4D7(1)(ii) and Specification 15 of the BCA.

19) Braille and tactile signage is to be provided throughout the building in accordance with Clause D4D7 and Specification 15 of the BCA.

20) All accessway floor surfaces are to be non-slip in accordance with AS 1428.1-2009 and AS 4586-2013.

21) All switches and controls (other than GPO's) throughout the building (excluding within the residential sole-occupancy units) are to be located not less than 900 mm and not more than 1100 mm above the plane of the finished floor and not less than 500 mm from internal corners in accordance with Clause 14.1 & Figure 37 of AS 1428.1-2009.

22) Rocker action and toggle switches are to be provided throughout the building (excluding within the residential sole-occupancy units) and are to have minimum dimensions of 30 mm × 30 mm. Push-pad switches shall have a minimum dimension of 25 mm in diameter.

23) General purpose outlets (GPO's) to be provided throughout the building (excluding within the residential sole-occupancy units) are to be located not less than 600 mm nor more than 1100 mm above the plane of the finished floor and not less than 500 mm from internal corners.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
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24) All doors are to have a finish that has a 30% luminance contrast to the surrounding walls in accordance with AS 1428.1-2009.

25) The accessible sanitary facilities are to be designed in accordance with AS 1428.1-2009 **(See also Part F4 below).**

Note i: Detailed floor plans and four (4) x internal elevations of the accessible sanitary compartments are to be provided on the Construction Certificate drawings.

Note ii: Each accessible sanitary compartment is to be provided with a WC, handbasin, a shelf and all associated fittings d fixtures in accordance with AS 1428.1-2009.

Note iii: The number of left hand transfer (LHT) and right hand transfer (RHT) accessible sanitary facilities are to be as even as possible as required by Clause F4D5(g) of the BCA.

26) The right hand transfer (RHT) unisex accessible sanitary compartment proposed to serve the LGFL is to be designed and constructed in accordance with AS 1428.1-2009.

27) The left hand transfer (LHT) unisex accessible sanitary compartment proposed to serve the LGFL is to be designed and constructed in accordance with AS 1428.1-2009.

28) All stairways and ramps (excluding the fire-isolated stairways) are to be provided with tactile ground surface indicators (TGSIs) in accordance with Sections 1 and 2 of AS/NZS 1428.4.1-2009.

29) Where carpet is to be installed in the buildings accessway(s), the pile height shall not exceed 11 mm and the carpet backing shall not exceed 4 mm.

30) All stormwater drainage pits are to be located outside all required accessways. Where this is not the case, the grates to these drainage pits and the associated slope of the adjoining accessways are to be fully compliant Clause 7.5 of AS 1428.1-2009.

31) All lift call buttons are to be located not less than 500 mm from any adjoining surface.

General Notes:

Note i: A report is to be prepared by an ACAA Accredited Access Consultant detailing all works required to be carried out to the building to ensure compliance with Part D4 and Clause F4D5 of the BCA.

