BCA Design Compliance Report (Accredited Certifier)

132 McCredie Road, Guildford West, NSW, 2164 – Project Pluto

Prepared for: Goodman

Our Ref: 24000191 | Issue date: 17 March 2025

Contents

Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
A	BCA Report – SSDA Submission	17 March 2025		
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Revision History

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1 Executive Summary

Modern Building Consultants (MBC Group) as the appointed Certifier for the proposed development, have reviewed architectural design documents prepared by Greenbox Architecture (refer appendix A) for compliance with the National Construction Code - Building Code of Australia Volume One 2022 (referred to as BCA).

1.1 Performance Solutions - Fire & Life Safety

The assessment of the design documentation has revealed that the following areas are required to be assessed against the relevant Performance Requirements of the BCA. The submission for a Construction Certificate will need to include verification from a Certifier – Fire Safety, where determined permissible under A2G1 of the BCA, for the following aspects: -

DTS Clause	Description of Non-Compliance	Performance Requirement
C3D3, C3D8, C3D13, Spec 5	**General floor area and volume limitations / Separation by fire walls** The building is proposed to be separated into multiple fire compartments each less than 5000 m^2, the fire walls separating these compartments are proposed to achieve 120/120/120 (or -/120/120 for non-load bearing elements), in lieu of the perspective 240/240/240 (-/240/240). To be addressed through a fire engineering performance solution by a suitably accredited fire practitioner and in consultation with FRNSW.	
C4D6 & Spec 12	**Doorways in fire walls** Lockable bolts are fitted to the top and bottom of the inactive leaf of fire rated double doorsets. If these lockable bolts are engaged when the inactive leaf is not in the closed position, then it is possible for this hardware to inhibit the self-closure of this door leaf. To be addressed through a fire engineering performance solution by a suitably accredited fire practitioner and in consultation with FRNSW.	

DTS Clause	Description of Non-Compliance	Performance Requirement
C4D13	**Openings in floors and ceilings for services** The ventilation voids on the generator gantries as shown in Figure 4-3, shall be permitted to not achieve an FRL despite being in a floor achieving an FRL. To be addressed through a fire engineering performance solution by a suitably accredited fire practitioner and in consultation with FRNSW.	
D2D5	**Exit travel distances** The following areas exceed the maximum allowable travel distances within the date centre: **Ground Floor** - Up to 72m to an exit in lieu of 40m - Up to 27m to a POC in lieu of 20m. **Level 1** - Up to 70m to an exit in lieu of 40m - Up to 29m to a POC in lieu of 20m. **Roof Level** - Up to 88m to an exit in lieu of 40m To be addressed through a fire engineering performance solution by an suitably accredited fire practitioner and in consultation with FRNSW.	D1P4 E2P2
D2D6	**Distance between alternative exits** The following areas exceed the maximum allowable travel distances within the date centre: **Ground Floor** -129m between exits in lieu of 60m **Level 1** -129m between exits in lieu of 60m **Roof Level** -150m between exits in lieu of 60m	D1P4 E2P2

DTS Clause	Description of Non-Compliance	Performance Requirement
	To be addressed through a fire engineering performance solution by an suitably accredited fire practitioner and in consultation with FRNSW.	
D2D8 & NSW D2D9	**Width of exits and path of travel to exits** The travel paths within the building contain reduced width down to a minimum width of 900 mm in the data halls. To be addressed through a fire engineering performance solution by an suitably accredited fire practitioner and in consultation with FRNSW.	D1P6
D3D25	**Swinging doors** All required exit doors must swing in the direction of egress. Exit doors have been identified to swing against the direction of egress. This is to be rectified in design. Alternatively, be addressed through a fire engineering performance solution by an suitably accredited fire practitioner and in consultation with FRNSW.	D1P4 D1P6
E1D2	**Fire hydrants** 2 hose lengths from internal hydrants coverage (60 + 10 m). Additional on floor internal hydrants (40 m of coverage). DtS compliant coverage is provided to office parts. The AS2419.1:2021 standard is not directly applicable to Class 7b buildings greater than 108,000 m^3 in volume. The hydrant and sprinkler booster assemblies are not within sight of the principal pedestrian entrance. To be addressed through a fire engineering performance solution by a suitably accredited fire practitioner and in consultation with FRNSW.	

DTS Clause	Description of Non-Compliance	Performance Requirement
E1D3	**Fire hose reels** Fire hose reels are proposed to be omitted from all data hall levels of the building. To be addressed through a fire engineering performance solution by a suitably accredited fire practitioner and in consultation with FRNSW.	
E1D4	**Sprinklers** The hydrant and sprinkler booster assemblies are not within sight of the principal pedestrian entrance. The generator rooms are proposed to be provided with alternative fire suppression by a high- pressure water mist. The pre-action valve rooms shall be located on each level they serve and are therefore not directly accessible to road or open space system. To be addressed through a fire engineering performance solution by a suitably accredited fire practitioner and in consultation with FRNSW.	

Any Performance Solution will be subject to consultation and approval by Fire and Rescue NSW as part of the Construction Certificate process.

1.2 Design Details Required

The assessment of the design documentation has revealed that the following areas require further details to demonstrate compliance with the prescriptive provisions of the BCA

DTS Clause	Description
Part C2 & Spec 5	Further details/confirmation will be required as the design develops to determine whether the FRL's will be rationalised through the project. Please note that rationalising of FRL's will be required to be addressed through a fire engineering performance solution by a suitably accredited fire practitioner and in consultation with FRNSW.
C3D3	Confirmation is required on the exact area and volume of each fire compartment and the entire building. Further detail is to be provided for MBC Group to assess compliance with fire compartment sizes post SSDA approval.
C3D4	Depending on the fire compartment sizes, the building may be classified as a Large Isolated Building if exceeding the floor area limitations of Type A Construction are exceeded. If LIB, the building will be required to be provided with a sprinkler system complying with Specification 17 & perimeter vehicular access complying with C3D5. Further details of the proposed sprinkler system will be required prior to the approval stage by an FPAS accredited design fire practitioner.
C3D8	Fire wall locations will be required to be outlined by the project architect so a post SSDA approval so a further assessment can be undertaken.
C3D9 & C3D10	Fire wall locations will be required to be outlined post SSDA approval on the design documentation of the approval stage.
C4D6	Fire wall locations will be required to be outlined post SSDA approval on the design documentation of the approval stage.
D2D18 / D2D8 / NSW D2D9 / F4D4	The exact numbers of occupants which this building will accommodate at any one time will be required to be outlined post SSDA approval.
E1D2	Hydrant Design and location of proposed hydrants have not been nominated on the plans which have been assessed. Further detail is to be provided for MBC Group to assess compliance. Fire services engineer to complete a hydrant coverage assessment.

DTS Clause	Description
E1D3	Location of proposed Fire Hose Reels have not been nominated on the plans which have been assessed. Fire services engineer to complete a hose reel coverage assessment.
F4D4	Detailed plans of the sanitary facilities are to be provided so an assessment can be completed post SSDA approval.
F1 & C2	All cladding materials are to be provided as the design develops to ensure compliance with Part F1 & C2 of the BCA. It sure be noted that a weatherproofing performance solution is required to demonstrate that the proposed cladding material is assessed against the relevant performance requirements.
C3D7 / S5C11	If there is a gap between the slab edge and the external wall, cavity barrier protection is required to vertically protect the separation of openings. Cavity barries are to be addressed against the relevant performance requirements of the BCA.

The documentation will need further detailing such as door hardware, construction specifications, services design and manufacturer's details, as outlined in Appendix D of this report.

Please note that this is a critical review only at the 30% design stage. A further review and clause by clause assessment will be required as the design progresses.

The application for Construction Certificate shall be assessed under the relevant provisions of the Environmental Planning and Assessment Act 1979 (As Amended) and the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

Curtis Schumann
Associate
MBC Group

2 Introduction

Modern Building Consultants (MBC Group) have been engaged as the appointed Certifier for the development subject of this report by Goodman. This report is based upon a desktop review of architectural details (as listed in Appendix A), presently concept design form, against the applicable provisions of the National Construction Code - Building Code of Australia Volume One 2022.

2.1 Purpose

The purpose of this report is to assess the current design proposal against the Deemed-to-Satisfy (DtS) provisions of the BCA.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (**SEARs**) and accompanying cover letter issued for the Project Pluto Data Centre project (SSD-69223466) dated 04 April 2024.

Specifically, this report has been prepared to respond to the SEARs requirement (BCA COMPLIANCE ONLY) issued below:

Item	Description of requirement	Section reference (this report)
Item 4: Built Form and Urban Design	• Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach. • Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. • Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, materials, finishes, colours, any signage and integration of services. • Assess how the development complies with the relevant accessibility requirements	Section 5

2.2 Methodology

The methodology applied in undertaking this assessment has included: -

- A desktop review of architectural plans, as listed in Appendix A
- Detailed assessment of Sections C, D, E, F, G, H and J (as applicable / relevant) of the BCA
- Discussions with the design development team to gain an understanding of the development proposed.

2.3 Limitations

This report **does not include** or imply any detailed assessment for design, compliance or upgrading for:

- the structural adequacy or design of the building;
- the inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to); and
- the design basis and/or operating capabilities (including pressure & flows) of any proposed:
  - electrical
  - mechanical
  - hydraulic
  - fire protection services.

This report does not include, or imply compliance with:

- the National Construction Code – Plumbing Code of Australia Volume 3
- the Disability Discrimination Act 1992 including the Disability ((Access to Premises – Buildings) Standards 2010 – unless specifically referred to)
- The deemed to satisfy provisions of Part D4 and F4D5 of BCA 2022
- The deemed to satisfy provisions of Section J of BCA 2022
- Demolition Standards not referred to by the BCA;
- Work Health and Safety Act 2011;
- An out of cycle change to the Building Code of Australia.
- Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Roads and Transport Authority, Local Council, ARTC, Department of Planning and the like; and
- Conditions of Development Consent issued by the Local Consent Authority

This report has been prepared by MBC in the capacity as the appointed Certifier for the proposed development. This report is an assessment of the proposed development against the DtS provisions of the applicable BCA.

2.4 Conflict of Interest

This report prepared by MBC Group was provided as part of MBC Group's contracted scope for this project, which is "Certification Work", as defined in the Building and Development Certifiers Regulation 2020.

Due to the strict requirements and limits in terms of conflicts of interest imposed under that regulation, MBC Group has not and cannot undertake any services other than Certification Work services on this project. Hence, the contents of our report, and any associated correspondence, were provided in the context of a certification assessment, and should not be construed to constitute involvement in building design, the preparation of plans and specifications, the provision of advice on how to amend a plan or specification to ensure that the aspect will comply with legislative or code requirements, or to breach any other restriction or limitation imposed under the conflict of interest provisions of that or any other legislation.

2.5 Current Legislation

The applicable legislation governing the design of buildings in NSW is the Environmental Planning and Assessment Act 1979.

Applicable Building Code of Australia (BCA)

The proposed development will be subject to compliance with the relevant requirements of the BCA as in force at the time that the application for the Construction Certificate is made.

