Building Code of Australia

S4.55

Assessment Report

Project Address: 405 Pacific Hwy, 5 Falcon St, and 8 Alexander St, Crows Nest, NSW 2065

Client: Deicorp Project Crows Nest Pty Ltd
Report Number: 230165
Revision: 02

25 JUNE 2025

REPORT REVISION HISTORY

Revision	Date Issued	Revision Description	
01	03/06/2025	BCA Report – S4.55 Report – Draft Set	
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02	25/06/2025	BCA Report – S4.55 Report – Final set	
		Prepared by	**Verified by**
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1. EXECUTIVE SUMMARY

The proposed development, the subject of this report, is for the construction of new 23 storey mixed use development containing residential apartments, 5 level basement carparking/loading dock, ground floor retail, with hotel and residential lobbies and two levels of hotel suites.

This report has been prepared, on behalf of Deicorp Project Crows Nest, to establish compliance to the Building Code of Australia and relevant Acts and Regulations of the planning S4.55 development application documentation for the proposed works. Unless specifically noted this assessment and report deals with the proposed building works.

Table 1 below identifies proposed performance solutions to be justified against the performance requirements of the BCA in accordance with BCA **Clause A2G2**.

Table 1 Proposed performance solutions

Clause	Issue
C2D2 Type of construction required	The floor slabs of select residential levels apartments will incorporate a fall in slab in the wet areas (laundries, bathrooms, balconies) resulting in a local reduction in the FRL down to a 60/60/60 FRL in lieu of 90/90/90.
C4D4 Separation of external walls and associated openings in different fire compartments	The external walls of the Hotel, retail and residential lobby areas located at ground level are required to be separated having a construction of FRL of 60min and be protected in accordance with C4D5. Where glazed walls are proposed performance justification is required. 
C4D6 Doorways in fire walls *Specification 5 Fire-resisting construction*	The fire rated roller shutter is proposed to separate the loading dock from the carpark however the insulation rating is proposed to be omitted. 
C4D15 Openings for service installations	It is identified that while the loading dock will retain the level of fire rated construction in the most part of Class 7b, there exists multiple penetrations which may not achieve the required --/240/240 FRL due to no such system being available on the marketplace. The Performance Solution permits an FRL reduction to --/120/120 FRL for penetrations where no commercially available --/240/240 FRL system is available

Clause	Issue
D2D3 Number of exits required	The mezzanine level (hotel) relies on a**n** exit through the Class 6 Bar area which is not strictly in accordance with this clause. i.e. it requires you to exit through another sole-occupancy unit. Performance justification is proposed.
D2D5 *Extended travel distances*	**Class 2, 3 parts** - The entrance doorway of any sole-occupancy unit must be not more than 6m from an exit or from a point from which travel in different directions is available or 20m from a single exit serving the storey at the level of egress to a road or open space. No point on the floor of a room which is not in a sole-occupancy unit must be more than 20m from an exit or from a point at which travel in different directions to 2 exits is available. <u>Common areas</u>: The following areas exceed 20m to a point of choice (POC): - Level 02 (Communal area) 24m >20m to POC - Level 02 (outdoor occupiable space) 29m >20m to POC - <u>Residential areas:</u> The following areas exceed 6m to an exit or point of choice (POC): - Levels 3-12 measured 12m>6m to POC - Levels 13-23 measured 9m >6m to POC <u>Hotel areas:</u> The following areas exceed 6m to an exit or point of choice (POC): - Mezzanine Level (hotel) – 12m> 6m to POC - Level 01 – 11.4 > 6m to POC **Class 5, 6 and 7a parts** - No point on a floor must be more than 20 m from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40m. <u>Basement:</u> The following areas exceed 20m to a point of choice (POC): - Basement levels 05 measured 27m >20m to POC - Basement levels 04 measured 30m >20m to POC - Basement levels 03-02 measured 27m >20m to POC - Basement level 01 measured 28m >20m to POC <u>Retail areas:</u> The following areas exceed DtS travel distances: Ground: - 25m >20m to POC
D2D6 *Distance between alternate exits*	Exits that are required to serve as alternative means of egress must not be more than 45m apart in a residential building and not more than 60m in all other parts. <u>Hotel areas:</u> The following areas exceed distance between alternative exits:

Clause	Issue
	- Mezzanine Level – 65m > 45m between alternate exits - Level 01 – 49m > 45m between alternate exits <u>Residential:</u> - Level 2 – 50m > 45m between alternate exits - Levels 3 to Level 21 - Distance between alternate exits measured 53m >45m. Exits required as alternative means of egress must be located not less than 9m apart and located so that the alternative paths of travel do not converge such that they become less than 6m apart. The exits comply with the requirements above.
D3D5 Separation of rising and descending stair flights	• Omission of separation to rising and descending stairs to Fire Stair 01.
D3D25(1)(b)(i) *Direction of door swings*	Doors from the following areas are proposed to swing against the direction of egress: • Ground level retail/commercial tenancies • Discharge door to substation fire isolated stair
E1D2 *Fire hydrant*	The fire hydrant is to be located at the main entry however there is a technical departure as there are multiple entries into the building, the fire hydrant will be located adjacent alexander street. Performance solution is required for the following deviations: • Location of Booster assembly
E1D3 *Fire hose reels*	Omission of fire hose reels to the proposed areas: - garbage chute rooms - Smoke lobbies
E1D4 Sprinklers	The main switch board room is located on Basement 1 and shall not be provided with sprinkler protection in lieu of DTS requirements.
E1D15 Fire control centres *Specification 19 Fire control centres*	The fire control room is not located at the front entry of the building due to the building having multiple front entrances. The fire control room does not have access via a door or fire-isolated passageway to the front entrance of the building due to multiple front entrances.
E2D4 *Fire-isolated exits -* *Basement pressurisation*	The proposed design may not fully satisfy the requirements of this clause as stair pressurisation systems for basement fire stairs require all doors from fire-isolated exits to the fire-affected compartment to remain open.
E2D6 *Buildings more than 25 m in effective height: Class 5, 6, 7b, 8 and 9b buildings -* *Zone pressurisation systems*	Omission of zone pressurisation between different fire compartments.

Clause	Issue
E2D12 *Class 7a buildings*	Mechanical ventilation system are to be designed in accordance with AS 1668.2. The use of jet fans has been proposed throughout the basement levels. FRNSW is of the view that the installation of impulse fans is not a deemed-to-satisfy solution in the current AS 1668.2:2012 unless the design consists only of a single impulse fan. Performance solution will be required.
E1D17, E2D21 *Provision for special hazards*	Electric Vehicle (EV) charging stations are considered to be a special hazard and is required to be assessed as a hazard within the Fire Engineering Report.
E4D5 Exit Signs *E4D9 Emergency warning and intercom systems*	Omission of Exit sign in Substation (run by authorities) Omission of EWIS in Substation (run by authorities)

2. INTRODUCTION

2.1. General

This report serves as an assessment for compliance with the Building Code of Australia for the construction of construction of 23 storey mixed use development containing residential apartments, 5 levels of basement, ground floor retail and two levels of Hotel.

2.2. Purpose of Report

This report has been prepared, on behalf of Deicorp Project Crows Nest, to establish compliance to the Building Code of Australia and relevant Acts and Regulations of the development application documentation for the proposed works.

2.3. Report Basis

The following information has been directly referenced or relied upon in the preparation of this report:

- Architectural plans prepared by TURNER, as identified in the attached Appendix 1.
- The Building Code of Australia 2022 Amdt 1, inclusive of NSW variations (See Note 1).
- Environmental Planning and Assessment Act 1979.
- Environmental Planning and Assessment (Development Certification & Fire Safety) Regulation 2021
- Environmental Planning and Assessment Regulation 2021.

Note1: Building Code of Australia (BCA) 2022 Amdt 1 was adopted in NSW on 1 May 2025. The version of the BCA applicable is the version as in force at the time of the application for Construction Certificate or Complying Development Certificate. Therefore, comments may be subject to changes to comply with updated versions of the Building Code of Australia.

2.4. Exclusions and Limitations

Refer to Attachment 2

3. BUILDING CODE OF AUSTRALIA DESCRIPTION

3.1. Classification (Part A6)

The proposed building consists of:

Basement 05	Class 7a Carpark including ancillary storage and plant
Basement 04	Class 7a Carpark including ancillary EOT, plant, bike storage
Basement 03-02	Class 7a Carpark including ancillary EOT, plant, bike & retail storage
Basement 01	Class 7a Carpark, Class 7b Loading dock including storage & ancillary plant
Ground Floor	Class 6 Retail, Class 3 Hotel lobby, Class 2 Residential lobby
Mezzanine	Class 3 Hotel
Level 01	Class 6 (Food & bar), Class 3 Hotel (including ancillary office and storage)
Level 02	Class 2 Residential including (communal) outdoor occupiable area
Levels 3 - 21	Class 2 Residential
Roof Level	Class 2 Outdoor occupiable area (including plant and equipment)

3.2. Effective Height (Schedule 1)

The building has an effective height of more than 50m measured 76.65 m

(RL172.8 (Roof Level) – RL96.15 (ground floor – Pedestrian Link)

*Roof level is provided with an upper roof – therefore considered a storey.

3.3. Rise in Storeys (C2D3)

The proposed building will consist of a rise in storeys of twenty-four (24).

3.4. Type of Construction (C2D2)

Type A construction in accordance with Specification C2D2 of the BCA, is the applicable type of fire resisting construction.