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

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

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

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

Non-required Stairways, Ramps & Escalators	S14C1 & S14C2	This Specification contains the requirements to allow non-required stairways, ramps or escalators to connect any number of storeys in a Class 5 or 6 building.	---	Not applicable.
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BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
SPECIFICATION 15 – (BRAILLE & TACTILE EXIT SIGNS)				
Braille & Tactile Exit Signs	S15C1 & S15C6	This Specification sets out the requirements for the design and installation of braille and tactile signage.	DTS	Building to Comply. <i>(See Part D4 above)</i>
SPECIFICATION 16 – (ACCESSIBLE WATER ENTRY / EXIT FROM SWIMMING POOLS)				
Accessible Water Entry / Exit from Swimming Pools	S16C1 – S16C6	This Specification sets out the requirements for types of accessible water entry/exit for swimming pools.	DTS	Building to Comply. <i>(See Part D4 above)</i>
BCA PART E1 - FIRE FIGHTING EQUIPMENT				
Objectives, Functional Statements, Performance Requirements & Verification Methods	E101, E1F1 E1P1 to E1P6 E1V1	Specifies Objectives, Functional Statements, Performance Requirements & Verification Methods.	---	Noted. No Recommendations
Hydrants	E1D2	This Clause stipulates when fire hydrants are required.	DTS	Building to Comply. Buildings of this type are required to be served by a fire hydrant system in accordance with Clauses E1D2 and G6D6 of the BCA and AS 2419.1-2021 (or AS 2118.6-2012). The fire hydrant system is to be designed and certified by a Registered Design Practitioner – Fire Services (Fire Hydrant & Fire Hose Reel). General Notes: Note i: The Lower Ground Floor Level "Fire Pump Room" is required to be served by a fire-isolated stairway in accordance with Clause 6.11.2(c)(ii) of AS 2419.1-2021.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p><u>In addition, an air lock is required to be installed between the "Fire Pump Room" and the adjoining fire-isolated stairway is to be air-pressurised in accordance with Clause 6.11.2(c)(ii) of AS 2419.1-2021 and AS 1668.1-2015. The drawings currently do not demonstrate full compliance with the BCA & AS 2419.1-2021. The drawings are to be amended accordingly.</u></p> <p><u>Note ii: The fire hydrant booster assembly is to be located no greater than 10.0 metres from the adjoining hardstand area in accordance with Clause 7.3.3(a) of AS 2419.1-2021.</u></p> <p><u>Note iii: Intermediate fire hydrants will be required where hose coverage is not provided from the fire hydrants located within the fire-isolated stairways in accordance with Clause 3.6.3 of AS 2419.1-2021.</u></p> <p><u>Note iv: Care is to be taken in relation the final positioning of the fire hydrant landing valves within the building's fire-isolated stairways to ensure that a clear opening width of not less than 1000 mm is maintained between the fire hydrant landing valves and any adjoining surfaces.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Fire Hose Reels	E1D3	This Clause stipulates when fire hose reels are required.	DTS	<p>Building to Comply.</p> <p>A fire hose reel system is required to be provided to serve all parts of the building (excluding the Class 2 residential building parts, the Class 5 Offices and the Class 9c residential aged care building) in accordance with Clause E1D3 of the BCA</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>and AS 2441-2005.</p> <p>The fire hose reel system is to be designed and certified by a Registered Design Practitioner – Fire Services (Fire Hydrant & Fire Hose Reel).</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Sprinklers	E1D4	This Clause stipulates when sprinklers are required.	DTS and a Performance Solution Report by a Registered Design Practitioner – (Fire Safety Engineering)	<p>Building to Comply.</p> <p>Buildings of this type are required to be served throughout by an automatic sprinkler system in accordance with Clauses C3D7, E1D6, E1D9, E1D10 and G6D6, Specification 17 and Specification 18 of the BCA and AS 2118.1-2107 (or AS 2118.6-2012).</p> <p>The buildings sprinkler system is to be designed and certified by a Registered Design Practitioner – Fire Services (Sprinklers).</p> <p><u>General Notes:</u></p> <p><u>Note i: The stairway and passageway serving the LGFL "Sprinkler Valve Room / Fire Pump Room" are to be provided with an air-pressurisation system in accordance with Clause 6.11.2(c)(ii) of AS 2419.1-2021.</u></p> <p><u>Note ii: Where the sprinkler alarm valves are to be located in the LGFL "Fire Pump Room" (i.e. in a room not having direct access to a road or open space as required by Clause S17C6(1) of Specification 17 of the BCA), a Performance Solution Report is to be prepared by a Registered Design Practitioner – (Fire Safety Engineering) demonstrating compliance with Performance Requirement E1P4 of the BCA.</u></p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				Full documentation is to be provided with the Construction Certificate application.
Where Sprinklers are Required: All Classifications	E1D5	This Clause stipulates where sprinklers are required generally.	---	Not applicable.
Where Sprinklers are Required: Class 2 & 3 Buildings other than Residential Care Buildings	E1D6	This Clause stipulates where sprinklers are required in Class 2 & 3 buildings (other than Residential Care buildings).	DTS	Building to Comply. (See Clause E1D4 above)
Where Sprinklers are Required: Class 3 Buildings used as Residential Care Buildings	E1D7	This Clause stipulates where sprinklers are required in Class 3 Residential Care buildings.	---	Not applicable.
Where Sprinklers are Required: Class 6 Buildings	E1D8	This Clause stipulates where sprinklers are required in Class 6 buildings.	---	Not applicable.
Where Sprinklers are Required: Class 7a Building, other than an Open Deck Carpark	E1D9	This Clause stipulates where sprinklers are required in Class 7a building, other than an open deck carpark	DTS	Building to Comply. (See Clause E1D4 above)
Where Sprinklers are Required: Class 9a Health Care Building used as a Residential Care Building & Class 9c Buildings	E1D10	This Clause stipulates where sprinklers are required in a Class 9a health care building used as a residential care building & Class 9c buildings.	DTS	Building to Comply. (See Clause E1D4 above)
Where Sprinklers are Required: Class 9b Buildings	E1D11	This Clause stipulates where sprinklers are required in Class 3 Residential Care Buildings.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Where Sprinklers are Required: Additional Requirements	E1D12	This Clause stipulates where sprinklers are required in atriums & large-isolated buildings.	---	Not applicable.
Where Sprinklers are Required: Occupancies of Excessive Hazard	E1D13	This Clause stipulates where sprinklers are required in buildings with occupancies of excessive hazard.	---	Not applicable.