It is assumed that the Construction Certificate application will be made after the 1st March 2023, as such this report is based upon the Deemed-to-Satisfy provisions of BCA 2022.

Should an out of cycle change occur to the Building Code of Australia, then this report is required to be updated to reflect any applicable changes made and now required by the BCA.

Legislative Provisions for the Upgrade of Existing Buildings

Any new work shall comply with the BCA, that being BCA 2022.

The consent authority, when assessing the development application, may require that the existing building be brought into partial or full compliance with the current provisions of the BCA. The triggers for upgrade include:

- Where the building works, together with any other works completed or authorised within the previous 3 years, represents more than half the total volume of the building; or
- Council are not satisfied that the measures contained within the building are adequate for the purposes of life safety or the prevention of spread of fire to adjacent buildings.

3 Development Description & Assessment Information

3.1 Executive Summary

This BCA Report has been prepared by MBC Group to accompany a State Significant Development Application (SSDA) for the construction and ongoing operation of a data centre facility at 132 McCredie Road, Guildford West NSW 2161, in the Cumberland Council Local Government Area (LGA). The site is legally described as Lot 1 in DP596315.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the Project Pluto Data Centre (SSD-69223466) dated 4 April 2024

3.2 Proposed Development

A State Significant Development Application (**SSDA**) has been prepared in support of a proposed data centre at 132 McCredie Road, Guildford West NSW 2161. The site is zoned E4 General Industrial and has a road frontage to McCredie Road. The developable site area is approximately 71,710 sqm.

The proposed development comprises:

- Site preparation works including bulk excavation and removal of existing hard standing and structures on the site, tree and vegetation clearing, and bulk earthworks;
- Construction, fit out and operation of a data centre with an approximate building height of 25.77m and total gross floor area of approximately 29,444 m^2 comprising:
  - At-grade parking for 53 car parking spaces and 2 accessible car parking spaces
  - Two (2) loading dock spaces.
  - Two (2) levels of technical data hall floor space with incorporating a total of nine (9) data halls
  - Ancillary office space
- Provision of required utilities, including:
  - Fuel storage
  - Two (2) Switch-rooms
  - Four (4) industrial water storage tanks
- Vehicle entry and egress driveways located along McCredie Road
- Internal access road
- Associated landscaping and site servicing
- Installation of services and drainage infrastructure.

3.3 Location and Description

The Site

The site is located on Gandangara Land and is in the Smithfield Industrial Area within the Cumberland Local Government Area (LGA). It is bounded by McCredie Road to the north.

The front part of the site adjoins the Guildford Transmission Substation, which is located immediately to the east and fronts onto McCredie Road. Other industrial uses are located further east, with residential properties beyond.

The Guildford West Sports Ground, which comprises several playing fields, is located to the south of the Guildford Transmission Substation. The playing fields bound the southern part of the site to the east. The playing fields / public recreation area also abut the southern boundary of the site.

Prospect Creek is located to the south of the public recreation area and is zoned C2 Environmental Protection. The area to the south of Prospect Creek is predominately characterised by low density single storey residential housing.

The site is located in the south eastern corner of the Smithfield Industrial Estate and is within close proximity of the Cumberland Highway (A28) and M4 and M7 motorways, which provide access to Sydney CBD, western Sydney and the south. A range of large format industrial uses are located to the west and north west of the site. The Smithfield Industrial Estate extends across the A28 to Gipps Road (approximately 3km west of the site). It forms part of the broader Smithfield Wetherill Park industrial area, which is one of the largest of its kind in the Southern Hemisphere and makes a significant contribution to the New South Wales and Australian economies.

The site has a net developable area of 71,710 sqm and is currently vacant. It previously operated as a Castrol Lubricants facility. However, the majority of the site has now been cleared and subject to category 1 remediation works. A single storey office building is located on the northern portion of the site fronting McCredie Road. The building is vacant.

Staging

The proposal seeks consent for development to be constructed and operated in two phases to reflect the staged availability power supply. The proposed stages involve the following:

Stage 1: Construction of the main data centre building as well as the car park, perimeter access road, site access/exit driveways and landscaping. Stage one will involve the fit-out and operation of five of the 9 proposed data halls at levels 1 and 2 as well as the associated electrical rooms, generators, storage and office rooms.

Stage 2: Completion of the ultimate development scheme involving the extension of the building to the south with an additional four data halls, associated electrical rooms and

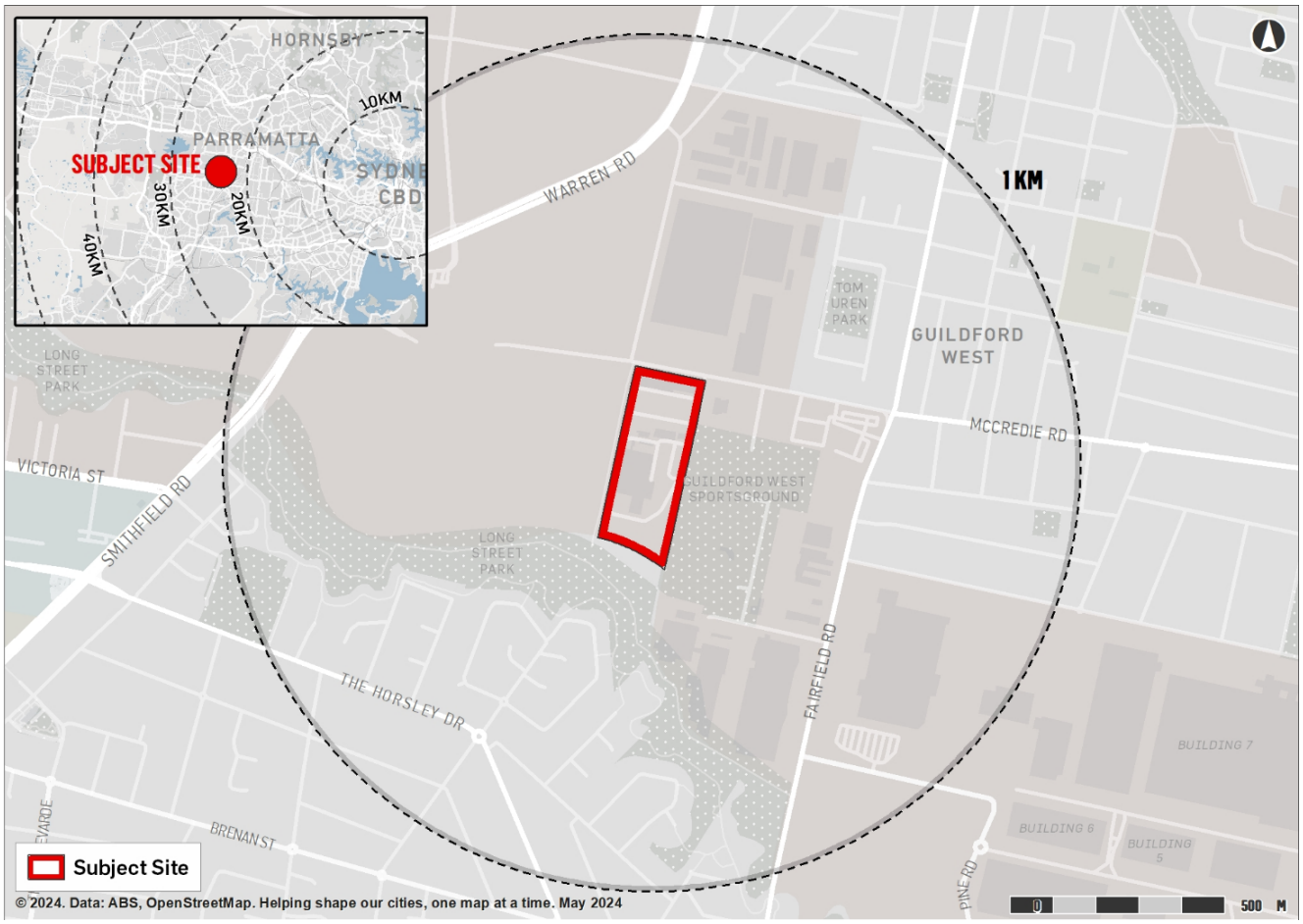
generators, and associated landscaping and external works. The electrical substations will also be constructed in the north of the site during this phase.
The works are to be completed in four (4) construction stages, as per below:

Stage 1:

- CC1 – Site Preparation works (including but not limited to vegetation removal, earthworks & piling, installation of footings, retaining walls)
- CC2 – Inground services installation, structural works
- CC3 – Façade construction, installation of services, fit out
- CC4 – Landscaping and external works

Stage 2:

- CC1 – Site Preparation works (earthworks & piling, installation of footings)
- CC2 – Inground services installation, structural works
- CC3 – Façade construction, installation of services, fit out
- CC4 – Landscaping and external works



3.4 BCA Classification (Part A6)

The proposed development shall contain the following classifications: -

- Class 5: being an office building or part
- Class 7b: being a warehouse building or part

3.5 Rise in Storeys (Clause C2D3)

The proposed development has been assessed to have a rise in storeys of four (4). This considers the requirement of clause C2D3 (3) (b).

The rise of storeys contained four (4) is different to the storeys contained of two (2). In a class 7b building; where the internal height is more than 6m; the storey is classified as 2 (two) storeys instead of 1 (one); hence the difference between rise of storeys and number of storeys contained.

3.6 Effective Height (Part A1)

The proposed development has been assessed to have an effective height of 6.5m, this is measured from ground floor (19600) to Level one (26100).

Please note the definition of effective height of a building was changed 1 May 2016. The BCA now defines effective height as: -

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

3.7 Type of Construction Required (Clause C2D2 / Table C2D2)

The proposed development is required to be Type A Construction. Specification 5 outlines the fire resistance required by certain building elements. This has also been provided in Appendix B.