4. BUILDING CODE OF AUSTRALIA ASSESSMENT

4.1. Structure (BCA Section B)

BCA Clause	Assessment and Comment	Status
Part B1 Structural Provisions		
B1D2 Resistance to actions	The structural design is to be completed by a Structural Engineer to meet the requirements of this provision.	Capable of Complying
B1D3 Determination of individual actions	The structural design is to be completed by a Structural Engineer to meet the requirements of this provision. Non-structural components such as partitions, ceilings, services, etc, and their fastenings must be designed for earthquake forces to comply with AS 1170.4-2007$_{\text{Amdt 1 \& 2}}$, as relevant. Design certification should be provided by the relevant designers.	Capable of Complying
B1D4 Determination of structural resistance of materials & forms of construction	The structural resistance of the following materials and forms of construction for the following elements are to be in accordance with the standards nominated in this clause: ▪ Masonry ▪ Concrete ▪ Steel construction ▪ Composite steel and concrete ▪ Aluminium construction ▪ Piling ▪ Glazing assemblies ▪ Roof construction ▪ Garage doors ▪ Lift shafts The plans and specifications are to identify compliance. The structural design is to be completed by a Structural Engineer to meet the requirements of this provision.	Capable of Complying
B1D5 Structural Software	Structural software used in computer aided design is to comply with the requirements of this provision.	Capable of Complying
B1D6 Construction of buildings in flood hazard areas	A Class 2, 3, 4, 9a or 9c building, in a flood hazard area, is required to comply with the ABCB standards for Construction of Buildings in Flood Hazard Areas.	Capable of Complying

4.2. Fire Resistance (BCA Section C)

BCA Clause	Assessment and Comment	Status
Part C2 Fire Resistance and Stability		
C2D2 Type of construction required	The type of fire resisting construction applicable is Type A construction. The floor slabs of select residential levels apartments will incorporate a fall in slab in the wet areas (laundries, bathrooms, balconies) resulting in a local reduction in the FRL down to a 60/60/60 FRL in lieu of 90/90/90.	Performance Solution
	Specification 5 Fire-resisting construction	
	S5C3 Fire protection for support of another part When determining FRL's applicable to a particular building element, the requirements of this clause are required to be complied with.	Capable of Complying
	S5C4 Lintels Lintels are to be protected as required by the requirements of this clause	Capable of Complying
	S5C5 Method of attachment not to reduce the fire resistance of building elements The method of attaching or installing a finish, lining, ancillary element or service installation to the building element must not reduce the fire-resistance of that element to below that required.	Capable of Complying
	S5C6 General concessions Roof top plant rooms need not have an FRL if they are non-combustible, and they only contain equipment specified in this clause.	Capable of Complying
	S5C7 Mezzanine floors: concession	N/A
	S5C8 Enclosure of shafts Fire rated shafts are to be enclosed at the top and bottom in accordance with the requirements of this clause	Capable of Complying
	Type A Fire resisting construction	
	S5C11 Fire-resistance of building elements Each building element listed in Tables S5C11a, S5C11b, S5C11c, S5C11d, S5C11e, S5C11f and S5C11g and any beam or column incorporated in it, must have an FRL not less than that listed in those Tables for the particular Class of building concerned. Any internal wall required to have an FRL with respect to integrity and insulation must extend to a building element referred to in S5C11(1)(b). A loadbearing internal wall and a loadbearing fire wall (including those that are part of a loadbearing shaft) must be constructed from concrete or masonry. The FRLs specified in Table S5C11c for an external column apply also to those parts of an internal column that face and are within 1.5 m of a window and are exposed through that window to a fire-source feature. Any room off a public corridor is required to be fire separated in accordance with S5C11 this includes the health play room on Level 03.	Capable of Complying
	S5C12 Concessions for floors A floor need not comply with Table S5C11g if: *(a)* it is laid directly on the ground; or in a Class 2, 3, 5 or 9 building, the space below is not a storey, does not accommodate motor vehicles,	Note

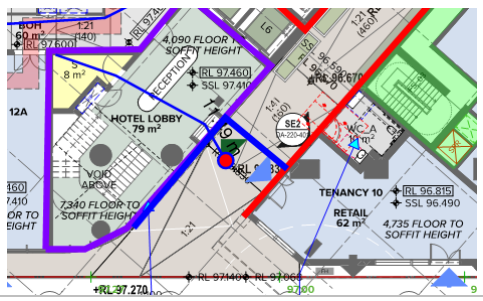
BCA Clause	Assessment and Comment	Status
	is not a storage or work area, and is not used for any other ancillary purpose; or *(b)* it is a timber stage floor in a Class 9b building laid over a floor having the required FRL and the space below the stage is not used as a dressing room, storeroom, or the like; or *(c)* it is within a sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building; or *(d)* it is an open-access floor (for the accommodation of electrical and electronic services and the like) above a floor with the required FRL.	
	S5C15 Roof: Concession A roof need not comply with Table S5C11g if its covering is non-combustible and the building: *(a)* has a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 installed throughout; or *(b)* has a rise in storeys of 3 or less; or *(c)* is of Class 2 or 3; or *(d)* has an effective height of not more than 25 m and the ceiling immediately below the roof has a resistance to the incipient spread of fire to the roof space of not less than 60 minutes.	N/A
	S5C16 Roof lights Roof lights comply with this clause.	N/A
	S5C17 Internal columns and walls: Concession Internal columns, internal walls (other than fire walls and shaft wall) immediately below the roof are permitted to achieve an FRL of 60/60/60. This concession does not apply to internal columns within 1.5m from the external windows	Capable of Complying
	S5C20 Class 2 and 3 buildings: Concession	N/A
C2D9 Lightweight construction	Lightweight construction must comply with Specification 6 if it is used in a wall system: *(a)* that is required to have an FRL; or *(b)* for a lift shaft, stair shaft or service shaft or an external wall bounding a public corridor including a non fire-isolated passageway or non fire-isolated ramp, in a spectator stand, sports stadium, cinema or theatre, railway station, bus station or airport terminal. If lightweight construction is used for the fire-resisting covering of a steel column or the like, and if: *(a)* the covering is not in continuous contact with the column, then the void must be filled solid, to a height of not less than 1.2 m above the floor to prevent indenting; and *(b)* the column is liable to be damaged from the movement of vehicles, materials or equipment, then the covering must be protected by steel or other suitable material.	Capable of Complying
C2D10 Non-combustible building elements	In a building required to be of Type A or B construction, the following building elements and their components must be non-combustible: (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.	Capable of Complying

BCA Clause	Assessment and Comment	Status
	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: (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: (i) a Class 2, 3 or 9 building; and (ii) a Class 5, 6, 7 or 8 building if the shaft connects more than 2 storeys. A loadbearing internal wall and a loadbearing fire wall, including those that are part of a loadbearing shafts, must comply with Specification 5. The requirements of (1) and (2) do not apply to the following: (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: (i) glazing systems; or (ii) external wall systems, where the thermal breaks: (A) are no larger than necessary to achieve thermal objectives; and (B) do not extend beyond one storey; and (C) do not extend beyond one fire compartment. (g) Damp-proof courses. (h) Compressible fillers and backing materials, including those associated with articulation joints, closing gaps not wider than 50 mm. (i) Isolated: (i) construction packers and shims; or (ii) blocking for fixing fixtures; or (iii) fixings, including fixing accessories; or (iv) acoustic mounts. (j) Waterproofing materials applied to the external face, used below ground level and up to 250 mm above ground level. (k) Joint trims and joint reinforcing tape and mesh of a width not greater than 50 mm. (l) Weather sealing materials, applied to gaps not wider than 50 mm, used within and between concrete elements. (m) Wall ties and other masonry components complying with AS 2699 Part 1 and Part 3 as appropriate, and associated with masonry wall construction. (n) Reinforcing bars and associated minor elements that are wholly or predominately encased in concrete or grout. (o) A paint, lacquer or a similar finish or coating. Adhesives, including tapes, associated with stiffeners for cladding systems. (p) Fire-protective materials and components required for the protection of penetrations.	

BCA Clause	Assessment and Comment	Status
	The following materials, when entirely composed of itself, are non-combustible and may be used wherever a non-combustible material is required: (a) Concrete. (b) Steel, including metallic coated steel. (c) Masonry, including mortar. (d) Aluminium, including aluminium alloy. (e) Autoclaved aerated concrete, including mortar. (f) Iron. (g) Terracotta. (h) Porcelain. (i) Ceramic. (j) Natural stone. (k) Copper. (l) Zinc. (m) Lead. (n) Bronze. (o) Brass. The following materials may be used wherever a non-combustible material is required: (a) Plasterboard. (b) Perforated gypsum lath with a normal paper finish. (c) Fibrous-plaster sheet. (d) Fibre-reinforced cement sheeting. (e) Pre-finished metal sheeting having a combustible surface finish not exceeding 1 mm thickness and where the Spread-of-Flame Index of the product is not greater than 0. (f) Sarking-type materials that do not exceed 1 mm in thickness and have a Flammability Index not greater than 5. (g) Bonded laminated materials where: (i) each lamina, including any core, is non-combustible; and (ii) each adhesive layer does not exceed 1 mm in thickness and the total thickness of the adhesive layers does not exceed 2 mm; and (iii) the Spread-of-Flame Index and the Smoke-Developed Index of the bonded laminated material as a whole do not exceed 0 and 3 respectively; and (iv) when located externally, are fixed in accordance with C2D15.	
NSW C2D11 Fire hazard properties	Proposed internal linings, materials and assemblies are to be selected to comply with the required fire hazard properties of Specification 7. Evidence of compliance (test certificates) shall be obtained from the supplier or manufacturer.	Capable of Complying
C2D14 Ancillary Elements	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 the following: *(a)* An ancillary element that is non-combustible. *(b)* A gutter, downpipe or other plumbing fixture or fitting. *(c)* A flashing.	Capable of Complying

BCA Clause	Assessment and Comment	Status
	(d) A grate, grille or similar cover not more than 2 m² in area associated with a building service. *(e)* An electrical switch, socket-outlet, cover plate or the like. *(f)* A light fitting. *(g)* A required sign. *(h)* A sign other than one provided under (a) or (g) that: (i) achieves a group number of 1 or 2; and (ii) does not extend beyond one storey; and does not extend beyond one fire compartment; and (iii) is separated vertically from other signs permitted under (h) by at least 2 storeys. *(i)* An awning, sunshade, canopy, blind or shading hood other than one provided under (a) that: (i) meets the relevant requirements of Table S7C7 as for an internal element; and (ii) serves a storey: (A) at ground level; or (B) immediately above a storey at ground level; and (iii) does not serve an exit, where it would render the exit unusable in a fire. *(j)* A part of a security, intercom or announcement system. *(k)* Wiring. *(l)* Waterproofing material installed in accordance with AS 4654.2 and applied to an adjacent floor surface, including vertical upturn, or a roof surface. *(m)* Collars, sleeves and insulation associated with service installations. *(n)* Screens applied to vents, weepholes and gaps complying with AS 3959. *(o)* Wiper and brush seals associated with doors, windows or other openings. *(p)* A gasket, caulking, sealant or adhesive directly associated with (a) to (o). ***Limitations:*** *C2D14 does not apply to ancillary elements fixed, installed or attached to the internal face or lining of an external wall.* ***Notes:*** *C2D14 does not prevent the mounting of domestic air-conditioning condenser units on external walls.* ***Explanatory information:*** *Ancillary elements fixed, installed or attached to the internal face or lining of an external wall may be subject to other provisions such as C2D11.*	
Part C3 Compartmentation and Separation		
C3D3 General floor area and volume limitations	The following maximum fire compartmentation floor area and volume limitations apply: Class 6 & 7 fire compartments: Floor area – 5,000 m² Volume – 30,000 m^3 The building complies with the general floor area and volume limitations identified by this clause.	Complies