Portable Fire Extinguishers	E1D14	This Clause stipulates where extinguishers need to be installed.	DTS	<p>Building to Comply.</p> <p>Portable fire extinguishers are to be provided throughout the whole building in accordance with Clauses E1D14 and G6D6 of the BCA and AS 2444-2001.</p> <p>General Notes:</p> <p><u>Note i: The portable fire extinguishers required to be provided throughout the building are to be positioned to ensure that they do not encroach on the minimum 1.0 m exit widths as well as the required circulation and turning spaces required by Clause D4D3 of the BCA and AS 1428.1-2009.</u></p> <p><u>Note ii: The portable fire extinguishers required to serve the Class 2 building (parts) are to be positioned on each level of the building at a point no greater than 10.0 metres from the entry doorways of the residential sole-occupancy units. These portable fire extinguishers are to be AB(E) type having a minimum size of 2.5 kg in accordance with Clause E1D14 of the BCA.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Fire Control Centres	E1D15	This Clause stipulates when a fire control centre is required.	---	Not applicable.
Fire Precautions during Construction	E1D16	Fire services must be provided and be operational during the construction phase in accordance with Clause E1D16.	DTS	<p>Building to Comply.</p> <p>1) Not less than one (1) portable fire extinguisher to suit Class A, B & C fires and electrical fires is to be provided at all times on each storey of the building adjacent to each required exit or temporary stairway or exit.</p> <p>2) After the building has reached an effective height of 12.0 metres –</p> <p>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 two uppermost storeys; and</p> <p>ii) the fire hydrant booster facility must be operational.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Provision for Special Hazards	E1D17	Outlines where special provisions are required certain hazards.	Performance Solution Report by a Registered Design Practitioner – (Fire Safety Engineering)	<p>Building to Comply.</p> <p>As electric vehicle (EV) charging facilities are required to be provided within Basement Level and Lower Ground Floor Level carparking areas, a report is to be prepared by a Registered Building Practitioner – (Fire Safety Engineering) demonstrating compliance with Clauses E1D17 and E2D21 of the BCA.</p> <p>(See also Clause E2D21 below)</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
BCA PART E2 - SMOKE HAZARD MANAGEMENT				
Deemed to Satisfy Provisions	E2D1	This Clause stipulates that the proposed development complies with Section E Performance Requirements of the BCA if the Deemed to Satisfy Provisions are met.	---	Noted. No recommendations.
Application of Part	E2D2	Stipulates where Smoke Hazard Management provisions do not apply.	---	Noted. No recommendations.
General Requirements	E2D3	Details how compliance is achieved with both Smoke Hazard Management Provisions including treatment of systems that may not be part of the overall Smoke Hazard Management System.	DTS	<p>Building to Comply.</p> <p>Mechanical Ventilation (General)</p> <p>1) An air handling system that does not form part of a smoke hazard management system and which recycles air from one fire compartment to another fire compartment <u>or</u> operates in a manner that may unduly contribute to the spread of smoke from one fire compartment to another must:</p> <p>i) be designed and installed to operate as a smoke control system to AS 1668.1-2015; <u>or</u></p> <p>ii) incorporate smoke dampers where the air handling duct/s penetrate any fire compartment building element and be arranged to shut down and the smoke dampers activated to close automatically by smoke detectors complying with Clause 7.5 of AS 1670.1-2018.</p> <p>2) A smoke detection system must be installed throughout the whole building in accordance with Clause S20C6 of Specification 20 of the BCA to operate the required AS 1668.1 systems that are provided for the automatic air pressurisation for fire-isolated exits.</p> <p><u>Note: For the purposes of this provision, each sole-occupancy unit is treated as a separate fire compartment.</u></p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>The buildings mechanical air handling systems are to be designed and certified by a Registered Design Practitioner – (Mechanical Engineering).</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Fire Isolated Exits	E2D4	This Clause stipulates when exits are required to be air pressurised or provided with open access ramps or balconies.	DTS	<p>Building to Comply.</p> <p>1) The internal fire isolated stairways located within Building #1 (RAC) are to be air pressurised in accordance with Clause E2D4(2)(a)(v) of the BCA and AS 1668.1-2015.</p> <p>2) The stairway proposed to serve the LGFL "Fire Pump Room" is to be air pressurised in accordance with Clause 6.11.2(c) of AS 2419.1-2021.</p> <p><u>Note: The drawings are to be amended and detailed accordingly.</u></p> <p>The buildings mechanical air handling systems are to be designed and certified by a Registered Design Practitioner – (Mechanical Engineering).</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Buildings more than 25 metres Effective Height: Class 2 & 3 Buildings & Class 4 part of Building	E2D5	This Clause stipulates smoke hazard management requirements for Class 2, 3 and 4 buildings greater than 25 m effective height.	---	Not applicable.
Buildings more than 25 metres Effective Height: Class 5, 6, 7b, 8 & 9b Buildings	E2D6	This Clause stipulates smoke hazard management requirements for Class 5, 6, 7b, 8 & 9b buildings greater than 25 m effective height.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Buildings more than 25 metres Effective Height: Class 9a Buildings	E2D7	This Clause stipulates smoke hazard management requirements for Class 9a buildings greater than 25 m effective height.	---	Not applicable.
Buildings not more than 25 metres Effective Height: Class 2 & 3 Buildings & Class 4 part of a Building	E2D8	This Clause stipulates smoke hazard management requirements for Class 2, 3 and 4 buildings less than 25 m effective height.	DTS	<p>Building to Comply.</p> <p>An automatic smoke detection and alarm system is to be provided throughout all Class 2 building (parts) in accordance with Specification 20 of the BCA.</p> <p>The buildings fire alarm system is to be designed and certified by a Registered Design Practitioner – Fire Services (Detection & Alarm Systems).</p> <p><u>General Notes:</u></p> <p><u>Note i: The buildings automatic fire detection system and the automatic sprinkler system are to be interconnected to activate a Building Occupant Warning System (BOWS) throughout the whole building in accordance with S20C7 of Specification 20 of the BCA.</u></p> <p><u>Note ii: The sprinkler system serving the building is to be connected to FRNSW via an approved third-party fire alarm monitoring service provider in accordance with AS 2118.1-2017 and AS 1670.3-2018.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Buildings not more than 25 metres Effective Height: Class 5, 6, 7b, 8 & 9b Buildings	E2D9	This Clause stipulates smoke hazard management requirements for Class 5, 6, 7b, 8 & 9b buildings less than 25 m effective height.	DTS	<p>Building to Comply.</p> <p>Buildings of this type are required to be provided with an automatic sprinkler system in accordance with Specification 17 of the BCA.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p><u>General Notes:</u></p> <p><u>Note i: The buildings automatic fire detection system and the automatic sprinkler system are to be interconnected to activate a Building Occupant Warning System (BOWS) throughout the whole building in accordance with S20C7 of Specification 20 of the BCA.</u></p> <p><u>Note ii: The sprinkler system serving the building is to be connected to FRNSW via an approved third-party fire alarm monitoring service provider in accordance with AS 2118.1-2017 and AS 1670.3-2018.</u></p> <p>The buildings sprinkler system is to be designed and certified by a Registered Design Practitioner – Fire Services (Sprinklers). Full documentation is to be provided with the Construction Certificate application.</p>