3.8 Floor Area and Volume Limitations (Clause C3D3 / Table C3D3)

The development exceeds the following floor area limitations:

Class		Type A
5	Max floor area -	8,000m^2
	Max volume -	48,000m^3
7b	Max floor area -	5,000m^2
	Max volume -	30,000m^3

3.9 Building Data Summary

Part of Development	Use	Class	Floor Area (approx.) m^2	Population (using D2D18)
Ground Level	Storage/Plantroom/Offices	7b/5	15,010m^2	300
Level 1	Storage/Offices	7b/5	14,144m^2	300
Roof	Plant	Ancillary	45m^2	-

Notes:

- The Carpark areas have been considered ancillary to the use for the purposes of population numbers

Summary of Construction and Building	
Use(s)	Storage, Office (Ancillary)
Classifications(s)	7b / 5
Number of Storeys contained	2
Rise in Storeys	4
Type of Construction	A
Effective Height	6.5m
Climate Zone	6
Importance Level	Structural Engineer is to determine importance level in accordance with BCA and AS1170 Part 0-2002, this must be specified in their design certificate

4 Proposed Fire Safety Schedule

The following is a draft Fire Safety Schedule for the proposed building, listing the likely measures and standards of performance required, this schedule shall be subject of further development and review as part of the Performance Solutions assessment:

Fire Safety Schedule
Section 78 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

Premises:	Project Pluto – Goodman Data Centre
Address:	132 McCredie Road, Guildford West, NSW, 2164

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

SCHEDULE – Base Building BCA Year 2022
Type of Construction A
Effective height = 6.5m

	Measure	**Status***	**Performance Standard**
1.	Access panels, doors and hoppers to fire-resisting shafts	N	BCA 2022 Section C4D14, AS 1905.1-2015, AS1905.2-2005 & Manufacturer's specifications
2.	Self-closing, automatic closing and latching mechanisms	N	BCA 2022 Section C4D5, C4D6, C4D7, C4D8, C34D9, C4D12, Spec 12
3.	Automatic fail safe devices	N	BCA 2022 Section C4D7, D3D24, D3D26, D3D27, Spec 12, AS 2118.1-2017, AS 1670.1-2018
4.	Automatic fire detection and alarm system	N	BCA 2022 Section E2D3, E2D4, E2D5, E2D6, E2D7, E2D8, E2D9, E2D10, E2D11, E2D12, E2D13, E2D14, E2D15, E2D16, E2D17, E2D18, E2D19, E2D20, E2D21 Spec 20 Section S20C2, S20C3, S20C4, S20C5, S20C6, S20C7 Spec 31, AS 3786-2014, AS 1670.1-2018,

	Measure	Status*	Performance Standard
5.	Automatic fire suppression system	N	BCA 2022 Section E1D4, Spec 17, Spec 18 FPAA101D, FPAA101H AS 2118.1-2017, AS 2118.4-2012, AS 2118.6-2012 (Combined System)
6.	Emergency lighting	N	BCA 2022 Section E4D2, E4D3 E4D4, AS 2293.1-2018
7.	Exit and directional signage	N	BCA 2022 Section E4D5, NSW E4D6 & E4D8, Spec 25. AS 2293.1-2018
8.	Emergency warning and intercommunication systems	N	BCA 2022 Section E4D9, G3D8, AS 1670.4-2018
9.	Fire alarm monitoring system	N	BCA 2022 Spec 20 Section S20C7, AS 1670.3-2018
10.	Fire & Smoke dampers	N	BCA 2022 Section E2D3, C3D6, C4D13, C4D15, Spec 11, Spec 19 AS/NZS 1668.1-2015, AS 1682.1-2015, AS 1682.2-2015, Manufacturer's specifications
11.	Fire doors	N	BCA 2022 Section C3D13, C3D14, C4D5, C4D7, C4D9, C4D12, Spec 12, AS 1905.1-2015
12.	Fire hose reel systems	N	BCA 2022 Section E1D3, AS 2441-2005
13.	Fire hydrant systems	N	BCA 2022 Section E1D3, AS 2419.1-2021, AS 2118.6-2012 (Combined System)
14.	Fire seals (protecting openings and service penetrations in fire resisting components of the building)	N	BCA 2022 Section C4D15, Spec 13, AS 4072.1-2005, AS 1530.4-2014, Manufacturer's specifications
15.	Fire shutters	N	BCA 2022 Section C4D5, Spec 12, AS 1530.4-2014, AS 1905.2-2005 tested prototype
16.	Fire windows (including frame)	N	BCA 2022 Section C4D5, BCA Spec 12, AS 1288-2021
17.	Lightweight construction	N	BCA 2022 Section C2D9, Spec6, Manufacturer's specifications
18.	Mechanical air handling systems	N	BCA 2022 Section C4D3, E2D3, Spec. 19, Spec 20, Spec 31, AS/NZS 1668.1-2015, AS 1668.2-2012
19.	Openings in fire-isolated lift shafts	N	BCA 2022 Section CD11, AS 1735.11-1986

	Measure	Status*	Performance Standard
20.	Occupant warning system	N	BCA 2022 Section E2D3, Spec 20 Section S20C7 AS 1670.1-2018
21.	Path of travel for stairways, passageway and ramps	N	Part 15 (107-109) of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021
22.	Perimeter vehicle access for emergency vehicles	N	BCA 2022 Section C3D5
23.	Portable fire extinguishers	N	BCA 2022 Section E1D14, AS 2444-2001
24.	Pressurising systems	N	BCA 2022 Section E2D4, AS 1668.1-2015
25.	Required automatic exit doors	N	BCA 2022 Section D3D24, D3D26
26.	Sliding Fire Doors	N	BCA 2022 Section C4D7, AS1905.1-2015
27.	Smoke and heat vents	N	BCA 2022 Section E2D3, NSW Section 14D59, Spec 31C13, AS 2665-2001
28.	Smoke detectors and heat detectors	N	BCA 2022 Section E2D3, Spec 20 S Section S20C3 AS 1670.1-2015, AS3786-2014
29.	Smoke exhaust system	N	BCA 2022 Section E2D3, Spec 21, AS/NZS 1668.1-2015
30.	Smoke doors	N	BCA 2022 Section C3D6, C3D15, Spec 11
31.	Smoke-proof walls	N	BCA 2022 NSW Section C3D6, Spec 11
32.	Solid core doors	N	BCA 2022 Section C4D12, NSW C4D12(10)
33.	Standby power systems	N	BCA 2022 Spec 31
34.	Wall wetting sprinkler and drencher systems	N	BCA 2022 Section C4D5, Spec 31, AS 2118.2-2021
35.	Warning and operational signs	N	BCA 2022 Section C4D7, D3D28, E3D4, Spec 31, Part 15 (Section 108) of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

	Measure	Status*	Performance Standard
36.	Add in performance solution requirement e.g. Storage of XXXX materials on storey XXXX must be less than XXXX above finished floor level	N	Performance Solution Report XXXXX, prepared by XXXX dated XXXX

Notes
* Indicate whether the measure is new (N), existing (E) or Modified (M)

5 BCA Assessment – Clause by Clause

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
Section B - Structure			
Part B1 - Structural Provisions			
B1D1	Deemed-to-Satisfy Provisions	Noted	Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements B1P1 to B1P4 are satisfied by complying with B1D2 to B1D6. Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable
B1D2	Resistance to actions	Compliance Readily Achievable	The resistance of a building or structure must be greater than the most critical action effect resulting from different combinations of actions, where— (a) the most critical action effect on a building or structure is determined in accordance with B1D3 and the general design procedures contained in AS/NZS 1170.0; and (b) the resistance of a building or structure is determined in accordance with B1D4. Where new structural works do not comply with the deemed to satisfy provisions, a performance solution demonstrating compliance with B1P1 and B1P2 can be adopted. This can be achieved through verification method B1V1. Structural drawings and a design statement is required for review from a suitably qualified consultant prior to the issue of the building approval.
B1D3	Determination of individual actions	Compliance Readily Achievable	Determination of buildings structural individual actions and importance level are to be in accordance with NCC B1D3. Structural drawings and a design statement is required for review from a suitably qualified consultant prior to the issue of the building

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			approval. Structural engineer to nominate the building importance when completing the design.
B1D4	Determination of structural resistance of materials and forms of construction	Compliance Readily Achievable	Structural documentation demonstrating that materials and forms of construction will comply with B1D2,B1D3, B1D4 of the NCC and referenced Australian Standards will be required by a suitably qualified engineer. The structural engineer is to nominate any deviations from B1D2, B1D3, B1D4 or Australian Standards applicable to these works. Structural engineer to confirm that the prescribed FRL has been achieved in accordance with Specification 5 of the NCC for all structural components. This is to be nominated on the plans submitted for review and approval. Non-structural elements within the building are to be addressed in accordance with AS 1170.4. Drawings demonstrating compliance will be required prior to issuing the building approval.
Section C - Fire resistance			
Part C2 - Fire resistance and stability			
C2D1	Deemed-to-Satisfy Provisions	Compliance Readily Achievable	Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements C1P1 to C1P9 are satisfied by complying with— (a) C2D2 to C2D15, C3D2 to C3D15 and C4D2 to C4D17; and (b) in a building containing an atrium, Part G3; and (c) for additional requirements for Class 9b buildings, Part I1; and (d) for farm sheds, Part I3. Where a Performance Solution is proposed, the relevant performance requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.

<table>
<tr><th>BCA Clause</th><th>Compliance Provisions</th><th>Status</th><th>MBC Assessment Report Commentary</th></tr>
<tr><td>C2D2</td><td>Type of construction required</td><td>Noted</td><td>The data centre is required to be constructed in accordance with Type A construction.</td></tr>
<tr><td>C2D3</td><td>Calculation of Rise in storeys</td><td>Noted</td><td>The rise in storeys is the sum of the greatest number of storeys at any part of the external walls of the building and any storeys within the roof space—
(a) above the finished ground next to that part; or
(b) if part of the external wall is on the boundary of the allotment, above the natural ground level at the relevant part of the boundary.

The building is noted to have a rise in stories of six (6).

Table C2D2: Type of construction required
<table><tr><th>Rise in storeys</th><th>Class of building 2, 3, 9</th><th>Class of building 5, 6, 7, 8</th></tr><tr><td>4 or more</td><td>A</td><td>A</td></tr><tr><td>3</td><td>A</td><td>B</td></tr><tr><td>2</td><td>B</td><td>C</td></tr><tr><td>1</td><td>C</td><td>C</td></tr></table></td></tr>
<tr><td>C2D4</td><td>Buildings of Multiple classification</td><td>Noted</td><td>In a building of multiple classifications, the Type of construction required for the building is the most fire-resisting Type resulting from the application of Table C2D2 on the basis that the classification applying to the top storey applies to all Stories.</td></tr>
<tr><td>C2D9</td><td>Lightweight Construction</td><td>Compliance Readily Achievable</td><td>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</td></tr>
</table>

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			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. **The following will be required to demonstrate compliance** - Architectural drawings detailing compliance in accordance C2D9 where applicable. - Wall schedule nominating FRL and tested system where lightweight construction is being used to achieve an FRL. - Architectural design compliance statement.
C2D10	Non-combustible building elements	Compliance Readily Achievable	In a building required to be of Type A 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. 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 Type A building. A loadbearing internal wall and a loadbearing fire wall, including those that are part of a loadbearing shafts, must comply with Specification 5. 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.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(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 and associated adhesives including tapes, 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. A review of the external wall sections appears to demonstrate compliance. An external wall disclosure statement will be required prior to issuing the relevant approval for these works.
C2D11	Fire Hazard Properties	Compliance Readily Achievable	The fire hazard properties of walls, ceilings, floor coverings and mechanical ductwork will need to comply with Specification 7 of the NCC. The following requirements apply: a) Floor Coverings – Critical radiant Flux not less than 2.2kW/m2 and a maximum smoke development rate of 750 percent-minutes b) Wall and Ceiling Linings – Material Group No. 1,2 in public corridors/spaces and group 1,2,3 allowed in other areas with a smoke growth rate index not more than 100, or an average specific extinction area less than 250m2/kg c) Other Materials – Spread of Flame Index not exceeding 9 and Smoke Developed Index not exceeding 8 (if Spread of Flame if >5) Rigid and flexible air handling ductwork must comply with AS4254 parts 1 & 2