BCA Clause	Assessment and Comment	Status
C3D7 Vertical separation of openings in external walls	The building is required to be protected with sprinkler system in accordance with AS 2118.1 throughout and therefore vertical separation is not required.	N/A
C3D8 Separation by fire walls	Fire walls are required to be designed to comply with the clause. The following fire walls are proposed: • Between loading dock and Retail/carparking The firewall to the roller shutter will not achieve insulation rating as required.	Performance Solution
C3D9 Separation of classifications in the same storey	If a building has parts of different classifications located alongside one another in the same storey: *(a)* each building element in that storey must have the higher FRL prescribed in Specification 5 for that element for the classifications concerned; or *(b)* the parts must be separated in that storey by a fire wall.	Capable of Complying
C3D10 Separation of classifications in different storeys	If parts of different classification are situated one above the other in adjoining storeys, they must be separated as follows: *(a)* Type A construction - The floor between the adjoining parts must have an FRL of not less than that prescribed in Specification 5 for the classification of the lower storey.	Capable of Complying
C3D11 Separation of lift shafts	- Any lift connecting more than 2 storeys, or more than 3 storeys if the building is sprinklered, (other than lifts which are wholly within an atrium) must be separated from the remainder of the building by enclosure in a shaft in which: (a) in a building required to be of Type A construction - the walls have the relevant FRL prescribed by Specification 5; and An emergency lift must be contained within a fire-resisting shaft having an FRL of not less than 120/120/120. Openings for lift landing doors and services must be protected in accordance with the Deemed-to-Satisfy Provisions of Part C4.	Capable of Complying
C3D12 Stairways and lifts in one shaft	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.	Capable of Complying
C3D13 Separation of equipment	The following equipment is required to be fire separated from the remainder of the building by 120/120/120 FRL construction: ▪ Lift motor rooms and lift control panels. ▪ Emergency Generators. ▪ Central smoke control plant. ▪ Boilers. ▪ Battery systems installed in the building that has a total voltage of 12 volts or more and a storage capacity of 200 kWh or more. The building does not contain any of the above rooms and the requirements of this provision do not apply. Separation of on-site fire pumps must comply with the requirements of AS 2419.1.	Capable of Complying

BCA Clause	Assessment and Comment	Status
C3D14 Electricity supply system	The electricity substation is required to be fire separated from the remainder of the building. The BCA requires 2 hr separation however the electricity authority generally requires 3 hr separation. Any main switchboard located in the building which sustains emergency equipment operating in emergency mode, is required to be fire separated from the remainder of the building by 2 hr fire resisting construction. Electrical conductors and switchboards are required to comply with this clause. All switchboards in the electrical distribution system, which sustain the electricity supply to the emergency equipment, must provide full segregation by way of enclosed metal partitions designed to prevent the spread of any fault from non-emergency equipment switchgear to the emergency equipment switchgear.	Capable of Complying
C3D15 Public corridors in Class 2 & 3 buildings	In a Class 2 or 3 building, a public corridor, if more than 40 m in length, must be divided at intervals of not more than 40 m with smoke-proof walls complying with smoke proof walls complying with S11C2. Further design development is to occur at CC stage.	Capable of Complying
Part C4 Protection of Openings		
C4D3 Protection of openings in external walls	- Subject to (2), openings in an external wall that is required to have an FRL must be protected in accordance with C4D5, and if wall-wetting sprinklers are used they must be located externally. The requirements of (1) only apply if the distance between the opening and the fire-source feature to which it is exposed is less than: (a) 3 m from a side or rear boundary of the allotment; or (b) 6 m from the far boundary of a road, river, lake or the like adjoining the allotment, if not located in a storey at or near ground level; or (c) 6 m from another building on the allotment that is not Class 10. Openings in an external wall that is required to have an FRL, if required to be protected under (1), must not occupy more than 1/3 of the area of the external wall of the storey in which it is located unless they are in a Class 9b building used as an open spectator stand. The following external walls/windows are to be protected in accordance with this clause	Capable of Complying
C4D4 Separation of external walls and associated openings in different fire compartments	The following external walls/windows are to be protected in accordance with this clause: - The external walls of the Hotel, retail, and residential lobby areas are located at ground level are required to be separated having a construction of FRL of 60 min and be protected in accordance with C4D5. Where glazed walls are proposed performance justification is required 	Performance Solution

BCA Clause	Assessment and Comment	Status
C4D5 Acceptable method of protection	- Where protection is required, doorways, windows and other openings must be protected as follows: (a) Doorways - internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing or automatic closing; or –/60/30 fire doors that are self-closing or automatic closing. (b) Windows - internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or–/60/– fire windows that are automatic closing or permanently fixed in the closed position; or–/60/– automatic closing fire shutters. (c) Other openings (excluding voids) - internal or external wall-wetting sprinklers, as appropriate; or construction having an FRL not less than –/60/–. Fire doors, fire windows and fire shutters must comply with Specification 12.	Note
C4D6 Doorways in fire walls	Doors in fire walls are to have the FRL's and features required by this clause. The firewall to the roller shutter will not achieve insulation rating as required.	Performance Solution
C4D7 Sliding fire doors	Sliding doors in fire walls are to have the FRL's and features required by this clause.	Noted
C4D8 Protection of doorways in horizontal exits	No Horizontal exits proposed.	N/A
C4D9 Openings in fire isolated exits	The fire-isolated exits are required to be protected by -/60/30 self-closing fire doors. A window in an external wall of a fire-isolated stairway, fire-isolated passageway or fire-isolated ramp must be protected in accordance with C4D5 if it is within 6 m of, and exposed to, a window or other opening in a wall of the same building, other than in the same fire-isolated enclosure.	Capable of Complying
C4D10 Service penetrations in fire isolated exits	Services are not to penetrate through fire isolated exits unless permitted by this clause.	Capable of Complying
C4D11 Openings in fire isolated lift shafts	The lift doors are required to be -/60/- fire doors and comply with this provision. Note: emergency lifts require lift doors with an FRL of -/120/- A lift call panel, indicator panel or other panel in the wall of a fire-isolated lift shaft must be backed by construction having an FRL of not less than -/60/60 if it exceeds 35,000 mm^2 in area.	Capable of Complying
NSW C4D12 Bounding construction: Class 2 and 3 buildings and Class 4 parts	Doors from sole occupancy units opening into enclosed public corridors are required to be protected by -/60/30 self-closing fire doors. A doorway from any other room not within a SOU, must be protected by -/60/30 self-closing fire doors if it opens to a public corridor, public lobby or the like within the residential portion of the building.	Capable of Complying

BCA Clause	Assessment and Comment	Status
	In a Class 2 or 3 building where a path of travel to an exit: *(a)* does not provide a person seeking egress with a choice of travel in different directions to alternative exits; and *(b)* is along an open balcony, landing or the like; and *(c)* passes an external wall of—another sole-occupancy unit; or a room not within a sole-occupancy unit, the external wall must: *(a)* be constructed of concrete or masonry, or be lined internally with a fire-protective covering; and *(b)* have any doorway fitted with a self-closing, tight-fitting solid core door not less than 35 mm thick; and *(c)* have any windows or other openings—protected internally in accordance with C4D5; or located at least 1.5 m above the floor of the balcony, landing or the like.	
C4D13 Openings in floors and ceilings for services.	Fire separation between floors is required to be maintained where services penetrate though floors in accordance with this clause	Capable of Complying
C4D14 Openings in shafts	Opening in shafts are required to be protected in accordance with this clause.	Capable of Complying
C4D15 Openings for service installations	Services that penetrate a building element that is required to have an FRL must be protected utilising one of the options listed under this clause. Test certificates describing each individual service penetration and configuration will be required at the construction certificate stage. It is identified that while the loading dock will retain this level of fire rated construction in the most part, there exists multiple penetrations which do not achieve the required --/240/240 FRL due to no such system being available on the marketplace. The Performance Solution permits an FRL reduction to --/120/120 FRL for penetrations where no commercially available --/240/240 FRL system is available	Performance Solution
C4D16 Construction joints	Construction joints in building elements required to be fire resistant are required to be protected in accordance with this clause.	Capable of Complying

4.3. Access and Egress (BCA Section D)

BCA Clause	Assessment and Comment	Status
Part D1 Access and Egress		
NSW D2D3 Number of exits required	The building is required to be provided with a minimum of two (2) exit(s). The mezzanine level (hotel) relies on a**n** exit through the Class 6 Bar area which is not strictly in accordance with this clause. i.e. it requires you to exit through another sole-occupancy unit. Performance justification is proposed.	Performance Solution
D2D4	All stairs are proposed to be fire isolated stairs in accordance with this condition.	Complies

BCA Clause	Assessment and Comment	Status
When fire isolated exits are required		
D2D5 Exit travel distances	**Class 2 part** - The entrance doorway of any sole-occupancy unit must be not more than 6m from an exit or from a point from which travel in different directions is available or 20m from a single exit serving the storey at the level of egress to a road or open space. No point on the floor of a room which is not in a sole-occupancy unit must be more than 20m from an exit or from a point at which travel in different directions to 2 exits is available. <u>Common areas</u>: The following areas exceed 20m to a point of choice (POC): - Level 02 (Communal area) 24m >20m to POC - Level 02 (outdoor occupiable space) 29m >20m to POC - <u>Residential areas:</u> The following areas exceed 6m to an exit or point of choice (POC): - Levels 3-12 measured 12m>6m to POC - Levels 13-23 measured 9m >6m to POC <u>Hotel areas:</u> The following areas exceed 6m to an exit or point of choice (POC): - Mezzanine Level (hotel) – 12m> 6m to POC - Level 01 – 11.4 > 6m to POC **Class 5, 6 and 7a parts** - No point on a floor must be more than 20 m from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40m. <u>Basement:</u> The following areas exceed 20m to a point of choice (POC): - Basement levels 05 measured 27m >20m to POC - Basement levels 04 measured 30m >20m to POC - Basement levels 03-02 measured 27m >20m to POC - Basement level 01 measured 28m >20m to POC <u>Retail areas:</u> The following areas exceed DtS travel distances: Ground: - 25m >20m to POC	Performance Solution
D2D6 Distance between	Exits that are required to serve as alternative means of egress must not be more than 45m apart in a residential building and not more than 60m in all other parts.	Performance solution