Buildings not more than 25 metres Effective Height: Large Isolated Buildings Subject to C3D4	NSW E2D10	This Clause stipulates smoke hazard management requirements for large isolated buildings.	---	Not applicable.
Buildings not more than 25 metres Effective Height: Class 9a & 9c Buildings	E2D11	This Clause stipulates smoke hazard management requirements for Class 9a & 9c buildings less than 25 m effective height.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Class 7a Buildings	E2D12	This Clause stipulates smoke hazard management requirements for Class 7a buildings.	DTS	<p>Building to Comply.</p> <p>Carpark Ventilation Systems</p> <p>The required mechanical ventilation system serving the Carparking Levels is to be designed in accordance with AS 1668.2-2012 and must comply with Clause 5.5 of AS 1668.1-2015, and</p> <p>i) fans with metal blades suitable for operation at normal temperatures may be used; and</p> <p>ii) the electrical power and control cabling need not be fire rated.</p> <p>The buildings mechanical air-handling systems are to be designed and certified by a Registered Design Practitioner - (Mechanical Engineering).</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Basements (other than Class 7a Buildings)	E2D13	This Clause stipulates smoke hazard management requirements for Basements (other than Class 7a buildings).	---	Not applicable.
Class 6 buildings – In Fire Compartments more than 2000 m2: Class 6 Building (not containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit)	E2D14	This Clause stipulates additional smoke hazard management requirements for Class 6 buildings (not containing an enclosed walkway or mall).	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Class 6 buildings – In Fire Compartments more than 2000 m2: Class 6 Building (containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit)	E2D15	This Clause stipulates additional smoke hazard management requirements for Class 6 buildings (containing an enclosed walkway or mall).	---	Not applicable.
Class 9b - Assembly Buildings: All	NSW E2D16	This Clause stipulates additional smoke hazard management requirements for Class 9b buildings.	DTS	<p>Building to Comply.</p> <p>The Class 9b building (parts) are to be provided with automatic shutdown of their air-handling systems (other than non-ducted individual room units with a capacity not more than 1000 L/s and miscellaneous exhaust air systems installed in accordance with Sections 5 and 6 of AS 1668.1-2015) which do not form part of the smoke hazard management system, on the activation of –</p> <ul style="list-style-type: none"> i) smoke detectors installed complying with Clause S20C6 of Specification 20 of the BCA; and ii) any other installed fire detection and alarm system, including a sprinkler system complying with Specification 17 of the BCA. <p>The buildings mechanical air handling systems are to be designed and certified by a Registered Design Practitioner – (Mechanical Engineering).</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Class 9b - Assembly Buildings: Night Clubs, Discotheques and the like.	NSW E2D17	This Clause stipulates additional smoke hazard management requirements for Class 9b buildings (Exhibition Halls).	---	Not applicable.
Class 9b - Assembly Buildings: Exhibition Halls, Museums and Art Galleries	NSW E2D18	This Clause stipulates additional smoke hazard management requirements for Class 9b buildings (Theatres & Public Halls).	---	Not applicable.
Class 9b - Assembly Buildings: Other Assembly Buildings (not listed in NSW E2D16 to E2D18)	NSW E2D19	This Clause stipulates additional smoke hazard management requirements for Class 9b buildings (not listed in E2D18) including Lecture Theatres and Cinema / Auditorium Complexes.	DTS	<p>Building to Comply.</p> <p>Where the Lower Ground Floor Level Class 9b building (part) fire compartment is calculated as having a total floor area of more than 2000 m², the Class 9b building (part) is to be provided with an automatic smoke exhaust system, designed and installed in accordance with Specification 21 of the BCA.</p> <p><u>General Note:</u></p> <p><u>Note: The final calculations for the Lower Ground Floor Level Class 9b building (part) fire compartment are to be prepared by the project Architect at the Construction Certificate stage.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Class 9b - Assembly Buildings: Other Assembly Buildings (not listed in E2D16 to E2D19)	NSW E2D20	This clause has deliberately been left blank.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Provision for Special Hazards	E2D21	Outlines where special provisions are required certain hazards.	Performance Solution Report by a Registered Design Practitioner – (Fire Safety Engineering)	<p>Building to Comply.</p> <p>As electric vehicle (EV) charging facilities are required to be provided within the Basement Level and the Lower Ground Floor Level carpark, a report is to be prepared by a Registered Design Practitioner – (Fire Safety Engineering) demonstrating compliance with Clauses E1D17 and E2D21 of the BCA.</p> <p>(See also Clause E1D17 above)</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
BCA PART E3 - LIFT INSTALLATIONS				
Lift Installations	E3D1 - E3D12	These Clauses detail construction and design of lift installations.	DTS	<p>Building to Comply.</p> <p>General Requirements:</p> <p>i) All stretcher / passenger lifts are to be capable of accommodating a raised stretcher with a patient lying on it horizontally by providing a clear space of not less than 1400 mm wide x 2000 mm long x 1400 mm high above the floor level.</p> <p>ii) The internal stretcher / passenger lifts serving the building are to be selected from one (1) of the following types in accordance with Clause E3D7 of the BCA:</p> <ul style="list-style-type: none"> ▪ Electric Passenger Lift; or ▪ Electrohydraulic Passenger Lift. <p>iii) The internal stretcher / passenger lifts are to comply with Specification 24 of the BCA.</p> <p>iv) The internal stretcher / passenger lifts serving the building are required to be provided with the following facilities in accordance with Clause E3D8 of the BCA:</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12-1999; and</p> <p>b) Lift floor dimensions of not less than 1400 mm wide x 2000 mm long; and</p> <p>c) Minimum clear door opening complying with AS 1735.12-1999; and</p> <p>d) Passenger protection system complying with AS 1735.12-1999; and</p> <p>e) Lift car and landing control buttons complying with AS 1735.12-1999; and</p> <p>f) Lighting in accordance with AS 1735.12-1999; and</p> <p>g) Automatic audible information within the lift car to identify the level each time the car stops; and</p> <p>h) Audible and visual indication at each lift landing to indicate the arrival of the car; and</p> <p>i) Audible information and audible indication required is to be provided in a range of between 20 – 80 dB(A) at a maximum frequency of 1500 Hz.</p> <p>j) Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received.</p> <p>v) Fire services controls are to be provided serve the stretcher / passenger lifts in accordance with Clause E3D9 of the BCA.</p> <p>vi) The internal stretcher / passenger lifts serving the building are to be provided with fire services recall control switches in accordance with Clauses E3D11 of the BCA.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>vii) The internal stretcher / passenger lifts serving the building are to be provided with lift car fire service drive control switches in accordance with Clauses E3D12 of the BCA.</p> <p>viii) Warning signs are to be provided adjacent to all lift call buttons in accordance with Clause E3D4 of the BCA.</p> <p>The buildings lifts are to be designed and certified by a Registered Design Practitioner – (Vertical Transport).</p> <p><u>General Note:</u></p> <p><u>Note: Where there are to be security foyers in the building, access may be via locked security doors provided –</u></p> <p><u>a) security doors revert to the unlocked state in the event of power failure and on fire alarm; and</u></p> <p><u>b) locked foyer areas are monitored by closed circuit television and intercom system to a 24 hour staffed location in accordance with Clause S24C5 of Specification 24 of the BCA.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