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			Floor linings and floor coverings used in lift cars must have a critical radiant flux not less than 2.2kW/m2 with lift wall and ceiling linings having a Group rating of 1 or 2. Product specifications and fire test reports will be required for review at the approval stage.
C2D13	Fire-protected timber: Concession	Compliance Readily Achievable	Fire-protected timber may be used wherever an element is required to be non-combustible, provided— (a) the building is— (i) a separate building; or (ii) a part of a building— (A) which only occupies part of a storey, and is separated from the remaining part by a fire wall; or (B) which is located above or below a part not containing fire-protected timber and the floor between the adjoining parts is provided with an FRL not less than that prescribed for a fire wall for the lower storey; and (b) the building has an effective height of not more than 25 m; and (c) the building has a sprinkler system (other than a FPAA101D or FPAA101H system) throughout complying with Specification 17; and (d) any insulation installed in the cavity of the timber building element to have an FRL is non-combustible; and (e) cavity barriers are provided in accordance with Specification 9. Test reports and certification will be required prior to the issue of the building approval.
C2D14	Ancillary elements	Compliance Readily Achievable	An ancillary element must not be fixed, installed, attached to or supported by the internal space within or external face of an external wall that is required to be non-combustible unless it is one of the following: • An ancillary element that is non-combustible. • A gutter, downpipe or other plumbing fixture or fitting. • A flashing.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			• A grate or grille not more than 2 m^2 in area associated with a building service. • An electrical switch, socket-outlet, cover plate or the like. • A light fitting. • A required sign. • 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 iii) does not extend beyond one fire compartment; and iv) is separated vertically from other signs permitted under (h) by at least 2 storeys. v) An awning, sunshade, canopy, blind or shading hood other than one provided under (a) that— i) meets the relevant requirements of S7C7 as for an internal element; and ii) serves a storey— at ground level; or (A) immediately above a storey at ground level; and (B) does not serve an exit, where it would render the exit unusable in a fire. • A part of a security, intercom or announcement system. • Wiring • Waterproofing material applied to the floor surface of external balconies, terraces or the like, and a 250 mm upturn above the floor level • A gasket, caulking, sealant or adhesive. Test reports demonstrating compliance with AS 1530.1 will be required for the external wall elements and attachments will be required as the design develops.
C2D15	Fixing of bonded laminated cladding panels	Noted	In a building required to be of Type A or B construction, externally located bonded laminated cladding panels must— (a) not be solely fixed with adhesive; and (b) have mechanical fixings hold all layers of the cladding

<table>
<tr><th>BCA Clause</th><th>Compliance Provisions</th><th>Status</th><th>MBC Assessment Report Commentary</th></tr>
<tr><td colspan="4">Part C3 - Compartmentation and Separation</td></tr>
<tr><td>C3D1</td><td>Deemed-to-Satisfy Provisions</td><td>Noted</td><td>Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements C1P1 to C1P9 are satisfied by complying with—
(a) C2D2 to C2D14, C3D2 to C3D15 and C4D2 to C4D17; and
(b) in a building containing an atrium, Part G3; and
(c) or additional requirements for Class 9b buildings, Part I1; and
(d) for farm sheds, Part I3.
(2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable</td></tr>
<tr><td>C3D2</td><td>Application of Part</td><td>Noted</td><td>This part is applicable</td></tr>
<tr><td>C3D3</td><td>General Floor area and volume limitations</td><td>Performance Solution Proposed</td><td>The floor area exceeds the limitations of Type A Construction.
<table>
<tr><th colspan="2" rowspan="2">Classification</th><th colspan="3">Type of Construction</th></tr>
<tr><th>A</th><th>B</th><th>C</th></tr>
<tr><td rowspan="2">5, 9b or 9c aged care building</td><td>max floor area—</td><td>8 000 m^2</td><td>5 500 m^2</td><td>3 000 m^2</td></tr>
<tr><td>max volume—</td><td>48 000 m^3</td><td>33 000 m^3</td><td>18 000 m^3</td></tr>
<tr><td rowspan="2">6, 7, 8 or 9a (except for patient care areas)</td><td>max floor area—</td><td>5 000 m^2</td><td>3 500 m^2</td><td>2 000 m^2</td></tr>
<tr><td>max volume—</td><td>30 000 m^3</td><td>21 000 m^3</td><td>12 000 m^3</td></tr>
</table>
It has been noted that each floor is fire separated in accordance with Specification 5.

The building is proposed to be separated into multiple fire compartments each less than 5000 m^2, the fire walls separating these compartments are proposed to achieve 120/120/120 (or -/120/120 for non-load bearing elements), in lieu of the perspective 240/240/240 (-/240/240).

To be addressed through a fire engineering performance solution by a suitably accredited fire practitioner and in consultation with FRNSW.</td></tr>
<tr><td>C3D4</td><td>Large isolated buildings</td><td>Not Applicable</td><td>The size of a fire compartment in a building may exceed that specified in Table C3D3 where—
(a) the building does not exceed 18 000 m2 in floor area nor exceed</td></tr>
</table>

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			108 000 m3 in volume, if— - the building is Class 7 or 8 and— (A) contains not more than 2 storeys; and (B) is provided with open space complying with C3D5(1) not less than18 m wide around the building; or - the building is Class 5, 6, 7, 8 or 9 and is— (A) protected throughout with a sprinkler system complying with Specification 17; and (B) provided with a perimeter vehicular access complying with C3D5(2); or (b) The building is Class 5, 6, 7, 8 or 9 and exceeds 18 000 m2 in floor area or 108 000 m3 (b) in volume, if it is— (i) protected throughout with a sprinkler system complying with Specification 17; and (ii) provided with a perimeter vehicular access complying with C3D5(2); or (c) there is more than one building on the allotment and— (i) each building complies with (a) or (b); or (ii) if the buildings are closer than 6 m to each other they are regarded as one building and collectively comply with (a) or (b
C3D5	Requirements for open spaces and vehicular access	Not Applicable	(1) An open space required by C3D4 must— (a) be wholly within the allotment except that any road, river, or public place adjoining the allotment, but not the farthest 6 m of it may be included; and (b) include vehicular access in accordance with C3D5(2); and (c) not be used for the storage or processing of materials; and (d) not be built upon, except for guard houses and service structures (such as electricity substations and pump houses) which may encroach upon the width of the space if they do not unduly impede fire-fighting at any part of the perimeter of the allotment or unduly add to the risk of spread of fire to any building on an adjoining allotment (2) Vehicular access required by this Part— (a) must be capable of providing continuous access for emergency

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			vehicles to enable travel in a forward direction from a public road around the entire building; and (b) must have a minimum unobstructed width of 6 m with no part of its furthest boundary more than 18 m from the building and in no part of the 6 m width be built upon or used for any purpose other than vehicular or pedestrian movement; and (c) must provide reasonable pedestrian access from the vehicular access to the building; and (d) must have a load bearing capacity and unobstructed height to permit the operation and passage of fire brigade vehicles; and (d) must be wholly within the allotment except that a public road complying with (a), (b), (c) and (d) may serve as the vehicular access or part thereof (e) must be wholly within the allotment except that a public road complying with (a), (b), (c) and (d) may serve as the vehicular access or part thereof.
C3D8	Separation in fire walls	Performance Solution Proposed	Where fire walls are required, the fire walls between each fire compartment must be constructed in accordance with C3D8 and specification 5. (a) The fire wall has the relevant FRL prescribed by Specification 5 for each of the adjoining parts, and if these are different, the greater FRL, except where S5C18(c), S5C21(3) and S5C24(3) permit a lower FRL on the carpark side (b) Any openings in a fire wall must not reduce the FRL required by Specification 5 for the fire wall, except where permitted by the Deemed-to-Satisfy Provisions of Part C4 (c) Building elements, other than roof battens with dimensions of 75 mm x 50 mm or less or sarking-type material, must not pass through or cross the fire wall unless the required fire-resisting performance of the fire wall is maintained. The building is proposed to be separated into multiple fire compartments each less than 5000 m^2, the fire walls separating these compartments are

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			proposed to achieve 120/120/120 (or -/120/120 for non-load bearing elements), in lieu of the perspective 240/240/240 (-/240/240). To be addressed through a fire engineering performance solution by a suitably accredited fire practitioner and in consultation with FRNSW.
C3D9	Separation of classifications in the same storey	Compliance Readily Achievable	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 firewall Fire wall locations will be required to be outlined by the project architect so a further assessment can be undertaken. Details of proposed fire walls and required FRL between the data centre (class 7b) and the office (class 5) will be required post SSDA approval.
C3D10	Separation of classifications in different storeys	Compliance Readily Achievable	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. (b) Type B or C construction — If one of the adjoining parts is of Class 2, 3 or 4, the floor separating the part from the storey below must— (i) be a floor/ceiling system incorporating a ceiling which has a resistance to the incipient spread of fire to the space above itself of not less than 60 minutes; or (ii) have an FRL of at least 30/30/30; or (iii) have a fire-protective covering on the underside of the floor, including beams incorporated in it, if the floor is combustible or of metal. Please provide further details of the required FRL's between the data centre (class 7b) and the office (class 5) between storeys.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C3D11	Separation of Lift Shafts	Compliance Readily Achievable	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 Specification5; and (b) in a building required to be of Type B construction — the walls— (i) if loadbearing, have the relevant FRL prescribed by Tables S5C21a to S5C21f of Specification 5; or (ii) if non-loadbearing, be of non-combustible construction. Openings for lift landing doors and services must be protected in accordance with the Deemed-to-Satisfy Provisions of Part C4. Further details will be required post SSDA approval.
C3D13	Separation of equipment	Performance Solution Proposed	The following equipment is required to be fire separated from the remainder of the building with construction achieving an FRL of 120 minutes: § lift motors and lift control panels; or § emergency generators used to sustain emergency equipment operating in the emergency mode; or § central smoke control plant; or § boilers; or § a battery system installed in the building that has a total voltage of 12 volts or more and a storage capacity of 200 kWh or more. Separating construction must have— (i) an FRL as required by Specification 5, but not less than 120/120/120; and (ii) any doorway protected with a self-closing fire door having an FRL of not less than –/120/30; or (iii) when separating a lift shaft and lift motor room, an FRL not less than

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			120/–/–. The building is proposed to be separated into multiple fire compartments each less than 5000 m^2, the fire walls separating these compartments are proposed to achieve 120/120/120 (or -/120/120 for non-load bearing elements), in lieu of the perspective 240/240/240 (-/240/240). To be addressed through a fire engineering performance solution by a suitably accredited fire practitioner and in consultation with FRNSW.
C3D14	Electricity supply system	Compliance Readily Achievable	An electricity substation located within a building must— (a) be separated from any other part of the building by construction having an FRL of not less than 120/120/120; and (b) have any doorway in that construction protected with a self-closing fire door having an FRL of not less than –/120/30. A main switchboard located within the building which sustains emergency equipment operating in the emergency mode must— (a) be separated from any other part of the building by construction having an FRL of not less than120/120/120; and (b) have any doorway in that construction protected with a self-closing fire door having an FRL of not less than –/120/30. Where emergency equipment is required in a building, all switchboards in the electrical installation, which sustain the electricity supply to the emergency equipment, must be constructed so that emergency equipment switchgear is separated from non-emergency equipment switchgear by metal partitions designed to minimise the spread of a fault from the non-emergency equipment switchgear. Emergency equipment includes but is not limited to the following: - Fire hydrant booster pumps. - Pumps for automatic sprinkler systems, water spray, chemical fluid