BCA Clause	Assessment and Comment	Status
alternative exits	<u>Hotel areas:</u> The following areas exceed distance between alternative exits: - Mezzanine Level – 65m > 45m between alternate exits - Level 01 – 49m > 45m between alternate exits <u>Residential:</u> - Level 2 – 50m > 45m between alternate exits - Levels 3 to Level 21 - Distance between alternate exits measured 53m >45m. Exits required as alternative means of egress must be located not less than 9m apart and located so that the alternative paths of travel do not converge such that they become less than 6m apart. - The exits comply with the requirements above.	
D2D7 Height of exits, paths of travel to exits and doorways	In a required exit or path of travel to an exit the unobstructed height throughout must be not less than 2 m, except the unobstructed height of any doorway may be reduced to not less than 1980 mm.	Capable of Complying
NSW D2D8 Width of exits and paths of travel to exits	The unobstructed width of each required exit or path of travel to an exit, except for ladders provided in accordance with D2D21, D3D23 or I3D5, and doorways, must be not less than: *(a)* 1 m; or	Capable of Complying
NSW D2D9 Width of doorways in exits or paths of travel to exits	In a required exit or path of travel to an exit, the unobstructed width of a doorway must be not less than the unobstructed width of each exit provided to comply with D2D8(1), (2), (3) or (4), minus 250 mm.	Capable of Complying
D2D10 Exit width not to diminish in direction of travel	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).	Capable of Complying
D2D11 Determination and measurement of exits and paths of travel to exits	The required width of stairs and ramps is to be measured in accordance with this clause.	Capable of Complying
D2D12 Travel via fire isolated exits	- A doorway from a room must not open directly into a stairway, passageway or ramp that is required to be fire-isolated unless it is from: (a) a public corridor, public lobby or the like; or (b) a sole-occupancy unit occupying all of a storey; or (c) a sanitary compartment, airlock or the like.	Capable of Complying

BCA Clause	Assessment and Comment	Status
	- Each fire-isolated stairway or fire-isolated ramp must provide independent egress from each storey served and discharge directly, or by way of its own fire-isolated passageway to a road, or open space, or into a covered area that is open for at least 1/3 of its perimeter and has an unobstructed clear height of not less than 3m throughout (including the perimeter openings), and provides an unimpeded path of travel from the point of discharge to the road or open space of not less than 6m. - Where a path of travel from the point of discharge of a fire-isolated exit necessitates passing within 6 m 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 an FRL of not less than 60/60/60 and any openings protected internally in accordance with C4D5, for a distance of 3 m above or below, as appropriate, the level of the path of travel, or for the height of the wall, whichever is the lesser. - If more than 2 access doorways, not from a sanitary compartment or the like, open to a required fire-isolated exit in the same storey - a smoke lobby in accordance with D3D7 must be provided; or the exit must be pressurised in accordance with AS 1668.1. - A ramp must be provided at any change in level less than 600 mm in a fire-isolated passageway in a Class 9 building.	
D2D13 External Stairs or ramps in lieu of Fire-isolated exits	External stairs are not provided in lieu of fire isolated exits.	N/A
D2D14 Travel via non-fire-isolated stairways or ramps	- A non-fire-isolated stairway or non-fire-isolated ramp serving as a required exit must provide a continuous means of travel by its own flights and landings from every storey served to the level at which egress to a road or open space is provided. - In a Class 2, 3 or 4 building, the distance between the doorway of a room or sole-occupancy unit and the point of egress to a road or open space by way of a stairway or ramp that is not fire-isolated and is required to serve that room or sole-occupancy unit must not exceed 30 m in a building of Type C construction; or 60 m in all other cases. - In a Class 5, 6, 7, 8 or 9 building, the distance from any point on a floor to a point of egress to a road or open space by way of a required non-fire-isolated stairway or non-fire-isolated ramp must not exceed 80 m. - In a Class 2, 3 or 9a building, a required non-fire-isolated stairway or non-fire-isolated ramp must discharge at a point not more than 15 m from a doorway providing egress to a road or open space or from a fire-isolated passageway leading to a road or open space; or 30 m from one of 2 such doorways or passageways if travel to each of them from the non-fire-isolated stairway or non-fire-isolated ramp is in opposite or approximately opposite directions. - In a Class 5 to 8 or 9b building, a required non-fire-isolated stairway or non-fire-isolated ramp must discharge at a point not more than 20 m from a doorway providing egress to a road or open space or from a fire-isolated passageway leading to a road or open space; or 40 m from one of 2 such doorways or passageways if travel to each of them from the non-fire-isolated stairway or non-fire-isolated ramp is in opposite or approximately opposite directions. - In a Class 2 or 3 building, if 2 or more exits are required and are provided by means of internal non-fire-isolated stairways or non-fire-	Capable of Complying

BCA Clause	Assessment and Comment	Status
	isolated ramps each exit must provide separate egress to a road or open space; and be suitably smoke-separated from each other at the level of discharge.	
NSW D2D15 Discharge from exits	- An exit must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the exit, or access to it. - If a required exit leads to an open space, the path of travel to the road must have an unobstructed width throughout of not less than the minimum width of the required exit; or 1 m, whichever is the greater. - Where there is a change of level, the path must contain a complying stair or ramp. - The discharge point of alternative exits must be located as far apart as practical.	Capable of Complying
D2D16 Horizontal exits	No horizontal exits proposed.	N/A
D2D17 Non-required stairways, ramps or escalators	Non-required stairways are to comply with the provisions of this clause.	Capable of Complying
NSW D2D18 Number of persons accommodated	Populations have been assessed in accordance with Table D2D18, as follows: • Retail measured at 3m2 per persons. • Commercial measured at 10m2 per person.	Capable of Complying
D2D21 Plant rooms, lift machine rooms and electricity network substations: Concession	A ladder may be used in lieu of a stairway to provide egress from a plant room with a floor area less than 100m^2 or plant or lift machine rooms with a floor area of less than 200 m^2, for all but one point of egress. Ladders are required to comply with AS 1657 and the requirement of this clause.	Note
D2D22 Access to lift pits	Access to lift pits is to be in accordance with this clause.	Capable of Complying
Part D3 Construction of exits		
NSW D3D2 Application of Part	- Except for: (a) D3D14, D3D15(a), D3D17, D3D18, D3D19, D3D20, D3D21, D3D22(5), D3D22(6), D3D26 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 3 building; and (b) 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.	Note
D3D3 Fire-isolated stairways and ramps	A stairway or ramp (including any landings) that is required to be within a fire-resisting shaft must be constructed of non-combustible materials and so that if there is local failure it will not cause structural damage to or impair the fire-resistance of the shaft.	Capable of Complying

BCA Clause	Assessment and Comment	Status
D3D4 Non-fire isolated stairs and ramps	The non-fire isolated stairs are required to be designed in accordance with the requirements of this provision. Non-fire isolated stairs are not proposed.	Capable of Complying
D3D5 Separation of rising and descending stair flights	Rising and descending fire-isolated stairs are required to be separated with non-combustible construction and smoke proof construction in accordance with S11C2 Omission of separation to rising and descending stairs to Fire Stair 01.	Performance Solution
D3D7 Smoke lobbies	No smoke lobbies proposed	N/A
D3D8 Installation in exits and paths of travel	Access to service shafts and services other than to firefighting or detection equipment as permitted in the Deemed-to-Satisfy provisions of Section E, must not be provided from a fire-isolated stairway, fire-isolated passageway, or fire-isolated ramp. Gas or other fuel services must not be installed in a required exit. Electrical or telecommunications cupboards opening onto a corridor, or the like must be of non-combustible construction and smoke sealed from the corridor (including metal lining to inside face of door and smoke seals to door). Only electrical wiring associated with services specified in the clause, are permitted to be installed in a fire isolated exit.	Capable of Complying
D3D9 Enclosure of space under stairs and ramps	No cupboard or similar enclosed space under stairs.	N/A
D3D10 Width of stairways	A required stairway or ramp that exceeds 2m in width is counted as having a width of only 2m unless it is divided by a handrail or barrier continuous between landings and each division has a width of not more than 2m.	N/A
D3D11 Pedestrian ramps	- A ramp must: (a) where the ramp is also serving as an accessible ramp under Part D4, be in accordance with AS 1428.1; or (b) in any other case, have a gradient not steeper than 1:8. - The floor surface of a ramp must have a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586.	Capable of Complying
D3D12 Fire-isolated passageways	The fire rating of fire-isolated passageways is required to be achieved from the outside.	Capable of Complying
D3D13 Roof as open space	No roof as open space proposed.	N/A
NSW D3D14 Goings and risers	Goings and risers are to be designed in accordance with this clause.	Capable of Complying

BCA Clause	Assessment and Comment	Status
D3D15 Landings	Landings are to be designed in accordance with this clause. Landings are to be provided to the stairs entering retail tenancies.	Capable of Complying
NSW D3D16 Thresholds	Doorway thresholds are to be designed in accordance with this clause.	Capable of Complying
D3D17 Barriers to prevent falls	Balustrades are to be designed in accordance with this clause.	Capable of Complying
NSW D3D18 Height of barriers	Balustrades are to be designed in accordance with this clause.	Capable of Complying
D3D19 Openings in barriers	Balustrades are to be designed in accordance with this clause.	Capable of Complying
D3D20 Barrier climbability	Balustrades are to be designed in accordance with this clause.	Capable of Complying
D3D21 Wire barriers	Wire balustrades are not proposed.	N/A
D3D22 Handrails	Handrails are required to be designed in accordance with this clause.	Capable of Complying
D3D23 Fixed platforms, walkways, stairways & ladders	Fixed platforms, walkways, stairways & ladders are to be designed in accordance with this clause.	Capable of Complying
NSW D3D24 Doorways and doors	Doorways and doors are to be designed in accordance with this clause.	Capable of Complying
D3D25 Swinging doors	A swinging door must not encroach and impede the path of travel/exit width by more than 500mm at any part of it swing. When in the fully open position, it must not encroach into the path of travel/exit width by more than or 100mm. Doors from the following areas are proposed to swing against the direction of egress: • Ground level retail/commercial tenancies • Discharge door to substation fire isolated stair	Performance Solution
NSW D3D26 Operation of latch	Door hardware is to comply with this clause. A boom gate is proposed within the egress path at Basement 1. Design development at CC stage to ensure the boom gate does not interfere with paths of travel/ can open on fire trip.	Capable of Complying
D3D27 Re-entry from fire-isolated exits	Doors of a fire-isolated exit must not be locked from the inside a fire-isolated exit serving any storey above an effective height of 25 m, throughout the exit. This requirement does not apply to a door fitted with a fail-safe device that automatically unlocks the door upon the activation of a fire alarm and:	Capable of Complying

BCA Clause	Assessment and Comment	Status
	(a) on at least every fourth storey, the doors are not able to be locked and a sign is fixed on such doors stating that re-entry is available; or *(a)* an intercommunication system, or an audible or visual alarm system, operated from within the enclosure is provided near the doors and a sign is fixed adjacent to such doors explaining its purpose and method of operation.	
D3D28 Signs on doors	A sign, to alert persons that the operation of certain doors must not be impaired, must be installed where it can readily be seen on, or adjacent to exit door and smoke doors, in accordance with this clause.	Complies
D3D29 Protection of openable windows	Window openings must be protected in accordance with this clause to limit the risk of a person falling through an openable window	Capable of Complying
Part D4 Access for People with Disabilities		
Please refer to separate accessibility report prepared by access consultant.		