BCA PART E4 - VISIBILITY IN AN EMERGENCY, EXIT SIGNS & WARNING SYSTEMS				
Deemed to Satisfy Provisions	E4D1	Specifies DTS means to satisfy performance requirements E4P1, E4P2 & E4P3.	---	Noted. No recommendations.
Emergency Lighting Requirements	E4D2	Design and installation requirements for emergency lighting.	DTS	<p>Building to Comply.</p> <p>Emergency lighting is to be provided throughout the building in accordance with Clauses E4D2, E4D4 and G6D8 of the BCA and AS/NZS 2293.1-2018.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>The buildings emergency lighting systems are to be designed and certified by a Registered Design Practitioner – (Electrical Engineering).</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Measurement of Distance	E4D3	Method of measurement.	DTS	Distances, other than vertical rise, must be measured along the shortest path of travel whether by straight lines, curves or a combination of both.
Design & Operation of Emergency Lighting	E4D4	Standard applicable to emergency lighting and exit signs.	DTS	<p>Building to Comply.</p> <p>Every required emergency lighting system must comply with AS/NZS 2293.1-2018.</p>
Exit & Direction Signs	E4D5 & E4D6	Design and installation requirements for exit signs & direction signs.	DTS	<p>Building to Comply</p> <p>Exit and directional signs are required to be provided throughout the building in accordance with Clauses E4D5, NSW E4D6, E4D7, E4D8 and G6D8 of the BCA and AS/NZS 2293.1-2018.</p> <p>In addition, Braille and tactile "EXIT" signage is required to serve the building in accordance with Clause D4D7(1)(a)(ii) and Specification 15 of the BCA.</p> <p>The buildings exit and directional exit signs are to be designed and certified by a Registered Design Practitioner – (Electrical Engineering).</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Class 2 & 3 Buildings and Class 4 parts: Exemptions	E4D7	Exemptions permitted for 2 & 3 buildings and Class 4 (parts).	DTS	A concession is available for the use of static "EXIT" signs in-lieu of illuminated exit signs required under Clause E4D5 of the BCA.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Design & Operation of Exit Signs	E4D8	Standards applicable to illuminated exit signs and to photoluminescent exit signs.	DTS	Building to Comply. Every required exit sign system must comply with AS/NZS 2293.1-2018.
Early Warning & Intercommunication System (EWIS)	E4D8	This Clause details where an EWIS system is required.	---	Not applicable.
SPECIFICATION 17 – (FIRE SPRINKLER SYSTEMS)				
Fire Sprinkler Systems	S17C1 - S17C14	This Specification sets out requirements for the design and installation of fire sprinkler systems.	DTS	Building to Comply. <i>(See Clause E1D4 above)</i>
SPECIFICATION 18 – (CLASS 2 & 3 BUILDINGS NOT MORE THAN 25 METRES EFFECTIVE HEIGHT)				
Class 2 & 3 Buildings not more than 25.0 metres Effective Height	S18C1 - S18C4	This Specification sets out requirements for the design and installation of fire sprinkler systems.	DTS	Building to Comply. <i>(See Clause E1D4 above)</i>
SPECIFICATION 19 – (FIRE CONTROL CENTRES)				
Fire Control Centres	S19C1 - S18C13	This Specification describes the construction & content of required Fire Control Centres or Rooms.	---	Not applicable.
SPECIFICATION 20 – (SMOKE DETECTION & ALARM SYSTEMS)				
Smoke Detection & Alarm Systems	S20C1 – S20C8	This Specification outlines the design of various smoke detection and alarm systems.	DTS	Building to Comply. <i>(See Clauses E2D3, E2D4 & E2D5 above)</i>
SPECIFICATION 21 – (SMOKE EXHAUST SYSTEMS)				
Smoke Exhaust Systems	S21C1 – S21C8	This Specification highlights the requirements for mechanical smoke exhaust and zone smoke control systems.	DTS	Building to Comply. <i>(See Clause NSW E2D19 above)</i>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
SPECIFICATION 22 – (SMOKE & HEAT VENTS)				
Smoke & Heat Vents	S22C1 – S22C3	Details use and construction of smoke and heat vents.	---	Not applicable.
SPECIFICATION 23 – (RESIDENTIAL FIRE SAFETY SYSTEMS)				
Residential Fire Safety Systems	S23C1 – S23C9	Details the use of use of Residential Fire Safety Systems referenced in Specification 18 of the BCA.	DTS	Building to Comply. (See Clause E1D4 above)
SPECIFICATION 24 – (LIFT INSTALLATIONS)				
Lift Installations	S24C1 – S24C6	This Specification contains requirements for electric passenger lift installations and electrohydraulic passenger lift installations.	DTS	Building to Comply. (See Clauses E3D1 - E3D12 above)
SPECIFICATION 25 – (PHOTOLUMINESCENT EXIT SIGNS)				
Photoluminescent Exit Signs	S25C1 – S25C6	This Specification contains requirements for photoluminescent exit signs.	---	Not applicable.
BCA SECTION F – HEALTH & AMENITY				
Surface Water Management, Rising Damp & External Waterproofing	F1D1 - F1D8	Prevention of external and internal water / moisture accumulation.	DTS and a Performance Solution Report by a Registered Design Practitioner – (Façade)	Building to Comply. 1) Stormwater drainage is to comply with AS/NZS 3500.3-2018. The buildings stormwater system is to be designed and certified by a Registered Design Practitioner – (Civil Engineering). 2) Damp-proofing of the building is to comply with Clauses F1D6 and F1D7 of the BCA. 3) All sanitary compartments are to be provided with a floor waste. All floors are to be graded and drained to the floor waste to prevent the ponding of water.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>4) A roof, balcony, podium or similar horizontal surface part of a building must be provided with a waterproofing membrane -</p> <p>a) consisting of materials complying with AS 4654.1-2012; and</p> <p>b) designed and installed in accordance with AS 4654.2-2012.</p> <p><u>General Notes:</u></p> <p><u>Note i: The methods to be adopted to prevent the ingress of rainwater into the building are to be provided on the Construction Certificate drawings demonstrating compliance with Performance Requirements F1P2 & F1P3 of the BCA. In addition, certification is to be provided from a professional Civil Engineer demonstrating compliance with the BCA.</u></p> <p><u>Note ii: All external cladding materials proposed to serve the building are to be covered by a valid CodeMark Certificate demonstrating compliance with Clause C2D10 & C2D15 of the BCA. In addition, the CodeMark Certificate is to demonstrating compliance with Performance Requirements F1P2 & F8P1 of the BCA.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Wet Areas & Overflow Protection	F2D1 - F2D4	Requirements for wet areas & overflow protection.	DTS	<p>Building to Comply.</p> <p>1) Waterproofing of the buildings wet areas is to comply with Clause F2D2 and Specification 26 of the BCA.</p> <p>2) 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.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>3) Where a floor waste is installed - a) the minimum continuous fall of a floor plane to the waste must be 1:80; and b) the maximum continuous fall of a floor plane to the waste must be 1:50.