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			suppression systems or the like. - Pumps for fire hose reels where such pumps and fire hose reels form the sole means of fire protection in the building. - Air handling systems designed to exhaust and control the spread of fire and smoke. - Emergency lifts. - Control and indicating equipment. - Emergency warning and intercom systems. Further details will be required post SSDA approval.
Part C4 - Protection of Openings			
C4D1	Deemed-to-Satisfy Provisions	Noted	
C4D2	Application of Part	Noted	This part is applicable
C4D3	Protection of openings in external walls	Noted	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 above 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
C4D5	Acceptable methods of protection	Noted	Where protection is required, doorways, windows and other openings must be protected as follows: Doorways— (i) internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing or automatic closing; or (ii) –/60/30 fire doors that are self-closing or automatic closing. Windows— (i) internal or external wall-wetting sprinklers as appropriate used with

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			windows that are automatic closing or permanently fixed in the closed position; or (ii) –/60/– fire windows that are automatic closing or permanently fixed in the closed position; or (iii) –/60/– automatic closing fire shutters Other openings- (i) excluding voids - internal or external wall-wetting sprinklers, as appropriate; or (ii) construction having an FRL not less than -/60/- Fire doors, fire windows and fire shutters must comply with Specification 12
C4D6	Doorways in fire walls	Performance Solution Proposed	The aggregate width of openings for doorways in a fire wall, which are not part of a horizontal exit, must not exceed 1/2 of the length of the fire wall Doors in firewalls must achieve an FRL of not less than that required by Specification 5 for the fire wall except that each door have an insulation level of at least 30. i.e. 240/240/30 Fire doors in firewalls must be self-closing or automatic closing. Automatic closing must be triggered by activation of smoke detection system in both fire compartments the fire wall is separating. Lockable bolts are fitted to the top and bottom of the inactive leaf of fire rated double doorsets. If these lockable bolts are engaged when the inactive leaf is not in the closed position, then it is possible for this hardware to inhibit the self-closure of this door leaf. To be addressed through a fire engineering performance solution by a suitably accredited fire practitioner and in consultation with FRNSW.
C4D8	Protection of doorways in horizontal exits	Compliance Readily Achievable	Horizontal exits - (a) shall be protected by a single fire door that has a FRL of not less than that required by Specification 5 for the fire wall, except that the

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			door shall have a insulation level of at least 30; or (b) in a Class 7 or 8 building must be protected by — 2 fire doors, one on each side of the doorway, each with an FRL of not less than ½ that required by Specification 5 for the fire wall except that each door must have an insulation level of at least 30. Each door must be self-closing or automatic-closing as detailed in C4D6. Further details will be required to determine the protection of horizontal exits between fire compartments. Fire compartment sizes and locations will be required post SSDA approval.
C4D9	Openings in fire-isolated exits	Compliance Readily Achievable	Doorways in fire-isolated exits must be protected by --/60/30 fire doors which are self-closing or automatic closing (detection activation in accordance with AS1670.1). A window in an external wall of a fire-isolated stairway, fire isolated passageway or ramp must be protected in accordance with C4D5 if it is within 6m of, and exposed to, a window or other opening in a wall of the same building, other than in the same fire-isolated enclosure. Further details will be required post SSDA approval.
C4D10	Service penetrations in fire-isolated exits	Compliance Readily Achievable	Fire-isolated exits must not be penetrated by any services other than— (a) electrical wiring permitted by D3D8(6) to be installed within the exit; or (b) ducting associated with a pressurisation system if it— (i) is constructed of material having an FRL of not less than –/120/60 where it passes through any other part of the building; and (ii) does not open into any other part of the building; or (c) for fire services, water supply and test drain pipes. Further details will be required post SSDA approval.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C4D11	Openings in fire-isolated lift shafts	Compliance Appears Achieved	Doors to lifts must be protected by --/60/-- fire doors which comply with AS 1735.11 and are set to remain closed except when discharging/receiving passengers. Life indicator panels must be backed by construction having an FRL of not less than --/60/-- if it exceeds 35,000mm2, i.e. 175mm x 200mm. Further details will be required post SSDA approval.
C4D13	Openings in floors and ceilings for services	Performance Solution Proposed	(1) where a service passes through - (a) a floor that is required to have a FRL with respect to integrity or insulation; or (b) a ceiling required to have a resistance to the incipient spread of fire, the service must be installed in accordance with (a) in a building of Type A construction - a shaft complying with Specification 5; or (b) in a building of Type B or C construction - a shaft that will not reduce the fire performance of the building elements it penetrates The ventilation voids on the generator gantries as shown in Figure 4-3, shall be permitted to not achieve an FRL despite being in a floor achieving an FRL. To be addressed through a fire engineering performance solution by a suitably accredited fire practitioner and in consultation with FRNSW.
C4D14	Openings in shafts	Compliance Readily Achievable	In a building of Type A construction, an opening in a wall providing access to a ventilating, pipe, garbage or other service shaft must be protected by— • if it is in a sanitary compartment — a door or panel which, together with its frame, is non-combustible or has an FRL of not less than –/30/30; or • a self-closing –/60/30 fire door or hopper; or • an access panel having an FRL of not less than –/60/30; or • if the shaft is a garbage shaft — a door or hopper of non-combustible construction.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			Design documentation to be reviewed for compliance prior to the approval stage.
C4D15	Openings for service installations	Compliance Readily Achievable	Any new proposed penetrations must comply with provisions of C4D15 and Spec. 13. The penetration shall comply with the tested system identical with a prototype that has been tested in accordance with AS1530.4 and AS4072 and achieves the required FRL At OC stage a detailed schedule of every penetration is required to be produced. Advise engaging specialist fire stopping company.
C4D16	Construction joints	Compliance Readily Achievable	Any proposed joint construction is to comply with the provisions of C4D16 and in accordance to AS 1530.4 to achieve the required FRL. Penetrations are proposed to achieve a FRL 120 mis in lieu of 240 mins which are required in accordance with Specification 5. Further details/confirmation will be required to be provided to determine whether penetrations will be rationalised from 240mins. Further details will be required post SSDA approval.
C4D17	Columns protected with lightweight construction to achieve an FRL	Compliance Readily Achievable	Any lightweight construction must be with a method and materials identical with a tested prototype which has achieved the required FRL. Further details will be required post SSDA approval.
Specifications			
Specification 5	Fire-Resisting Construction	Compliance Readily Achievable	Refer to specification
Specification 6	Structural Tests for Lightweight Construction	Compliance Readily Achievable	Refer to specification
Specification 7	Fire Hazard Properties	Compliance Readily Achievable	Refer to specification
Specification 8	Performance of External Walls in Fire	Compliance Readily Achievable	Refer to specification
Specification 9	Cavity Barriers for Fire-Protected Timber	Compliance Readily Achievable	Refer to specification

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
Specification 10	Fire-protected Timber	Compliance Readily Achievable	Refer to specification
Specification 12	Fire Doors, Smoke Doors, Fire Windows and Shutters	Compliance Readily Achievable	Refer to specification
Specification 13	Penetration of Walls, Floors and Ceilings by Services	Compliance Readily Achievable	Refer to specification
Section D - Access and Egress			
Part D2 - Provision for Escape			
D2D1	Deemed-to-Satisfy Provisions	Noted	Noted
D2D2	Application of Part	Noted	The Deemed-to-Satisfy Provisions of this Part do not apply to the internal parts of a sole-occupancy unit in a Class 2 or 3 building or a Class 4 part of a building.
D2D3	Number of exits required	Compliance Readily Achievable	(1) All buildings — Every building must have at least one exit from each storey. (2) Class 5 & 7b buildings — In addition to any horizontal exit, not less than 2 exits must be provided from the following: (a) In addition to any horizontal exit, not less than 2 exits must be provided from the following: (i) Each storey if the building has an effective height of more than 25 m. (ii) A Class 2 or 3 building subject to C2D6.
D2D4	When fire-isolated stairways and ramps are required	Compliance Readily Achievable	Class 5 & 7b buildings — Every stairway or ramp serving as a required exit must be fire-isolated unless— (a) in a Class 9a health-care building — it connects, or passes through or passes by not more than 2 consecutive storeys in areas other than patient care areas; or (b) it is part of an open spectator stand; or (c) in any other case, except in a Class 9b early childhood centre or a Class 9c building, it connects, passes through or passes by not more than 2 consecutive storeys and one extra storey of any classification may be included if— (i) the building has a sprinkler system (other than a FPAA101D system) complying with Specification 17 installed throughout; or

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			(ii) the required exit does not provide access to or egress for, and is separated from, the extra storey by construction having— (A) an FRL of –/60/60, if non-loadbearing; and (B) an FRL of 90/90/90 for Type A construction or 60/60/60 for Type B or C construction, if loadbearing; and (C) no opening that could permit the passage of fire or smoke.
D2D5	Exit travel distances	Performance Solution Proposed	Travel distance shall be as follows: **Class 5 and 7b Buildings:** - 20m to a point of choice - 40m total distance to an exit -30m to a single exit serving a storey at the level of egress to the road or open space for class 5 and 6 portions **The following areas exceed the maximum allowable travel distances within the date centre:** **Ground Floor** - Up to 72m to an exit in lieu of 40m - Up to 27m to a POC in lieu of 20m. **Level 1** - Up to 70m to an exit in lieu of 40m - Up to 29m to a POC in lieu of 20m. **Roof Level** - Up to 88m to an exit in lieu of 40m To be addressed through a fire engineering performance solution by an suitably accredited fire auctioneer and in consultation with FRNSW.
D2D6	Distance between alternative exits	Performance Solution Proposed	Exits must not be less than 9m apart; and note more than: **Class 5 and 7b Buildings:**

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			- 60m apart; and Located so that alternative paths of travel do not converge such that they become less than 6 m apart. **The following areas exceed the maximum allowable travel distances within the date centre:** **Ground Floor** -129m between exits in lieu of 60m **Level 1** -129m between exits in lieu of 60m **Roof Level** -150m between exits in lieu of 60m To be addressed through a fire engineering performance solution by an suitably accredited fire auctioneer and in consultation with FRNSW.
D2D7	Height of exits, paths of travel to exits and doorways	Compliance Appears Achieved	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.
D2D8 & NSW D2D9	Width of exits and paths of travel to exits	Performance Solution Proposed	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 1m. The travel paths within the building contain reduced width down to a minimum width of 900 mm in the data halls. To be addressed through a fire engineering performance solution by an suitably accredited fire practitioner and in consultation with FRNSW.
D2D9	Width doorways in exits or path of travel to exits	Compliance Readily Achievable	In a required exit or path of travel to an exit, the unobstructed width of a doorway must be not less than—