4.4. Services and Equipment (BCA Section E)

BCA Clause	Assessment & Comment	Status
Part E1 Firefighting Equipment		
E1D2 Fire hydrants	A fire hydrant system must be provided in accordance with this clause to serve the whole building and must also be installed in accordance with AS 2419.1-2021. Where internal hydrants are provided, they must only serve the storey in which they are located, except where permitted by this clause. The locations of hydrant boosters located on Alexander Street. Performance solution is required for the following deviations: • Location of Booster assembly	Performance Solution
	The fire hydrant is to be located at the main entry however there is a technical departure as there are multiple entries into the building, the fire hydrant will be located adjacent alexander street. Performance solution is required for the following deviations: • Location of Booster assembly	Performance Solution
E1D3 Fire hose reels	A hose reel system must be provided to serve the whole/ following part of the building: - Basement levels - Carparking The hose reel system must be installed in accordance with this clause and AS 2441. Omission of fire hose reels to the proposed areas: - garbage chute rooms - Smoke lobbies	Performance solution
E1D4 Sprinklers	A sprinkler system must: *(a)* be installed in a building or part of a building when required by E1D5 to E1D13 as applicable; and *(a)* comply with Specification 17 and Specification 18 as applicable. *Basement 1* Where a portion of a building is not protected by a sprinkler system, it must be fire-separated from the sprinklered areas. Basement Level 1 contains an electrical substation, which may not be sprinkler-protected. To ensure compliance, a fire-rated wall must be provided to separate the substation from the remainder of the basement.	Capable of Complying
	Basement 1 The main switch board room is located on Basement 1 and shall not be provided with sprinkler protection in lieu of DTS requirements	Performance Solution
E1D5 Where sprinklers are required: all classifications	Sprinkler protection is required	Capable of Complying
E1D6 Where sprinklers are required: Class 2 and 3 buildings other	Sprinkler protection is required	Capable of Complying

BCA Clause	Assessment & Comment	Status
than residential care buildings		
E1D8 Where sprinklers are required: Class 6 building	Sprinkler protection is required	Capable of Complying
E1D9 Where sprinklers are required: Class 7a building, other than an open-deck carpark	Sprinkler protection is required	Capable of Complying
E1D13 Where sprinklers are required: occupancies of excessive hazard	No special hazards have been identified.	N/A
	Specification 17 - Fire sprinkler systems	
	S17C2 Application of automatic fire sprinkler standards The following sprinkler system is proposed: AS2118.1 & AS2118.6	Capable of Complying
	S17C3 Separation of sprinklered and non-sprinklered areas Where a portion of a building is not protected by a sprinkler system, it must be fire-separated from the sprinklered areas. Basement Level 1 contains an electrical substation, which may not be sprinkler-protected. To ensure compliance, a fire-rated wall must be provided to separate the substation from the remainder of the basement.	Capable of Complying
	S17C4 Protection of openings	Capable of Complying
	S17C5 Quick response sprinklers	Capable of Complying
	S17C6 Sprinkler valve enclosures	Capable of Complying
	S17C7 Water supply	Capable of Complying
	S17C8 Building occupant warning system	Capable of Complying
	S17C9 Connection to other systems	Capable of Complying
	S17C10 Anti-tamper devices	Capable of Complying
	S17C11 Sprinkler systems in carparks	Capable of Complying
	S17C13 Sprinkler systems in lift installations	Capable of Complying

BCA Clause	Assessment & Comment	Status
E1D14 Portable fire extinguishers	Portable fire extinguishers are to be provided in accordance with this clause and comply with this provision and sections 1, 2, 3 and 4 of AS 2444.	Capable of Complying
E1D15 Fire control centres	A fire control room in required in accordance with Specification 19.	Refer below
	Specification 19 Fire control centres	
	S19C3 Purpose and content of fire control centre	Capable of Complying
	S19C4 Location of fire control centre The fire control room is not located at the front entry of the building due to the building having multiple front entrances. The fire control room does not have access via a door or fire-isolated passageway to the front entrance of the building due to multiple front entrances.	Performance Solution
	S19C5 Equipment not permitted within a fire control centre	Capable of Complying
	S19C6 Ambient sound level for a fire control centre	Capable of Complying
	S19C7 Construction of a fire control room	Capable of Complying
	S19C8 Protection of openings in a fire control room	Capable of Complying
	S19C9 Doors to a fire control room	Capable of Complying
	S19C10 Size and contents of a fire control room	Capable of Complying
	S19C11 Ventilation and power supply for a fire control room	Capable of Complying
	S19C12 Sign for a fire control room	Capable of Complying
	S19C13 Lighting for a fire control room	Capable of Complying
E1D16 Fire precautions during construction	In a building under construction not less than one fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each storey adjacent to each required exit or temporary stairway or exit. After the building has reached an effective height of 12 m the required fire hydrants and fire hose reels must be operational in at least every storey that is covered by the roof or the floor structure above, except the 2 uppermost storeys and any required booster connections must be installed.	Capable of Complying
E1D17 Provision for special hazards	Where electric vehicle charging is proposed within the building, the design team is to apply the recommendations of AFAC publication Electric vehicles (EV) and EV charging equipment in the building environment' Version 1.0 dated 20 December 2022	Note
Part E2 Smoke Hazard Management		
E2D3	- An air-handling system which does not form part of a smoke hazard management system in accordance with E2D4 to E2D20 and which recycles air from one fire compartment to another fire compartment	Capable of Complying

BCA Clause	Assessment & Comment	Status
General requirements	or operates in a manner that may unduly contribute to the spread of smoke from one fire compartment to another fire compartment must, subject to (2), be designed and installed: (a) to operate as a smoke control system in accordance with AS 1668.1; or (b) such that it: (i) incorporates smoke dampers where the air-handling ducts penetrate any elements separating the fire compartments served; and (i) is arranged such that the air-handling system is shut down and the smoke dampers are activated to close automatically by smoke detectors complying with clause 7.5 of AS 1670.1. - For the purposes of (1), each sole-occupancy unit in a Class 2 or 3 building is treated as a separate fire compartment. - Miscellaneous air-handling systems covered by Sections 5 and 6 of AS 1668.1 serving more than one fire compartment (other than a carpark ventilation system) and not forming part of a smoke hazard management system must comply with these Sections of the Standard. - A smoke detection system must be installed in accordance with S20C6 to operate AS 1668.1 systems that are provided for zone pressurisation and automatic air pressurisation for fire-isolated exits.	
E2D4 Fire-isolated exits	The following fire stairs, including associated fire isolated passageway / ramp are required to be provided with automatic air pressurisation in accordance with AS 1668.1-2015. • All basement stairs • All residential stairs An automatic air pressurisation system for a fire-isolated exit must serve the entire exit.	Capable of Complying
	<u>Basement:</u> The proposed design may not fully satisfy the requirements of this clause as stair pressurisation systems for basement fire stairs require all doors from fire-isolated exits to the fire-affected compartment to remain open.	Performance Solution
E2D5 Buildings more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building	An automatic smoke detection and alarm system complying with Specification 20 must be provided to the Class 2 or 3 building which is more than 25 m in effective height.	Capable of Complying
E2D6 Buildings more than 25 m in effective height: Class 5, 6, 7b, 8 or 9b buildings	The Class 5, 6, 7b, 8 or 9b building or part of a building must be provided with a zone pressurisation system between vertically separated fire compartments in accordance with AS 1668.1-2015. Performance justification is required to omit zone pressurisation between different fire compartments	Performance solution

BCA Clause	Assessment & Comment	Status
E2D12 Class 7a buildings	A Class 7a building, including a basement, provided with a mechanical ventilation system in accordance with AS 1668.2, must comply with clause 5.5 of AS 1668.1. FRNSW is of the view that the installation of impulse fans is not a deemed-to-satisfy solution in the current AS 1668.2:2012 unless the design consists only of a single impulse fan. The use of jet fans have been proposed throughout the basement levels. FRNSW is of the view that the installation of impulse fans is not a deemed-to-satisfy solution in the current AS 1668.2:2012 unless the design consists only of a single impulse fan.	Performance solution
E2D14 Class 6 buildings — in fire compartments more than 2000m² Class 6 building (not containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit)	The fire compartment containing Class 6 part must be provided with: *(a)* an automatic smoke exhaust system complying with Specification 21; or *(a)* if the building is single storey, automatic smoke-and-heat vents complying with Specification 22; or *(b)* if the floor area of the fire compartment is not more than 3500 m2 and the building: (i) is single storey, an automatic smoke detection and alarm system complying with Specification 20; or (i) has a rise in storeys of not more than 2, a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17. The above does not apply to: *(a)* a Class 6 sole-occupancy unit that: (i) has a floor area of not more than 2000 m²; and (ii) is single storey with a main public entrance opening to a road or open space; and (iii) is separated from other parts of the fire compartment by construction, including openings, penetrations and junctions with other building elements, that prevents the free passage of smoke; and *(b)* parts of any other classification that are smoke separated from a Class 6 part by construction complying with (a)(iii).	N/A
	Specification 20 Smoke detection and alarm systems	
	S20C2 Type of system	Capable of Complying
	S20C3 Smoke alarm system	Capable of Complying
	S20C4 Smoke detection system	Capable of Complying
	S20C5 Combined smoke alarm and smoke detection system	Capable of Complying
	S20C6 Smoke detection for smoke control systems	Capable of Complying
	S20C7 Building occupant warning system	Capable of Complying
	NSW S20C8 System monitoring	Capable of Complying