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Roof & Wall Cladding	F3D1 - F3D5	Requirements for external roof & wall cladding.	DTS	<p>Building to Comply.</p> <p>1) Glazed assemblies are to comply with Clause F3D4 of the BCA.</p> <p>2) External wall cladding must comply with one or a combination of the following: a) Masonry, including masonry veneer, unreinforced and reinforced masonry: AS 3700-2018. b) Autoclaved aerated concrete: AS 5146.3-2015. c) Metal wall cladding: AS 1562.1-2018.</p> <p><u>General Note:</u> <u>Note: A Performance Solution Report is to be prepared by a Registered Design Practitioner – (Façade Engineer) demonstrating compliance with Performance Requirement F1P2 of the BCA.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Sanitary and Other Facilities	F4D1 – F4D12	Provisions of sanitary, washing facilities and control of micro-organisms.	DTS	<p>Building to Comply.</p> <p>1) The Class 2 residential sole occupancy unit are to be provided with a kitchen (including a kitchen sink and facilities for the preparation and cooking of food), WC and a washbasin, shower or bath and a laundry.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>2) Laundries are to be provided with a washtub and have sufficient space for a washing machine and a clothes dryer.</p> <p>3) Sanitary compartments are to be constructed in accordance with Clause F4D8 of the BCA.</p> <p>4) The proposed unisex accessible sanitary facilities provided to serve the building are to be designed and constructed in accordance with AS 1428.1-2009.</p> <p><u>General Note:</u></p> <p><u>Note: Sanitary and other facilities have been provided to serve Building #1 (RAC) as required by Clause F4D2(5) of the BCA.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Room Heights	F5D1 & F5D2	Requirements for minimum room height.	DTS	<p>Building to Comply.</p> <p>Minimum ceiling heights are to be as follows:</p> <ol style="list-style-type: none"> 1) Habitable rooms (excluding kitchens): 2.4 m. 2) Residential kitchens: 2.1 m. 3) Corridor, passageway or the like (General): 2.1 m. 4) Bathroom, laundry, sanitary compartment, air-lock, pantry, storeroom or the like: 2.1 m. 5) Stairways: 2.0 m measured vertically above landings and nosing lines. 6) Carpark (General): 2.2 m. 7) Accessible Carparking Space & Associated Shared Zone (subject to Council requirements): 2.5 m.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>(See also Part D4 above regarding the required accessible carparking space and associated shared zones)</p> <p>8) Cafe: 2.4 m. 9) Offices: 2.4 m. 10) Workshop Areas: 2.4 m 11) Plant Rooms: 2.1 m 12) Swimming Pool Enclosure: 2.4 m 13) Gymnasium: 2.4 m 14) Hair / Beauty Salon: 2.4 m 15) RACLounge / RAC Dining: 2.7 m 16) Commercial Kitchen: 2.4 m</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Light and Ventilation	F6D1 & F6D12	Requirements for light and ventilation.	DTS	<p>Building to Comply.</p> <p>1) Natural Lighting – natural lighting is required to be provided to all habitable rooms by windows that have an aggregate light transmitting area (measured exclusives of framing member, glazing bars or other obstructions) of not less than 10% of the floor area of the room.</p> <p>The glazing is to open to the sky or face a courtyard (or other space) that is open to the sky or an open verandah or the like.</p> <p>2) In a Class 2 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 - i) generally - 1 metre; and</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>ii) 50% of the square root of the exterior height of the wall in which the window is located, measured in metres from its sill.</p> <p>3) In a Class 9c aged care building, a required window (<u>i.e. a window in a room used for sleeping purposes</u>) must be transparent and located -</p> <p>a) in an external wall with the window sill not more than 1.0 m above the floor level; and</p> <p>b) where the window faces an adjoining allotment, another building or another wall of the same building, it must not be less than a horizontal distance of 3.0 metres from the adjoining allotment, other building or wall.</p> <p><u>General Notes:</u></p> <p><u>Note: A window and door schedule is to be prepared for the building showing compliance with the minimum natural lighting requirements of the BCA.</u></p> <p>3) Natural Ventilation - s natural ventilation is required to be provided to all rooms by windows, doors or other devices which can be opened with an aggregate opening or openable size of not less than 5% of the floor area of the room required to be ventilated.</p> <p>These windows are to open to;</p> <p>a) a suitably sized court or space open to the sky; or</p> <p>b) an open verandah or the like.</p> <p><u>General Notes:</u></p> <p><u>Note: A window and door schedule is to be prepared for the building showing compliance with the minimum natural ventilation requirements of the BCA.</u></p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>4) Mechanical ventilation is to be provided throughout all parts of the building that are not provided with compliant natural ventilation (including all internal public corridors serving the building) in accordance with AS 1668.2-2012 and AS 1668.1-2015 (as applicable).</p> <p>The buildings mechanical air handling systems are to be designed and certified by a Registered Design Practitioner – (Mechanical Engineering).</p> <p>5) Lighting - artificial lighting is to be provided throughout all parts of the building in accordance Clause F6D5 of the BCA and AS/NZS 1680.0-2009.</p> <p>The buildings artificial lighting systems are to be designed and certified by a Registered Design Practitioner – (Electrical Engineering).</p> <p>6) Kitchen Exhaust Hoods: A kitchen must be provided with an exhaust hood complying with AS 1668.2 – 2012 and AS/NZS 1668.1-2015 where -</p> <p>a) any cooking apparatus has -</p> <p>i) a total maximum electrical power input exceeding 8 kW; or</p> <p>ii) a total gas power input exceeding 29 MJ/h; or</p> <p>b) the total maximum power input to more than one apparatus exceeds -</p> <p>i) 0.5 kW electrical power; or</p> <p>ii) 1.8 MJ gas, per m² of floor area of the room or enclosure.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p><u>General Note:</u></p> <p><u>Note: Details are to be provided for the mechanical air handling systems required to be provided to serve the Lower Ground Floor Level commercial kitchen (i.e. kitchen exhaust hoods + make up supply air systems) in accordance with Clause F6D12 of the BCA, AS 1668.2-2012 & AS 1668.1-2015.</u></p> <p>The buildings air handling systems are to be designed and certified by a Registered Design Practitioner – (Mechanical Engineering).</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Sound Transmission & Insulation	F7D1 & F7D8	Requirements for sound transmission in Class 2 and 3 buildings.	DTS	<p>Building to Comply.</p> <p>A) Class 2 Building (parts)</p> <p>The following sound transmission and insulation categories apply to the Class 2 (parts) of the building:</p> <p>i) Floor Slabs – $R_w + C_{tr}$ (airborne) not less than 50 and an $L_{n,w}$ (impact) of not more than 62.</p> <p>ii) Party Walls (between and bounding SOU's)</p> <p>i) $R_w + C_{tr}$ (airborne) not less than 50, if it separates sole-occupancy units; and</p> <p>ii) have an R_w (airborne) not less than 50 if it separates a sole-occupancy unit from a lift shaft, stairway, public corridor, public lobby or the like, or parts of a building with different classification; and</p>