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(a) in patient care areas through which patients would normally be transported in beds- (i) if the doorway provides access to, or from, a corridor of width (A) less than 2.2m - 1200mm or (B) 2.2 or greater - 1070mm and (ii) where the doorway referred to in (i) is fitted with two leaves and one leaf is secured in the closed position in accordance with D3D26(3)(e), the other leaf must permit an unobstructed opening not less than 800mm wide or (b) In patient care areas in a horizontal exit - 1250mm or (c) the unobstructed width of each exit provided to comply with D2D8(1), (2), (3) or (4) minus 250mm or (d) in a class 9c building, 800mm except- (i) in resident use areas the minimum unobstructed width must be 870mm, and (ii) for the doorways leading from a public corridor to a sole occupancy unit the minimum unobstructed width must be 1070mm; and (iii) where the doorway is fitted with two leaves and one leaf is secured in the closed position in accordance with D3D26(3)(e), the other leaf must permit an unobstructed opening not less than 870mm wide in resident use areas and 800mm wide in non-resident use area or (e) In any other case except where it opens to a sanitary compartment or bathroom - 750mm wide
D2D10	Exit width not to diminish in direction of travel	Compliance Readily Achievable	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).
D2D11	Determination and measurement of exits and paths of travel to exits	Noted	For the purposes of D2D7 to D2D10 the following apply: (a) The required width of a stairway or ramp in a required exit or path of travel to an exit must— (i) be measured clear of all obstructions such as handrails, projecting parts of barriers and the like; and (ii) extend without interruption, except for ceiling cornices, to a height not less than 2 m vertically above a line along the nosings of the treads

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			or the floor surface of the ramp or landing. (b) To determine the aggregate unobstructed width, the number of persons accommodated must be calculated according to D2D18.
D2D12	Travel via fire-isolated exits	Compliance Readily Achievable	(1) 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. (2) 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: a) to a road or open space; or b) to a point— (i) in a storey or space, within the confines of the building, that is used only for pedestrian movement, car parking or the like and is open for at least 2/3 of its perimeter; and (ii) from which an unimpeded path of travel, not further than 20 m, is available to a road or open space; or (c) into a covered area that— (i) adjoins a road or open space; and (ii) is open for at least 1/3 of its perimeter; and (iii) has an unobstructed clear height throughout, including the perimeter openings, of not less than 3 m; and (iv) provides an unimpeded path of travel from the point of discharge to the road or open space of not more (3) Where a path of travel from a fire-isolated exit necessitates passing within 6 m of any part of an external wall of the same building, measured, That part of the wall must have— (a) an FRL of not less than 60/60/60; and (b) any openings protected internally in accordance with C4D5 and, (b) The protection required by (a) must extend for a distance of 3 m above, the level of the path of travel, or for the height of the wall,

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			which ever is the lesser (4) 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) a smoke lobby in accordance with D3D7 must be provided; or (b) the exit must be pressurised in accordance with AS 1668.1. (5) A ramp must be provided at any change in level less than 600 mm in a fire-isolated passageway in a Class 9 building
D2D15	Discharge from exits	Compliance Readily Achievable	(1) 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. (2)If the required exit leads to open space, the required width of the path of travel to the road must be maintained (the minimum width of the required exit or 1m whichever is the greater) (3) If the exit discharges at a different level to the road a compliant ramp must be provided. Class 9a building requires a compliant stair. (4) Discharge points must be as far apart as practical. Additional requirements for open spectator stands.
D2D16	Horizontal exits	Compliance Readily Achievable	(1) Horizontal exits must not be counted as required exits— (a) between sole-occupancy units; or (b) in a Class 9b building used as an early childhood centre, primary or secondary school. Except for Class 9c buildings horizontal exits must not comprise more than half of the required exits from any part of a storey divided by a fire wall. *Horizontal exit means a required doorway between 2 parts of a building separated from each other by a fire wall.* (2) In a Class 9a health-care building or Class 9c building, horizontal exits may be counted as required exits if the path of travel from a fire compartment leads by one or more horizontal exits directly into another fire compartment which has at least one required exit which is not a horizontal exit.

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			(3) In cases other than in (2), horizontal exits must not comprise more than half of the required exits from any part of a storey divided by a fire wall. (4) Horizontal exits must have a clear area on the side of the wall to which occupants are evacuating, to accommodate the total number of persons (calculated under D2D18) served by the horizontal exit of not less than— (a) 2.5 m2 per patient/resident in a Class 9a health-care building or Class 9c aged care building; and (b) 0.5 m2 per person in any other case. (5) Where a fire compartment is provided with only two exits, and one of those exits is a horizontal exit, the clear area required by (4) is to be of a size that accommodates all the occupants from the fire compartment being evacuated. (6) In a Class 9b early childhood centre, the clear area required by (4) is to be of a size that accommodates all occupants of the early childhood centre. (7) The clear area required by (4) must be connected to the horizontal exit by an unobstructed path that has at least the dimensions required for the horizontal exit and may include the area of the unobstructed path. (8) Each fire compartment required by C3D6(3) must be served by not less than 2 horizontal exits, each located not less than 9 m from— (a) at least one other horizontal exit; and (b) an exit other than a horizontal exit.
D2D18	Number of persons accommodated	Compliance Readily Achievable	For the purposes of the Deemed-to-Satisfy Provisions, the number of persons accommodated in a storey, room or mezzanine must be determined with consideration to the purpose for which it is used and the layout of the floor area by— (a) calculating the sum of the numbers obtained by dividing the floor area of each part of the storey by the number of square meters per person listed in Table D2D18 according to the use of that part, excluding spaces set aside for—

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(i) lifts, stairways, ramps and escalators, corridors, hallways, lobbies and the like; and (ii) service ducts and the like, sanitary compartments or other ancillary uses; or (b) reference to the seating capacity in an assembly building or room; or (c)any other suitable means of assessing its capacity. Further details will be required post SSDA approval.
D2D19	Measurement of distances	Noted	The nearest part of an exit means in the case of— (a) a fire-isolated stairway, fire-isolated passageway, or fire-isolated ramp, the nearest part of the doorway providing access to them; and (b) a non-fire-isolated stairway, the nearest part of the nearest riser; and (c) a non-fire-isolated ramp, the nearest part of the junction of the floor of the ramp and the floor of the storey; and (d) a doorway opening to a road or open space, the nearest part of the doorway; and (e) a horizontal exit, the nearest part of the doorway.
D2D20	Method of measurement	Noted	The following rules apply: In the case of a room that is not a sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building, (a) the distance includes the straight-line measurement from any point on the floor of the room to the nearest part of a doorway leading from it, together with the distance from that part of the doorway to the single required exit or point from which travel in different directions to 2 required exits is available. (b) Subject to (d), the distance from the doorway of a sole-occupancy unit in a Class 2 or 3 building or a Class 4 part of a building is measured in a straight line to the nearest part of the required single exit or point from which travel in different directions to 2 required exits is available. (c) Subject to (d), the distance between exits is measured in a straight line between the nearest parts of those exits. (d) Only the shortest distance is taken along a corridor, hallway,

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			external balcony or other path of travel that curves (e) If more than one corridor, hallway, or other internal path of travel connects required exits, for the purposes of D2D6(c) the measurement is along the path of travel through the point at which travel in different directions to those exits is available, as determined in accordance with D2D5. (f) If a wall (including a demountable internal wall) that does not bound a room, corridor, hallway or the like causes a change of direction in proceeding to a required exit, the distance is measured along the path of travel past that wall (g) If permanent fixed seating is provided, the distance is measured along the path of travel between the rows of seats. (h) In the case of a non-fire-isolated stairway or non-fire-isolated ramp, the distance is measured along a line connecting the nosings of the treads, or along the slope of the ramp, together with the distance connecting those lines across any intermediate landings.
D2D21	Plant rooms, lift machine rooms and electricity network substations: Concession	Noted	Ladders may be provided to plants rooms and the like if the floor area is not more than 100m2. Plant room stairways to achieve compliance with AS 1657.
D2D22	Access to lift pits	Noted	Access to lift pits must— (a) where the pit depth is not more than 3 m, be through the lowest landing doors; or (b) where the pit depth is more than 3 m, be provided through an access doorway complying with the following: (i) In lieu of D2D7 to D2D11, the doorway must be level with the pit floor and not be less than 600 mm wide by 1980 mm high clear opening, which may be reduced to 1500 mm where it is necessary to comply with (ii). (ii) No part of the lift car or platform must encroach on the pit doorway entrance when the car is on a fully compressed buffer. (iii) Access to the doorway must be by a stairway complying with AS 1657. (iv) In lieu of D3D26, doors fitted to the doorway must be—

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			(A) of the horizontal sliding or outwards opening hinged type; and (B) self-closing and self-locking from the outside; and (C)marked on the landing side with the letters not less than 35 mm high: DANGER LIFTWELL – ENTRY OF UNAUTHORIZED PERSONS PROHIBITED – KEEP CLEAR AT ALL TIMES
Part D3 - Construction of Exits			
D3D1	Deemed-to-Satisfy Provisions	Noted	Noted
D3D2	Application of Part	Noted	This part is applicable
D3D3	Fire-isolated stairways and ramps	Compliance Readily Achievable	Fire-isolated stairs must be: (a) of *non-combustible* materials; and (b) so that if there is local failure it will not cause structural damage to, or impair the fire-resistance of, the shaft. Design documentation will be required as the design develops.
D3D7	Smoke lobbies	Compliance Readily Achievable	A smoke lobby required by D2D12 must— (a) have a floor area not less than 6 m2; and (b) be separated from the occupied areas in the storey by walls which are impervious to smoke, and— (i) have an FRL of not less than 60/60/– and (ii) extend from slab to slab, or to the underside of a ceiling with a resistance to the incipient spread of fire of 60 minutes which covers the lobby; and (iii) any construction joints between the top of the walls and the floor slab, roof or ceiling must be smoke sealed with intumescent putty or other suitable material; and (c) at any opening from the occupied areas, have smoke doors complying with S12C3 and S12C4 except that the smoke sensing device need only be located on the approach side of the opening; and (d) be pressurised as part of the exit if the exit is required to be pressurised under E2D3.
D3D8	Installations in exits and paths of travel	Compliance Readily Achievable	Services or equipment comprising— (i) electricity meters, distribution boards or ducts; or

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(ii) central telecommunications distribution boards or equipment; or (iii) electrical motors or other motors serving equipment in the building, may be installed in— (iv) a required exit, except for fire-isolated exits specified in (a); or (v) in any corridor, hallway, lobby or the like leading to a required exit, if the services or equipment are enclosed by non-combustible construction or a fire protective covering with doorways or openings suitably sealed against smoke spreading from the enclosure. Design documentation will be required as the design develops.
D3D9	Enclosure of space under stairs and ramps	Noted	The space below a required non fire-isolated stairway (including an external stairway) or non-fire-isolated ramp must not be enclosed to form a cupboard or other enclosed space unless— (a) the enclosing walls and ceilings have an FRL of not less than 60/60/60; and (b) any access doorway to the enclosed space is fitted with a self-closing –/60/30 fire door
D3D10	Width of required stairways and ramps	Compliance Readily Achievable	A required stairway or ramp that exceeds 2 m in width is counted as having a width of only 2 m unless it is divided by a handrail or barrier continuous between landings and each division has a width of not more than 2 m.
D3D12	Fire-isolated passageways	Compliance Readily Achievable	(1) The enclosing construction of a fire-isolated passageway must have an FRL when tested for a fire outside the passageway in another part of the building of— (a) if the passageway discharges from a fire-isolated stairway or ramp — not less than that required for the stairway or ramp shaft; or (b) in any other case — not less than 60/60/60. (2) Notwithstanding (1)(b), the top construction of a fire-isolated passageway need not have an FRL if the walls of the fire-isolated passageway extend to the underside of - (a) a non-combustible roof covering; or (b) a ceiling having a resistance to the incipient spread of fire of not less than 60 minutes separating the roof space(b)or ceiling space in all

<table>
<tr><th>BCA Clause</th><th>Compliance Provisions</th><th>Status</th><th>MBC Assessment Report Commentary</th></tr>
<tr><td></td><td></td><td></td><td>areas surrounding the passageway within the fire compartment.