BCA Clause	Assessment & Comment	Status
E2D21 Provision for special hazards	No special hazards have been identified. Where electric vehicle charging is proposed within the building, the design team is to apply the recommendations of AFAC publication Electric vehicles(EV) and EV charging equipment in the building environment' Version 1.0 dated 20 December 2022	Capable of Complying
Part E3 Lift Installations		
E3D2 Lift installations	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification 24.	Refer below
	Specification 24 Lift installations	
	S24C2 Lift cars exposed to solar radiation	Capable of Complying
	S24C3 Lift car emergency lighting	Capable of Complying
	S24C4 Cooling of lift shaft	Capable of Complying
	S24C5 Lift foyer access	Capable of Complying
	S24C6 Emergency access doors in a single enclosed lift shaft	Capable of Complying
E3D3 Stretcher facility in lifts	The lift/s specified in this clause, must be able to accommodate a raised stretcher with a patient lying on it horizontally by providing a clear space not less than 600 mm wide x 2000 mm long x 1400 mm high above the floor level.	Capable of Complying
E3D4 Warning against use of lifts in fire	Warning signs must be displayed near every lift call button in accordance with this clause.	Capable of Complying
E3D5 Emergency lifts	Emergency lift/s complying with this clause must be installed within the building.	Capable of Complying
E3D6 Landings	Access and egress to and from lift well landings must comply with the DTS provision of Parts D2, D3 & D4	Capable of Complying
E3D7 Passenger lift types and their limitations	Lift types are to be selected in accordance with this clause.	Capable of Complying
E3D8 Accessible features required for passenger lifts	Lifts are to have features in accordance with this clause.	Capable of Complying
E3D9 Fire service controls	Fire service controls are required to every lift serving any storey above an effective height of 12m. Fire service controls are required to comply with the requirements of this provision.	Capable of Complying
E3D10 Residential care buildings	- Where residents in a Class 9c residential care building are on levels which do not have direct access to a road or open space, the building must be provided with either:	N/A

BCA Clause	Assessment & Comment	Status
	(a) at least one lift to accommodate a stretcher in accordance with E3D3(2); or (b) a ramp in accordance with AS 1428.1. - The lift or ramp required by (1) must discharge at a level providing direct access to a road or open space.	
E3D11 Fire service recall operation switch	Each group of lifts must be provided with one fire service recall control switch where fire service controls are required by E3D9. Fire recall operation switches are to comply with the requirements of this provision.	Capable of Complying
E3D12 Lift car fire service drive control switch	Lift car fire service drive control switch required by E3D9 must be activated from within the car and the switch must comply with the requirements of this clause.	Capable of Complying
Part E4 Visibility in an Emergency, Exit Signs and Warning Systems		
E4D2 to E4D4 Emergency lighting requirements	Emergency lighting must be provided in accordance with these clauses. Emergency lighting is required to comply with AS 2293.1-2018.	Capable of Complying
E4D5 to E4D8 Exit signs	Exit signage must be provided in accordance with these clauses. Exit signage is required to comply with AS 2293.1-2018 and be clearly visible at all times.	Capable of Complying
	Basement 1 Where the substation is not provided with exit signs, the omission is to be addressed via fire engineered performance solution. Note, the third part ASP is to be listed a s a relevant stakeholder to performance solutions related to the substation.	Performance Solution
E4D9 Emergency warning and intercom systems	EWIS is required in accordance with AS1670.4-2018 and this clause. It is proposed to omit EWIS in the Substation	Performance Solution

4.5. Health and Amenity (BCA Section F)

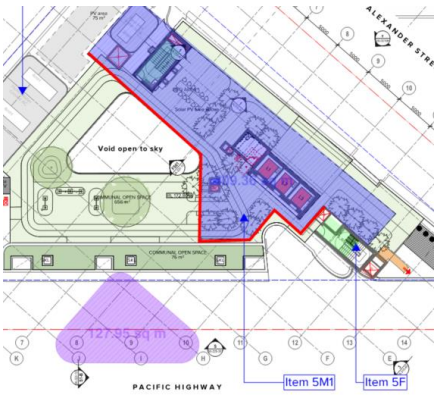
BCA Clause	Assessment and Comment	Status
Part F1 Surface Water Management, Rising Damp and External Waterproofing		
F1D2 Application of Part	- F1D4 and F1D5 do not apply to a roof with a covering complying with F3D2(a) to (d). - F1D3 to F1D5 do not apply to a balcony, podium or similar horizontal surface part of a building - where the flooring is of timber decking or other perforated flooring; or which is located directly above ground.	Note
F1D3 Stormwater drainage	Stormwater drainage is required to be designed to comply with AS/NZS 3500.3-2021.	Capable of Complying
F1D4 Exposed joints	Exposed joints in the drainage surface on a roof, balcony, podium or similar horizontal surface part of a building must: *(a)* be protected in accordance with Section 2.9 of AS 4654.2; and *(a)* not be located beneath or run through a planter box, water feature or similar part of the building.	Capable of Complying

BCA Clause	Assessment and Comment	Status
F1D5 External above ground membranes	A roof, balcony, podium or similar horizontal surface part of a building must be provided with a waterproofing membrane - consisting of materials complying with AS 4654.1; and designed and installed in accordance with AS 4654.2.	Capable of Complying
F1D6 Damp-proofing	Damp proofing is required to be provided in accordance with this clause.	Capable of Complying
F1D7 Damp-proofing of floor on ground	Damp proofing is required to be provided in accordance with this clause.	Capable of Complying
F1D8 Sub-floor ventilation	The sub-floor space between the suspended floor of a building and the ground must be provided with cross ventilation, be cleared of all debris, and graded to prevent ponding and evenly spaced ventilation openings in accordance with this clause.	Capable of Complying
Part F2 Wet Areas and Overflow Protection		
F2D2 Wet area construction	Wet areas, as required by this clause, must be water resistant or waterproof in accordance with Specification 26; and comply with AS 3740-2021	Capable of Complying
F2D3 Rooms containing urinals	Rooms containing urinals are to be designed in accordance with this clause.	Capable of Complying
F2D4 Floor wastes	Floor wastes and falls to floor wastes are required to be provided in accordance with this clause.	Capable of Complying
Part F3 Roof and Wall Cladding		
F3D2 Roof coverings	A roof must be covered with: *(a)* roof tiles complying with AS 2049-2002, fixed in accordance with AS 2050; or *(b)* metal sheet roofing complying with AS 1562.1-2018; or *(c)* plastic sheet roofing designed and installed in accordance with AS 1562.3-206; or *(d)* terracotta, fibre-cement and timber slates and shingles designed and installed in accordance with AS 4597-1999, except in cyclonic areas; or *(e)* an external waterproofing membrane complying with F1D5.	Capable of Complying
F3D3 Sarking	Sarking-type material used for weatherproofing of roofs and walls must comply with AS 4200.1-2017 and AS 4200.2-2017.	Capable of Complying
F3D4 Glazed assemblies	Glazed assemblies to comply with AS 2047-2014, as applicable.	Capable of Complying
F3D5 Wall cladding	External wall cladding must comply with one or a combination of the following: *(a)* Masonry, including masonry veneer, unreinforced and reinforced masonry: AS 3700. *(b)* Autoclaved aerated concrete: AS 5146.3. *(c)* Metal wall cladding: AS 1562.1.	Capable of Complying

BCA Clause	Assessment and Comment	Status
	External wall cladding, other than specified above, will require performance justification.	
Part F4 Sanitary and Other Facilities		
F4D2 Facilities in residential buildings	Class 2: Within each sole-occupancy unit, provide— *(a)* a kitchen sink and facilities for the preparation and cooking of food; and *(b)* a bath or shower; and *(c)* a closet pan; and *(d)* a washbasin; and *(e)* laundry facilities - clothes washing facilities, comprising at least one washtub and a space for a washing machine; and clothes drying facilities comprising clothesline or a hoist with not less than 7.5 m of line, or space for one heat operated drying cabinet or appliance in the same room as the clothes washing facilities.	Capable of Complying
NSW F4D4 Facilities in Class 3 to 9 buildings	Except where permitted by (3), (4), (7), F4D5(a) and F4D5(b) and F4D12(1), separate sanitary facilities for males and females must be provided for Class 3, 5, 6, 7, 8 or 9 buildings in accordance with Tables F4D4a, F4D4b, F4D4c, NSW F4D4d, F4D4e, F4D4f, F4D4g, F4D4h, F4D4i, F4D4j, F4D4k and F4D4l, as appropriate. Adequate means of disposal of sanitary products must be provided in sanitary facilities for use by females.	Capable of Complying
F4D5 Accessible sanitary facilities	Accessible unisex and ambulant sanitary facilities are required in accordance with clause. The design of accessible sanitary facilities is to comply with AS1428.1-2009.	Capable of Complying
F4D6 Accessible unisex sanitary compartments	The number of accessible sanitary facilities is to be provided in accordance with this clause.	Capable of Complying
F4D7 Accessible unisex showers	Accessible unisex showers are to be provided in accordance with this clause.	Capable of Complying
F4D8 Construction of sanitary compartments	The construction of sanitary compartments is required to comply with this requirement.	Capable of Complying
Part F5 Room heights		
F5D2 Height of rooms and other spaces	The hight of rooms and other spaces is to be in accordance with this clause.	Capable of Complying
Part F6 Light and Ventilation		
F6D2 Provision of natural light	Natural light must be provided in: *(a)* A Class 2 building and a Class 4 parts of a building - to all habitable rooms.	Capable of Complying
F6D3	The methods and extent of natural light is to be in accordance with this clause.	Capable of Complying

BCA Clause	Assessment and Comment	Status
Methods and extent of natural light		
F6D4 Natural light borrowed from adjoining room	natural light is to be in accordance with this clause.	Capable of Complying
F6D5 Artificial lighting	Artificial lighting is to be provided in accordance with AS/NZS1680.0 to spaces required by this clause.	Capable of Complying
NSW F6D6 Ventilation of rooms	Ventilation is to be provided by natural or mechanical means in accordance with this provision and Clause F6D6.	Capable of Complying
F6D7 Natural ventilation	Natural ventilation is to comply with this clause.	Capable of Complying
F6D8 Ventilation borrowed from adjoining room	Natural ventilation is to comply with this clause.	Capable of Complying
F6D9 Restriction on the position of water closets and urinals	A sanitary compartment must not open directly into a kitchen or pantry; or a public dining room or restaurant; or a dormitory in a Class 3 building; or a room used for public assembly (which is not an early childhood centre, primary school or open spectator stand); or a workplace normally occupied by more than one person.	Capable of Complying
F6D10 Airlocks	If a sanitary compartment is prohibited under F6D9 from opening directly to another room: *(a)* in a sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building access must be by an airlock, hallway or other room; or the sanitary compartment must be provided with mechanical exhaust ventilation; and *(a)* in a Class 5, 6, 7, 8 or 9 building (which is not an early childhood centre, primary school or open spectator stand) access must be by an airlock, hallway or other room with a floor area of not less than 1.1 m² and fitted with self-closing doors at all access doorways; or the sanitary compartment must be provided with mechanical exhaust ventilation and the doorway to the room adequately screened from view.	Capable of Complying
F6D11 Carparks	Each storey of the carpark must have a system of ventilation complying with AS1668.2 or permanent natural ventilation in accordance with Section 4 of AS1668.4.	Capable of Complying
F6D12 Kitchen local exhaust ventilation	No commercial kitchens are provided. A commercial kitchen must be provided with a kitchen exhaust hood complying with AS 1668.1 and AS 1668.2 where: *(a)* any cooking apparatus has a total maximum electrical power input exceeding 8 kW; or a total gas power input exceeding 29 MJ/h; or *(b)* the total maximum power input to more than one apparatus exceeds 0.5 kW electrical power; or1.8 MJ/hour gas, per m^2 of floor area of the room or enclosure.	Capable of Complying
Part F7 Sound Transmission and Insulation		