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				<p>iii) be of <i>discontinuous construction</i> and for masonry, where wall ties are required to connect leaves, the ties are to be of the resilient type; and for other than masonry, there is no mechanical linkage between leaves except at the periphery if it separates a lift shaft from a residential unit + a bathroom, a <i>sanitary compartment</i>, a laundry or a kitchen in one <i>sole-occupancy unit</i> from a <i>habitable room</i> (other than a kitchen) in an adjoining unit.</p> <p>iii) Unit Entry Fire Doors R_w not less than 30.</p> <p>iv) Services Ducts, soil, waste water or storm water pipes passing through residential sole-occupancy units are to achieve the following sound ratings:</p> <ul style="list-style-type: none"> ▪ R_w + C_{tr} (airborne) not less than 40 if the adjacent room is a habitable room (other than a kitchen); or ▪ R_w + C_{tr} (airborne) not less than 25 if the adjacent room is kitchen or non-habitable room). <p>v) 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.</p> <p><u>General Note:</u> <u>Note: Where a wall required to have sound insulation has a roof above, the wall must continue to –</u> <u>a) the underside of the roof above; or</u></p>

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				<p><u>b) a ceiling that provides the sound insulation required for the wall.</u></p> <p>B) Class 9c Building (parts)</p> <p>i) Floors: A floor in a Class 9c building separating sole-occupancy units must have an R_w not less than 45.</p> <p>ii) Walls: A wall in a Class 9c building must have an R_w not less than 45 if it separates – a) sole-occupancy units; or b) a sole-occupancy unit from a kitchen, bathroom, sanitary compartment (not being an associated ensuite), laundry, plant room or utilities room.</p> <p>iii) Services Ducts, soil, wastewater or storm water pipes passing through the residential sole-occupancy units are to achieve the following sound ratings:</p> <ul style="list-style-type: none"> ▪ $R_w + C_{tr}$ (airborne) not less than 40 if the adjacent room is a habitable room (other than a kitchen); or ▪ $R_w + C_{tr}$ (airborne) not less than 25 if the adjacent room is kitchen or non-habitable room). <p>iv) 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. A report is to be prepared by a professional Acoustic Engineer (NER) detailing the methods to be adopted to meet with these</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>prescriptive requirements of the BCA.</p> <p><u>General Notes:</u></p> <p><u>Note i: Where a wall required to have sound insulation has a roof above, the wall must continue to –</u> <u>a) the underside of the roof above; or</u> <u>b) a ceiling that provides the sound insulation required for the wall.</u></p> <p><u>Note ii: A wall in a building required to have an impact sound insulation rating must –</u> <u>a) for a Class 2 building be of discontinuous construction and</u> <u>b) for a Class 9c building, must –</u> <u>i) for other than masonry, be two or more separate leaves without rigid mechanical connection except at the periphery; or</u> <u>ii) be identical with a prototype that is no less resistant to the transmission of impact sound when tested in accordance with Specification 29 than a wall listed in Clauses S28C4 to S28C7 of the BCA.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Condensation Management	F8D1 & F8D5	Requirements for the control of condensation in Class 2 and 4 buildings.	DTS	<p>Building to Comply.</p> <p>1) Where a pliable building membrane is installed in an external wall, it must -</p> <p>a) comply with AS 4200.1-2017; and</p> <p>b) be installed in accordance with AS 4200.2-2017; and</p> <p>c) be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>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 0.143 µg/N.s.</p> <p>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.</p> <p>4) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of –</p> <p>i) 25 L/s for a bathroom or sanitary compartment; and</p> <p>ii) 40 L/s for a kitchen or laundry.</p> <p>5) Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must be discharged directly or via a shaft or duct to outdoor air.</p> <p>6) Exhaust from a bathroom, sanitary compartment, or laundry must be discharged directly or via a shaft or duct to outdoor air.</p> <p>7) Where space for a clothes drying appliance is provided in accordance with F4D2(1)(b) of the BCA, space must also be provided for ducting from the clothes drying appliance to outdoor air.</p> <p><u>Note: The requirements of item (7) above does not apply if a condensing-type clothes drying appliance is installed.</u></p> <p>8) An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not naturally ventilated in accordance with Clause F6D7</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p>of the BCA must -</p> <p>a) be interlocked with the room's light switch; and</p> <p>b) include a run-on timer so that the exhaust system continues to operate for ten (10) minutes after the light switch is turned off.</p> <p>9) Except for rooms that are naturally ventilated in accordance with Clause F6D7 of the BCA, a room with space for ducting a clothes drying appliance to outdoor air in accordance with (7) above must be provided with make-up air in accordance with AS 1668.2-2012.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
SPECIFICATION 26 – (WATERPROOFING & WATER-RESISTANCE REQUIREMENTS FOR BUILDING ELEMENTS IN WET AREAS)				
Waterproofing & Water-resistance Requirements for Building Elements in Wet Areas	S26C1 – S26C6	This Specification sets out requirements for building elements in wet areas that are required to be Water resistant or waterproof.	DTS	Building to Comply. <i>(See Clause F2D1 - F2D4 above)</i>
SPECIFICATION 27 – (ACCESSIBLE ADULT CHANGE FACILITIES)				
Accessible Adult Change Facilities	S27C1 – S27C11	This Specification contains the requirements for accessible adult change facilities.	---	Not applicable.
SPECIFICATION 28 – (SOUND INSULATION FOR BUILDING ELEMENTS)				
Sound Insulation for Building Elements	S28C1 – S28C10	This Specification lists the weighted sound reduction index RW for some common forms of construction.	DTS	Building to Comply. <i>(See Clauses F7D1- F7D8 above)</i>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
SPECIFICATION 29 – (IMPACT SOUND - TEST OF EQUIVALENCE)				
Impact Sound-Test of Equivalence	S29C1 – S29C3	This Specification lists the weighted sound reduction index RW for some common forms of construction.	DTS	Building to Comply. <i>(See Clauses F7D1 & F7D8 above)</i>
BCA PART G – ANCILLARY PROVISIONS				
Swimming Pools	NSW G1D2	Safety requirements for spa pools and swimming pools to prevent injury to persons.	DTS	<p>Building to Comply.</p> <p>1) A swimming pool (including a spa pool) with a depth of water more than 300 mm and which is associated with a Class 2 - 9 building, must have suitable barriers to restrict access by young children to the immediate pool surrounds in accordance with AS 1926.1-2007 and AS 1926.2-2007.</p> <p>2) A water recirculation system in a swimming pool with a depth of water more than 300 mm must comply with AS 1926.3-2010.</p> <p><u>General Notes:</u></p> <p><u>Note i: The Swimming Pools Act 1992 and the Swimming Pools Regulation 2018 are applicable to swimming pools in New South Wales with a depth of water more than 300 mm. These statutory requirements regulate the circumstances in which a barrier is required.</u></p> <p><u>Note ii: The requirements of the Swimming Pools Act 1992 and the Swimming Pools Regulation 2018 take precedence over the BCA in the case of any inconsistency.</u></p> <p><u>Note iii: The drawings are to be amended to ensure that the doors that open into the swimming pool enclosure swing outwards</u></p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
				<p><u>from the pool as required by AS 1926.1-2007.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
Refrigerated Chambers, Strong Rooms and Vaults	G1D3	Requirements for the safety of persons inside Coolrooms, Strong Rooms and Vaults	DTS	<p>Building to Comply.</p> <p>A refrigerated or cooling chamber that is of sufficient size for a person to enter must have –</p> <ul style="list-style-type: none"> a) a door which is capable of being opened by hand from inside without a key; and b) internal lighting controlled only by a switch which is located adjacent to the entrance doorway inside the chamber; and c) an indicator lamp positioned outside the chamber which is illuminated when the interior lights required by (b) above are switched on; and d) an alarm that is – <ul style="list-style-type: none"> i) located outside but controllable only from within the chamber, strongroom or vault; and ii) able to achieve a sound pressure level outside the chamber, strongroom or vault of 90 dB(A) when measured 3.0 metres from the sounding device. <p>2) A door required by (1) above in a refrigerated or cooling chamber must have a doorway with a clear width of not less than 600 mm and a clear height not less than 1.5 m.</p> <p>Full documentation is to be provided with the Construction Certificate application.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Outdoor Play Spaces	G1D4	Details the requirements for the fencing of outdoor play spaces in Early Childhood Centres to provide for the safety of children.	---	
Provisions for Cleaning Windows	NSW G1D5	Details the requirements for the cleaning of windows located three (3) or more storeys above the ground.	DTS	<p>Building to Comply.</p> <p>All external windows located three (3) or more storeys above ground level are to be provided with a safe manner of cleaning windows as follows:</p> <ul style="list-style-type: none"> i) all windows are to be capable of being cleaned wholly from within the building (i.e. pivot or reversible windows etc.); or ii) by a method complying with the <i>Work Health and Safety Act 2011</i> and the <i>Work Health & Safety Regulation 2017</i>. <p>General Notes:</p> <p><u>Note i: The fire-isolated stairways serving Building #1, Building #2, Building #3 and Building #4 are to be taken up to the Roof Level to allow access by window cleaning personnel and other authorised maintenance personnel.</u></p> <p><u>Note ii: Certification is to be issued from a Registered Design Practitioner – (Structural Engineering) for any / all rope window cleaning anchor point connections in accordance with all relevant requirements of Part B of the BCA.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
Boilers, Pressure Vessels, Heating Appliances, Fireplaces, Chimneys and Flues	G2D1 – G2D4	Details the requirements for the installation of boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues.	---	Not applicable.
Atrium Construction	G3D1 – G3D8	Details additional requirements for buildings with atriums.	---	Not applicable.
Construction in Alpine Areas	G4D1 – G4D8	Details additional requirements for buildings constructed in designated alpine areas.	---	Not applicable.
Construction in Bushfire Prone Areas	G5D1 - G5D4	Details additional requirements for Class 2 and 3 buildings (and associated Class 10a structures) located in designated bushfire prone areas.	---	Not applicable.
Occupiable Outdoor Areas	G6D1 - G6D10	Details additional requirements for "occupiable outdoor areas" as defined by the BCA.	DTS	<p>Building to Comply.</p> <p>The external balconies serving of Building #1 and the Roof Level common areas are defined as "Occupiable Outdoor Area" under the BCA and are to be documented showing full compliance with Part G6 of the BCA.</p> <p><u>Note: All Roof Level "Occupiable Outdoor Areas" are to be served by a passenger / stretcher lift and a fire-isolated stairway. The drawings are to be detailed accordingly.</u></p> <p>Full documentation is to be provided with the Construction Certificate application.</p>
SPECIFICATION 30 – (INSTALLATION OF BOILERS & PRESSURE VESSELS)				
Installation of Boilers & Pressure Vessels	S30C1 – S30C4	This Specification sets out the requirements for the installation of boilers and pressure vessels in buildings.	---	Not applicable.