Design documentation will be required as the design develops.</td></tr>
<tr><td>D3D14</td><td>Goings and risers</td><td>Compliance Readily Achievable</td><td>Risers and goings must comply with D3D14 and have slip resistance as per table D3D15.

Table D3D14: Riser and going dimensions
<table><tr><th rowspan="2">Stairway location</th><th colspan="2">Riser (R)</th><th colspan="2">Going (G)[Note 3]</th><th colspan="2">Quantity (2R + G)</th></tr><tr><th>Max</th><th>Min</th><th>Max</th><th>Min</th><th>Max</th><th>Min</th></tr><tr><td>Public</td><td>190</td><td>115</td><td>355</td><td>250</td><td>700</td><td>550</td></tr></table>
Detailed drawings will be required as the design develops. Architect to cover in Design Compliance Statement.</td></tr>
<tr><td>D3D15</td><td>Landings</td><td>Compliance Readily Achievable</td><td>In a stairway—
(a) landings having a maximum gradient of 1:50 may be used in any building to limit the number of risers in each flight and each landing must—
(i) be not less than 750 mm long, and where this involves a change in direction, the length is measured 500 mm from the inside edge of the landing; and
(ii) have—
- a surface with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586; or
- a strip at the edge of the landing with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586, where the edge leads to a flight below

Detailed drawings will be required as the design develops. Architect to cover in Design Compliance Statement.</td></tr>
<tr><td>D3D16</td><td>Thresholds</td><td>Compliance Readily Achievable</td><td>The threshold of a doorway in an accessible building must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless the door opens to a road and open space</td></tr>
</table>

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			or is provided with a threshold ramp or step ramp in accordance with AS 1428.1.
D3D17	Barriers to prevent falls	Compliance Readily Achievable	A Barrier to prevent falls is required where the surface below is greater than 1m. Balustrade design is required to be in accordance with D3D18, D3D19, D3D20. Detailed drawings of the balustrades will be required as the design develops. Further details will be required post SSDA approval.
D3D18	Height of Barriers	Compliance Readily Achievable	The height of a barrier required by D3D17 must be not less than the following: (a) For stairways or ramps with a gradient of 1:20 or steeper — 865 mm. (b) For landings to a stair or ramp where the barrier is provided along the inside edge of the landing and does not exceed 500 mm in length — 865 mm (c) In front of fixed seating on a mezzanine or balcony within an auditorium in a Class 9b building, where the horizontal projection extends not less than 1 m outwards from the top of the barrier — 700 mm. (d) For all other locations — 1 m.
D3D19	Openings in barriers	Compliance Readily Achievable	Openings in a required barrier must not allow a 125 mm sphere to pass through. The maximum 125 mm barrier opening for a stairway, such as a non fire-isolated stairway, is measured above the nosing line of the stair treads. Where a barrier is fixed to the face of a landing, balcony, deck or the like, the opening between the barrier and the face must not permit a 40 mm sphere to pass through

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D3D20	Barrier climbability	Compliance Readily Achievable	A barrier required by D3D17, located on a floor more than 4 m above the surface beneath, must not incorporate horizontal or near horizontal elements that could facilitate climbing between 150 mm and 760 mm above the floor. A climbable element is considered a horizontal elements or a protrusion of 20mm or more. Further details will be required post SSDA approval.
D3D21	Wire barriers	Noted	Noted
D3D22	Handrails	Compliance Readily Achievable	Handrails must— (a) be located along at least one side of the ramp or flight; and (b) be located along each side if the total width of the stairway or ramp is 2 m or more; and (c) in a Class 9b building used as a primary school or early childhood centre— (i) have one handrail fixed at a height of not less than 865 mm; and (ii) have a second handrail fixed at a height between 665 mm and 750 mm; and (d) in any other case, be fixed at a height of not less than 865 mm; and (e) be continuous between stair flight landings and have no obstruction on or above them that will tend to break a hand-hold; and (f) in a required exit serving an area required to be accessible, be designed and constructed to comply with clause 12 of AS 1428.1, except that clause 12(d) does not apply to a handrail required by (1)(c)(ii). Further review will be required as the design develops.
D3D23	Fixed platforms, walkways, stairways and ladders	Compliance Readily Achievable	A fixed platform, walkway, stairway, ladder and any going and riser, landing, handrail or barrier attached thereto may comply with AS 1657 in lieu of D3D14, D3D16, D3D17, D3D18, D3D19, D3D20, D3D21 and D3D22 if it only serves—

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			(a) machinery rooms, boiler houses, lift-machine rooms, plant-rooms, and the like; or (b) non-habitable rooms, such as attics, storerooms and the like that are not used on a frequent or daily basis in the internal parts of a sole-occupancy unit in a Class 2 building or Class 4 part of a building.
D3D24	Doorways and doors	Compliance Readily Achievable	Doors serving as required exits or forming part of required exits must be swinging (in the direction of egress) or power operated. If fitted with a door which is power-operated— (i) it must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source; and (ii) if it leads directly to a road or open space it must open automatically if there is a power failure to the door or on the activation of a fire or smoke alarm anywhere in the fire compartment served by the door Door locations are to be provided on the roof plan so a detailed egress assessment can be completed of this area.
D3D25	Swinging doors	Performance Solution Proposed	A swinging door in a required exit or forming part of a required exit must not encroach— (i) at any part of its swing by more than 500 mm on the required width (including any landings) of a required stairway, ramp or passageway if it is likely to impede the path of travel of the people already using the exit; and (ii) when fully open, by more than 100 mm on the required width of the required exit; and Must swing in the direction of egress unless— it serves a building or part with a floor area not more than 200 m2 it is the only required exit from the building or part and it is fitted with a device for holding it in the open position. Exit doors do not swing in the direction of egress.

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			To be addressed through a fire engineering performance solution by an suitably accredited fire auctioneer and in consultation with FRNSW.
D3D26	Operation of latch	Compliance Readily Achievable	A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by— (a) a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor and if serving an area required to be accessible by Part D4— - be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and - have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35 mm and not more than 45 mm; or (b) a single hand pushing action on a single device which is located between 900 mm and 1.2 m from the floor.
D3D27	Re-entry from fire-isolated exits	Noted	Doors in the fire-isolated stairways must not be locked from the inside unless: The door is fitted with a fail-safe device that automatically unlocks the door upon the activation of a fire alarm and— (i) 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 (ii) 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	Noted	Signage to be provided on exit and fire door; for a self-closing door— “FIRE SAFETY DOOR

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			DO NOT OBSTRUCT DO NOT KEEP OPEN"; or, for a door discharging from fire-isolated exit "FIRE SAFETY DOOR—DO NOT OBSTRUCT"
Part D4 - Access for People with a Disability			
D4D1	Deemed-to-Satisfy Provisions	Noted	Noted
D4D2	General building access requirements	Compliance Readily Achievable	Buildings and parts of buildings must be accessible as required by this clause: Class 5 and 7b Buildings: Access must be provided to and within all areas normally used by the occupants. Further details will be required post SSDA approval.
D4D3	Access to buildings	Compliance Readily Achievable	An accessway must be provided to a building required to be accessible— (i) from the main points of a pedestrian entry at the allotment boundary & (ii) from another accessible building connected by a pedestrian link; and (iii) from any required accessible carparking space on the allotment. Further details will be required post SSDA approval.
D4D4	Parts of buildings to be accessible	Compliance Readily Achievable	Access is to be provided to and within all areas normally used by occupants in accordance with AS 1428.1-2009.
D4D5	Exemptions	Noted	The following areas are not required to be accessible: (a) An area where access would be inappropriate because of the particular purpose for which the area is used. (b) An area that would pose a health or safety risk for people with a disability. (c) Any path of travel providing access only to an area exempted by (a) or (b).

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D4D6	Accessible carparking	Compliance Readily Achievable	Class 5 and 7b Buildings: 1 accessible space for every 100 carparking spaces or part thereof. Two (2) accessible carparking spaces have been provided.
D4D7	Signage	Compliance Readily Achievable	To be provided throughout in accordance with details in D4D7. i.e. tactile and braille indicating levels, sanitary facilities etc.
D4D9	Tactile indicators	Compliance Readily Achievable	To be provided in accordance with AS 1428 throughout: (i) a stairway, other than a fire-isolated stairway (iv) a ramps, step ramp, kerb ramp TGSI are also required in the absence of suitable barrier to protect from over head obstructions or an accessway meeting a vehicular way adjacent to an pedestrian entrance to a building.
D4D12	Ramps	Compliance Readily Achievable	On an accessway— (a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and (b) a landing for a step ramp must not overlap a landing for another step ramp or ramp. A review by a qualified access consultant will be required to be undertaken. A report and statement confirming compliance will be required prior to the approval stage.
D4D13	Glazing on an access way	Compliance Readily Achievable	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS1428.1.
Specifications			
Specification 15	Braille and Tactile Signs	Compliance Readily Achievable	This Specification sets out the requirements for the design and installation of braille and tactile signage as required by D3D26, D4D7 and Specification 27.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			Further details will be required post SSDA approval.
Section E - Services and Equipment			
Part E1 - Fire Fighting Equipment			
E1D1	Deemed-to-Satisfy Provisions	Noted	Noted
E1D2	Fire hydrants	Performance Solution Proposed	A fire hydrant system must be provided to serve a building with a total floor area of more than 500m2. The hydrant system shall comply with the provisions of E1D2 and AS2419.1-2021 Where internal hydrants are provided, they shall serve only the storey on which they are located Booster assemblies are to be located in accordance with the provisions of Clause 7.3.1 of AS2419.1-2021 2 hose lengths from internal hydrants coverage (60 + 10 m). Additional on floor internal hydrants (40 m of coverage). DtS compliant coverage is provided to office parts. The AS2419.1:2021 standard is not directly applicable to Class 7b buildings greater than 108,000 m^3 in volume. The hydrant and sprinkler booster assemblies are not within sight of the principal pedestrian entrance. To be addressed through a fire engineering performance solution by a suitably accredited fire practitioner and in consultation with FRNSW To be addressed through a fire engineering performance solution by an suitably accredited fire auctioneer and in consultation with FRNSW.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			Fire services engineer to complete a hydrant coverage assessment. Location of proposed hydrants have not been nominated on the plans which have been assessed.
E1D3	Fire hose reels	Performance Solution Proposed	A fire hose reel system must be provided - (a) to serve the whole building where one or more internal fire hydrants are installed; or (b) where internal fire hydrants are not installed, to serve any fire compartment with a floor area greater than 500m2 Fire hose reels shall comply with E1D3 and AS2441-2005 In achieving system coverage, one or a combination of the following criteria for individual internally located fire hose reels must be met in determining the layout of any fire hose reel system: (a) Fire hose reels must be located adjacent to an internal fire hydrant (other than one within a fire-isolated exit), except that a fire hose reel need not be located adjacent to every fire hydrant, provided system coverage can be achieved. (b) fire hose reels must be located within 4m of an exit, except that a fire hose reel need not be located adjacent to every exit, provided system coverage. (c) Where system coverage is not achieved by compliance with (a) and (b), additional fire hose reels may be located in paths of travel to an exit to achieve the required coverage Fire hose reels are proposed to be omitted from all data hall levels of the building. To be addressed through a fire engineering performance solution by a suitably accredited fire practitioner and in consultation with FRNSW.
NSW E1D4	Sprinklers	Performance Solution Proposed	Sprinkler systems must be installed with the following where applicable: (a) E1D5 to E1D12