BCA Clause	Assessment and Comment	Status
F7D2 Application of part	The Deemed-to-Satisfy Provisions of this Part apply to Class 2 and 3 buildings	Capable of Complying
F7D3 Determination of airborne sound insulation ratings	A form of construction required to have an airborne sound insulation rating must be determined in accordance with this clause.	Capable of Complying
F7D4 Determination of impact sound insulation ratings	Determination of impact sound insulation ratings is to be in accordance with this clause. Particular attention is required to the requirements for discontinuous construction	Capable of Complying
F7D5 Sound insulation rating of floor	Sound insulation of floors is required to be in accordance with this clause.	Capable of Complying
F7D6 Sound insulation of walls	Sound insulation of walls and doors is required to be in accordance with this clause.	Capable of Complying
F7D7 Sound insulation rating of internal services	Services that serve or pass through more than one SOU must achieve the required ratings specified by this clause.	Capable of Complying
F7D8 Sound isolation of pumps	A flexible coupling must be installed at the point of connection between service pipes in a building and any circulating or other pump.	Capable of Complying
Part F8 Condensation Management		
F8D2 Application of part	The Deemed-to-Satisfy Provisions of this Part only apply to a sole-occupancy unit of a Class 2 building and a Class 4 part of a building.	Note
F8D3 External wall construction	Where a pliable building membrane is installed in an external wall, it must comply with the provisions of this clause. 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.	Capable of Complying
F8D4 Exhaust systems	Exhaust systems are to be designed in accordance with this clause.	Capable of Complying
F8D5 Ventilation of roof spaces	Ventilation of roof spaces is to be in accordance with this clause, as relevant.	Capable of Complying
Part G3 Atrium Construction		

BCA Clause	Assessment and Comment	Status
G3D1 Application of part	City Plan has determined that the Atrium provisions have not been triggered given the area of the enclosing floor is less than 50% of the area of the space. Please note this assessment is based on the building incorporating the following fire safety measures listed below to ensure the space is separated by an appropriate barrier to fire. • External walls within the space to have a fire resistance level of 60mins, • Glazed elements are to be protected by internal sprinkler system in accordance with C4D5, and • Fire stopping of all services to comply with C4D15 As agreed with the client (25.06.25) further design development to the upper roof top is proposed to achieve compliance with appropriate barrier to fire. The following options are proposed: • A wall achieving FRL of 60mins or a glazed wall is to be provided on the roof top separating the void space form the covered area with internal sprinklers ensuring an appropriate barrier to fire, or  • Solid roof construction is to be reduced to 210m2 in lieu of 410m2 being less than 50% enclosing - this can be achieved with a pergola, web forge system or the like. Further design development is to occur at Construction Certificate stage.	Note

4.6. Energy Efficiency (BCA Section J – Class 3 and 5 to 9 Buildings)

For a Class 3 building or Class 5 to 9 building:

(a) From 1 May 2023 to 30 September 2023 NSW Section J of NCC 2019 Volume One Amendment 1 may apply instead of Section J of NCC 2022 Volume One.

(b) From 1 October 2023 Section J of NCC 2022 Volume One applies.

The below is based on BCA 2022.

BCA Clause	Assessment and Comment	Status
Part J4 Building Fabric		

BCA Clause	Assessment and Comment	Status
NSW J4D2 Application of Part	The Deemed-to-Satisfy Provisions of this Part apply to building elements forming the envelope of a Class 3 and Class 5 to 9 building.	Note
NSW J4D3 Thermal construction - general	Insulation is to be provided in accordance with this clause.	Capable of Complying
J4D4 Roof and ceiling construction	A roof or ceiling must achieve a Total R-Value required by this clause.	Capable of Complying
J4D5 Roof lights	Roof lights must have a: *(a)* total area of not more than 5% of the floor area of the room or space served; and *(a)* transparent and translucent elements, including any imperforate ceiling diffuser, with a combined performance of: (i) for Total system SHGC, in accordance with Table J4D5; and (ii) for Total system U-Value, not more than U3.9.	Capable of Complying
J4D6 Walls and glazing	Walls and glazing must be designed to comply with this clause	Capable of Complying
J4D7 Floors	Floors must be designed to comply with this clause	Capable of Complying
Part J5 Building Sealing		
NSW J5D2 Application of Part	The Deemed-to-Satisfy Provisions of this Part apply to building elements forming the envelope of a Class 3 and Class 5 to 9 building, other than areas exempt by this clause.	Capable of Complying
J5D3 Chimneys and flues	The chimney or flue of an open solid-fuel burning appliance must be provided with a damper or flap that can be closed to seal the chimney or flue.	Capable of Complying
J5D4 Roof lights	- A roof light must be sealed, or capable of being sealed, when serving - a conditioned space; or a habitable room in climate zones 4, 5, 6, 7 or 8. - A roof light required by (1) to be sealed, or capable of being sealed, must be constructed with: (i) an imperforate ceiling diffuser or the like installed at the ceiling or internal lining level; or (ii) a weatherproof seal; (iii) or a shutter system readily operated either manually, mechanically or electronically by the occupant.	Capable of Complying
NSW J5D5 Windows and doors	Windows and doors are to be designed in accordance with this clause, inclusive of: *(a)* windows compliant with AS 2047; *(b)* seals to restrict air infiltration; *(c)* unconditioned zones for cafes, restaurants, open front shop; and *(d)* rapid roller doors, as required by this clause.	Capable of Complying

BCA Clause	Assessment and Comment	Status
J5D6 Exhaust fans	An exhaust fan must be fitted with a sealing device such as a self-closing damper or the like when serving a conditioned space; or a habitable room in climate zones 4, 5, 6, 7 or 8.	Capable of Complying
J5D7 Construction of ceilings, walls and floors	Ceilings, walls, floors and any opening such as a window frame, door frame, roof light frame or the like must be constructed to minimise air leakage in accordance with this clause when forming part of the envelope; or in climate zones 4, 5, 6, 7 or 8.	Capable of Complying
J5D8 Evaporative coolers	An evaporative cooler must be fitted with a self-closing damper or the like when serving a heated space; or in climate zones 4, 5, 6, 7 or 8.	Capable of Complying
Part J6 Air-Conditioning and Ventilation		
NSW J6D2 Application of part	The Deemed-to-Satisfy Provisions of this Part do not apply to a Class 8 electricity network substation.	Note
J6D3 Air-conditioning system control	An air-conditioning system is to be designed in accordance with this clause.	Capable of Complying
J6D4 Mechanical ventilation system control	Mechanical ventilation control is to be designed in accordance with this clause.	Capable of Complying
J6D5 Fans and duct systems	Fans and duct systems to be designed in accordance with this clause.	Capable of Complying
J6D6 Ductwork insulation	Ductwork insulation to be provided in accordance with this clause.	Capable of Complying
J6D6 Ductwork sealing	Ductwork sealing is to be provided in accordance with this clause.	Capable of Complying
J6D8 Pump systems	Pumped systems are to be designed in accordance with this clause.	Capable of Complying
J6D9 Pipework insulation	Pipework insulation to be provided in accordance with this clause	Capable of Complying
NSW J6D10 Space heating	Space heating is to be provided in accordance with this clause	Capable of Complying
J6D11 Refrigerant chillers	Refrigerant chillers are to be designed in accordance with this clause.	Capable of Complying
J6D12 Unitary air-conditioning equipment	Unitary air-conditioning equipment are to be designed in accordance with this clause.	Capable of Complying
J6D13 Heat rejection equipment	Unitary air-conditioning equipment are to be designed in accordance with this clause.	Capable of Complying
Part J7 Artificial Lighting and Power		
NSW J7D2	J7D3, J7D4 and J7D6(1)(b) do not apply to a Class 8 electricity network substation.	Note

BCA Clause	Assessment and Comment	Status
Application of Part		
NSW J7D3 Artificial lighting	Artificial lighting is to be designed in accordance with this clause.	Capable of Complying
NSW J7D4 Interior artificial lighting and power control	Interior artificial lighting and power control is to be designed in accordance with this clause.	Capable of Complying
J7D5 Interior decorative and display lighting	Interior decorative and display lighting is to be designed in accordance with this clause.	Capable of Complying
J7D6 Exterior artificial lighting	Exterior artificial lighting is to be designed in accordance with this clause.	Capable of Complying
J7D7 Boiling water and chilled water storage units	Boiling water and chilled water storage units are to be designed in accordance with this clause.	Capable of Complying
J7D8 Lifts	Lifts are to be designed in accordance with this clause.	Capable of Complying
J7D9 Escalators and moving walkways	Escalators and moving walkways are to be designed in accordance with this clause.	Capable of Complying
Part J8 Heated Water Supply and Swimming Pool and Spa Pool Plant		
J8D2 Heated water supply	A heated water supply system for food preparation and sanitary purposes must be designed and installed in accordance with Part B237 of NCC Volume Three - Plumbing Code of Australia.	Capable of Complying
Part J9 Energy Monitoring and On-site Distributed Energy Resources		
J9D2 Application of Part	The Deemed-to-Satisfy Provisions of this Part do not apply to a Class 8 electricity network substation.	Capable of Complying
J9D3 Facilities for energy monitoring	Facilities for energy monitoring are to be designed in accordance with this clause.	Capable of Complying
J9D4 Facilities for electric vehicle charging equipment	Facilities for electric vehicle charging equipment are to be designed in accordance with this clause.	Capable of Complying
J9D5	Facilities for Facilities for solar photovoltaic and battery systems are to be designed in accordance with this clause.	Capable of Complying

BCA Clause	Assessment and Comment	Status
Facilities for solar photovoltaic and battery systems		

4.7. Energy Efficiency (BCA Section J – Class 2 and 4 Buildings)

For a Class 2 building or a Class 4 part of a building, where a relevant development consent or an application for a complying development certificate requires compliance with a BASIX Single Dwelling or Multi Dwelling Certificate issued under Version 3.0 or earlier, NSW Section J of NCC 2019 Amendment 1 applies.