BCA Clause or Part Title	Deemed to Satisfy Provisions (Clauses)	Description of Compliance Requirement	Proposed Design BCA "Deemed to Satisfy" OR "Performance Solution" to Satisfy BCA Performance Requirements	Comments
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SPECIFICATION 31 – (FIRE & SMOKE CONTROL SYSTEMS IN BUILDINGS CONTAINING ATRIUMS)

Fire & Smoke Control Systems in Buildings Containing Atriums	S31C1 – S31C21	This Specification sets out the requirements for the design and operation of systems of fire and smoke control in buildings containing an atrium.	---	Not applicable.
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SPECIFICATION 43 – (BUSHFIRE PROTECTION FOR CERTAIN CLASS 9 BUILDINGS)

Bushfire Protection for Certain Class 9 Buildings	S43C1 – S43C14	This Specification sets out bushfire protection measures for buildings described in G5D4.	---	Not applicable.
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BCA SECTION J – ENERGY EFFICIENCY

Building to Comply.

- 1) The energy efficiency provisions of BASIX and Section J of the BCA are applicable to the Class 2 building (parts).
- 2) The energy efficiency provisions of Section J of the BCA are applicable to the Class 5, 6, 7a, 9b and 9c building (parts).
- 3) The building is located within Climate Zone 5.

A report is to be prepared by an ABSA Accredited Assessor detailing all works required to be carried out to the buildings envelope and systems to ensure compliance with these requirements. All works listed in the report of the ABSA Accredited Assessor are to be incorporated into the building design and services documentation.

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

OTHER CONSIDERATIONS

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

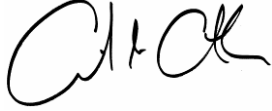
Note: As the development occupies multiple parcels of land, the development site is to be consolidated into a single lot with a new deposited plan number prior to the issue of the Construction Certificate.

- 2) The buildings carparking facilities are to be certified by a Registered Design Practitioner – (Civil Engineering) as complying with the requirements of North Sydney Council, AS/NZS 2890.1-2004, AS/NZS 2890.6-2009 and Clause D4D6 of the BCA.

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

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



Grant McGrath

B.App.Sci (Env. Health) AMAAC

Principal Building Surveyor - **Director**

Building Code Professionals Pty Limited