For a Class 2 building or a Class 4 part of a building, where a relevant development consent or an application for a complying development certificate requires compliance with a BASIX Single Dwelling or Multi Dwelling Certificate issued under Version 4.0 or later, Section J of NCC 2022 applies.

For a Class 2 building or a Class 4 part of a building, where a relevant development consent or an application for a complying development certificate requires compliance with a BASIX Alterations and Additions Certificate, NSW Section J of NCC 2019 Amendment 1 applies.

The below is based on BCA 2022.

BCA Clause	Assessment and Comment	Status
Part J3 Elemental Provisions for a Sole-occupancy Unit of a Class 2 Building or a Class 4 Part of a Building		
NSW J3D2 Application of Part	The Deemed-to-Satisfy Provisions of this Part apply to building elements forming the external building fabric of a sole-occupancy unit of a Class 2 building and a Class 4 part of a building	Note
J3D5 Roof thermal breaks of a sole-occupancy unit of a Class 2 building or a Class 4 part of a building	Thermal breaks are to be provided where required by this clause.	Capable of Complying
J3D6 Wall thermal breaks of a sole-occupancy unit of a Class 2 building or a Class 4 part of a building	Thermal breaks are to be provided where required by this clause.	Capable of Complying
NSW J3D10 Floors of a sole-occupancy unit of a Class 2 building or a Class 4 part of a building	Concrete slab on ground with in-slab or in-screed heating is to comply with clause.	Capable of Complying

BCA Clause	Assessment and Comment	Status
Part J4 Building Fabric		
NSW J4D3 Thermal construction — general	Insulation is to be provided in accordance with this clause.	
Part J5 Building Sealing		
J5D2 Application of Part	The Deemed-to-Satisfy Provisions of this Part apply to building elements forming the envelope, other than areas exempt by this clause.	Capable of Complying
J5D3 Chimneys and flues	The chimney or flue of an open solid-fuel burning appliance must be provided with a damper or flap that can be closed to seal the chimney or flue.	Capable of Complying
J5D4 Roof lights	- A roof light must be sealed, or capable of being sealed, when serving a conditioned space; or a habitable room in climate zones 4, 5, 6, 7 or 8. - A roof light required by (1) to be sealed, or capable of being sealed, must be constructed with an imperforate ceiling diffuser or the like installed at the ceiling or internal lining level; or a weatherproof seal; or a shutter system readily operated either manually, mechanically or electronically by the occupant.	Capable of Complying
NSW J5D5 Windows and doors	Windows and doors are to be designed in accordance with this clause, inclusive of: *(a)* windows compliant with AS 2047; *(b)* seals to restrict air infiltration; and *(c)* unconditioned zones for cafes, restaurants, open front shop; and as required by this clause.	Capable of Complying
J5D6 Exhaust fans	An exhaust fan must be fitted with a sealing device such as a self-closing damper or the like when serving— a conditioned space; or a habitable room in climate zones 4, 5, 6, 7 or 8.	Capable of Complying
J5D7 Construction of ceilings, walls and floors	Ceilings, walls, floors and any opening such as a window frame, door frame, roof light frame or the like must be constructed to minimise air leakage in accordance with this clause when forming part of the envelope; or in climate zones 4, 5, 6, 7 or 8.	Capable of Complying
J5D8 Evaporative coolers	An evaporative cooler must be fitted with a self-closing damper or the like when serving a heated space; or in climate zones 4, 5, 6, 7 or 8.	Capable of Complying
Part J6 Air-conditioning and Ventilation		
NSW J6D2 Application of part	The Deemed-to-Satisfy Provisions of this Part do not apply to a Class 8 electricity network substation.	Note
J6D3 Air-conditioning system control	An air-conditioning system is to be designed in accordance with this clause.	Capable of Complying
J6D4 Mechanical	Mechanical ventilation control is to be designed in accordance with this clause.	Capable of Complying

BCA Clause	Assessment and Comment	Status
ventilation system control		
J6D5 Fans and duct systems	Fans and duct systems to be designed in accordance with this clause.	Capable of Complying
J6D6 Ductwork insulation	Ductwork insulation to be provided in accordance with this clause.	Capable of Complying
J6D6 Ductwork sealing	Ductwork sealing is to be provided in accordance with this clause.	Capable of Complying
J6D8 Pump systems	Pumped systems are to be designed in accordance with this clause.	Capable of Complying
J6D9 Pipework insulation	Pipework insulation to be provided in accordance with this clause	Capable of Complying
J6D11 Refrigerant chillers	Refrigerant chillers are to be designed in accordance with this clause.	Capable of Complying
J6D12 Unitary air-conditioning equipment	Unitary air-conditioning equipment are to be designed in accordance with this clause.	Capable of Complying
J6D13 Heat rejection equipment	Unitary air-conditioning equipment are to be designed in accordance with this clause.	Capable of Complying
Part J8 Heated Water Supply and Swimming Pool and Spa Pool Plant		
J8D2 Heated water supply	A heated water supply system for food preparation and sanitary purposes must be designed and installed in accordance with Part B237 of NCC Volume Three - Plumbing Code of Australia.	Capable of Complying
Part J9 Energy Monitoring and On-site Distributed Energy Resources		
J9D3 Facilities for energy monitoring	Facilities for energy monitoring are to be designed in accordance with this clause.	Capable of Complying
J9D4 Facilities for electric vehicle charging equipment	Facilities for electric vehicle charging equipment are to be designed in accordance with this clause.	Capable of Complying
J9D5 Facilities for solar photovoltaic and battery systems	Facilities for Facilities for solar photovoltaic and battery systems are to be designed in accordance with this clause.	Capable of Complying

5. CONCLUSION

The design as proposed is capable of complying with the Building Code of Australia and will be subject to construction documentation that will provide appropriate details to demonstrate compliance. This report has identified areas of non-compliance with the deemed-to-satisfy provisions and indicates the design intent to demonstrate compliance with the Performance Requirements of the BCA. Whilst the performance-based solutions are to be design developed, it is our view that the solutions will not impact on the current design.

ATTACHMENT 1 – ASSESSED PLANS

Assessed plans prepared by Turner

Plan Title	Drawing No	Revision	Date
Basement 05	DA-110-003	Q	13.06.25
Basement 04	DA-110-004	S	13.06.25
Basement 03	DA-110-005	S	13.06.25
Basement 02	DA-110-006	S	13.06.25
Basement 01	DA-110-007	T	13.06.25
Ground Level	DA-110-008	P	13.06.25
Mezzanine	DA-110-009	N	13.06.25
Level 01	DA-110-010	N	13.06.25
Level 02	DA-110-020	N	13.06.25
Level 03	DA-110-030	P	13.06.25
Level 04	DA-110-040	L	13.06.25
Level 05	DA-110-050	L	13.06.25
Level 06	DA-110-060	L	13.06.25
Level 07	DA-110-070	L	13.06.25
Level 08	DA-110-080	L	13.06.25
Level 09	DA-110-090	L	13.06.25
Level 10	DA-110-100	L	13.06.25
Level 11	DA-110-110	L	13.06.25

Level 12	DA-110-120	L	13.06.25
Level 13	DA-110-130	L	13.06.25
Level 14	DA-110-140	O	13.06.25
Level 15	DA-110-150	L	13.06.25
Level 16	DA-110-160	L	13.06.25
Level 17	DA-110-170	L	13.06.25
Level 18	DA-110-180	L	13.06.25
Level 19	DA-110-190	L	13.06.25
Level 20	DA-110-200	L	13.06.25
Level 21	DA-110-210	O	13.06.25
Roof Level	DA-110-220	N	13.06.25

ATTACHMENT 2 - EXCLUSIONS AND LIMITATIONS

1. This report has been prepared by City Plan for Deicorp Project Crows Nest Pty Ltd and may only be used and relied on by Deicorp Project Crows Nest Pty Ltd for the purpose agreed between City Plan and Deicorp Project Crows Nest Pty Ltd, as set out in section 2.1 and 2.2 of this report.
2. City Plan otherwise disclaims responsibility to any person other than Deicorp Project Crows Nest Pty Ltd arising in connection with this report. City Plan also excludes implied warranties and conditions, to the extent legally permissible.
3. City Plan Services Pty Ltd undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document.
4. The services undertaken by City Plan in connection with preparing this report are limited to those specifically detailed within the report and subject to scope limitations as set out in the report but specifically exclude:
   - Structural design in any form or content.
   - The Disability Discrimination Act 1992.
   - Disability (Access to Premises – Building) Standards 2010.
   - The existing level of Building Code of Australia compliance unless specifically identified in Section 2.3 within this report.
   - The operational capabilities or compliance of any existing services installed within the building.
   - Assessment of any existing Performance Solutions, including Fire Safety, addressing compliance with the Performance Requirements of the BCA.
5. This report is not a Part 6 compliance certificate under the Environmental Planning & Assessment Act 1979
6. The opinions, conclusions and any recommendations within this report are based on conditions encountered and information reviewed at the date of preparation of the report. City Plan has no responsibility or obligation to update this report to account for events or changes occurring after the date that the report was prepared.
7. The methodologies adopted within this report specifically relate to the subject building and must not be used for any other purpose.
8. City Plan has prepared this report based on information provided by others, including but not limited to Architectural Plans and Annual Fire Safety Statements. City Plan has not independently verified or checked beyond the agreed scope of work the validity of the documentation prepared and provided by others. City Plan accepts no liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions within the information relied upon.
9. The documentation relied upon has been reviewed only to the degree reasonable as pertaining to City Plan's scope, as defined within the contract and fee agreement. It is expressly not City Plan's responsibility to:
   - Familiarise ourselves with all information and documentation relating to the project, or the potential BCA, Access, or fire safety aspect derivatives thereof,
   - Conduct a "full BCA audit or compliance assessment" in any way defined, implied, or assumed, for matters outside of City Plans scope.
   - Prepare a holistic BCA, Access or Fire Safety strategy for the building or carry out a full assessment of all information and documentation relating to the project, or the potential BCA, Access, or Fire Safety aspect derivatives thereof.
10. Where the report relied on a site inspection, the inspection was based on a visual, non-invasive check of representative samples of the building to which the report and scope applied, and to which safe and reasonable access was available/permitted on the date and time of the inspection. The inspection should not be considered as a testing, commissioning or maintenance procedure nor act as a guarantee or warranty of any kind.