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(b) Specification 17 and Specification 18 The hydrant and sprinkler booster assemblies are not within sight of the principal pedestrian entrance. The generator rooms are proposed to be provided with alternative fire suppression by a high- pressure water mist. The pre-action valve rooms shall be located on each level they serve and are therefore not directly accessible to road or open space system. To be addressed through a fire engineering performance solution by a suitably accredited fire practitioner and in consultation with FRNSW.
E1D5	Where sprinklers are required: all classifications	Compliance Readily Achievable	Sprinklers are required throughout all buildings if any part of the building has an effective height greater than 25m. Note this applies to open deck carparks contained in a multi classified building. A design statement will be required from an FPAS accredited consultant demonstrating compliance with this clause and any applicable Fire Engineering requirements prior to issue of the approval.
E1D12	Where sprinklers are required: additional requirements	Compliance Readily Achievable	Sprinklers are required to be provided where the building - (1) contains an atrium - refer to Part G3 of this report for further information (2) is considered as a large isolated building under the requirements of BCA Clause C3D4 A design statement will be required from an FPAS accredited consultant demonstrating compliance with this clause and any applicable Fire Engineering requirements prior to issue of the approval.
E1D13	Where sprinklers are required: Occupancies of excessive hazard	Compliance Readily Achievable	Buildings which contain any of the below noted items shall be provided with sprinkler protection to fire compartments which have a floor area more than 2000m2 or a volume of more than 12000m3.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(a) hazardous process or storage of hazardous items (b) combustible goods with an aggregate volume exceeding 1000m3 and stored to a height greater than 4m A design statement will be required from an FPAS accredited consultant demonstrating compliance with this clause and any applicable Fire Engineering requirements prior to issue of the approval.
E1D14	Portable fire extinguishers	Compliance Readily Achievable	Portable Fire Extinguishers shall be provided as follows: **For Class 5 parts -** To serve the building where one or more internal fire hydrants are provided, or to serve any fire compartment with a floor area greater than 500m2 (this includes a SOU) Portable fire extinguishers must comply with the provisions of this clause, AS2444 and meet the following requirements - (a) they shall be a ABE type extinguisher (b) they shall be a minimum 2.5kg extinguisher (c) distributed outside a SOU to serve only the storey at which they are located and so that the travel distance from the entrance doorway of any SOU to the nearest extinguisher is not more than 10m **For Class 5 & 7b buildings** To serve a class 5 building where one or more internal fire hydrants are provided, or to serve any fire compartment with a floor area greater than 500m2. Portable fire extinguishers must be provided in accordance with Clause E1D14 and AS2444 and the associated fire risks prescribed under these standards Compliance achievable - further details of all PFE locations to be

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			provided for review in accordance with this clause, any relevant Fire Engineering Report and EFSG guidelines
E1D16	Fire precautions during construction	Compliance Readily Achievable	Note Suitable fire extinguishers shall be located adjacent to exits on each storey while the building is under construction. Once the building reaches an effective above 12m fire hydrant, FHRs and the hydrant booster connection shall be commissioned and operational.
E1D17	Provision for special hazards	Compliance Readily Achievable	Suitable additional provision must be made if special problems of fighting fire could arise because of - (a) the nature or quantity of materials stored, displayed or used in a building or on the allotment; or (b) the location of the building in relation to a water supply for fire-fighting purposes Due to the special nature of the proposed building it has been determined that provisions for special hazards must be adopted. A registered Certifier - Fire Safety shall provide a report outlining the measures proposed to mitigate the special hazard and satisfy the requirements of Clause E1D17 of the BCA
Part E2 - Smoke Hazard Management			
E2D1	Deemed-to-Satisfy Provisions	Noted	Noted
E2D2	Application of Part	Noted	This part is not applicable to open-deck carparks, open spectator stands & Class 8 electricity network substations. Smoke exhaust and smoke & heat vents are not applicable to storerooms (Less than 30sqm) sanitary compartments, plantrooms or the like
E2D3	Air handling system other than as part of a smoke hazard management system	Compliance Readily Achievable	An air-handling system which does not form part of a smoke hazard management system in accordance with this Part and which recycles air from one fire compartment to another fire compartment or operates in a manner that may unduly contribute to the spread of smoke from one fire compartment to another fire compartment must, subject to (2), be

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			designed and installed— (a) to operate as a smoke control system in accordance with AS 1668.1; or (b) such that it— - incorporates smoke dampers where the air-handling ducts penetrate any elements separating the fire compartments served; and - 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 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 that Section of the Standard A design statement will be required demonstrating compliance with this clause and any applicable Fire Engineering requirements prior to issue of the approval.
E2D9	Buildings not more than 25m in effective height: Class 5, 6, 7b, 8 and 9b buildings	Compliance Readily Achievable	(1) A building not more than 25 m in effective height that— (a) is a Class 5 or 9b school building or part of a building having a rise in storeys of more than 3; or (b) is Class 6, 7b, 8 or 9b building (other than a school) or part of a building having a rise in storeys of more than 2; or (c) has a rise in storeys of more than 2, and contains— (i) a Class 5 or 9b school part; and (ii) a Class 6, 7b, 8 or 9b (other than a school) part, must meet the requirements of (2). (2) A building referred to in (1) must be provided with— (a) in each required fire-isolated stairway, including any associated fire-isolated passageway or fire-isolated ramp, an automatic air pressurisation system for fire-isolated exits in accordance with AS 1668.1; or (b) a zone pressurisation system between vertically separated fire

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			compartments in accordance with AS 1668.1, if the building has more than one fire compartment; or (c) an automatic smoke detection and alarm system complying with Specification 20; or (d) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17. (3) For the purposes of (2), vertically separated fire compartments are fire compartments above and below each other, and not fire compartments within the same storey. A design statement will be required demonstrating compliance with this clause and any applicable Fire Engineering requirements prior to issue of the approval.
E2D10	Buildings not more than 25m in effective height: large isolated buildings subject to C3D4.	Compliance Readily Achievable	(1) In a Class 7 or 8 building of not more than 25 m in effective height, and which does not exceed 18 000 m2 in floor area nor exceed 108 000 m3 in volume, the building must be provided with— (a) a sprinkler system complying with Specification 17, and provided with perimeter vehicular access complying with C3D5(2); or (b) an automatic fire detection and alarm system complying with AS 1670.1 and monitored in accordance with S20C8; or (c) an automatic smoke exhaust system in accordance with Specification 21; or (d) automatic smoke-and-heat vents in accordance with Specification 22; or (e) natural smoke venting, with ventilation openings distributed as evenly as practicable and comprising permanent openings at roof level with a free area not less than 1.5% of floor area and low level openings which may be permanent or readily openable with a free area not less than 1.5% of floor area. (2) In a Class 5, 6, 7, 8 or 9 building of not more than 25 m in effective height, and which exceeds 18 000 m2 in floor area or 108 000 m3 in volume, the building must be provided with— (a) if the ceiling height of the fire compartment is not more than 12 m—

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(i) an automatic smoke exhaust system in accordance with Specification 21; or (ii) automatic smoke-and-heat vents in accordance with Specification 22; or (b) if the ceiling height of the fire compartment is more than 12 m, an automatic smoke exhaust system in accordance with Specification 21. (3) For the purposes of (1) and (2), reference to 'the building' being provided with specified measures, means to the nominated classes within the building. A design statement will be required demonstrating compliance with this clause and any applicable Fire Engineering requirements prior to issue of the approval.
E2D21	Provision for special hazards	Compliance Readily Achievable	Additional smoke hazard management measures may be necessary due to the— (a) special characteristics of the building; or (b) special function or use of the building; or (c) special type or quantity of materials stored, displayed or used in a building; or (d) special mix of classifications within a building or fire compartment, which are not addressed in E2D4 to E2D20. A registered Certifier - Fire Safety shall provide a report outlining the measures proposed to mitigate the special hazard and satisfy the requirements of E2D21 of the BCA.
Part E3 - Lift Installations			
E3D1	Deemed-to-Satisfy Provisions	Noted	Noted
E3D2	Lift installations	Compliance Readily Achievable	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification 24. Details of the lifts proposed to be installed including design certification from a suitably qualified engineer. Further details will be required post SSDA approval.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
E3D3	Stretcher facility in lifts	Compliance Readily Achievable	Buildings with an effective height greater than 12m or where emergency lifts are provided shall accommodate stretcher facilities via a space that is not less than 600mm wide x 2000mm long x 1400mm high above the floor level. Further details will be required post SSDA approval.
E3D4	Warning against use of lifts in fire	Compliance Readily Achievable	Warning signs must be displayed; "DO NOT USE LIFTS IF THERE IS A FIRE". No less than 10mm high that are incised, inlaid or embossed on a metal, wood, plastic or similar plate securely & permanently attached to the wall or provided directly into the surface material of the wall. These shall be near every call button for a passenger lift or group throughout the building. Further details will be required post SSDA approval.
E3D5	Emergency lifts	Compliance Readily Achievable	Emergency lifts shall be provided in accordance with Clause E3D5 & Specification 24 of the BCA. Emergency lifts shall serve all storeys that are served by passenger lifts, shall be located within fire-resisting shafts compliant with Clause C3D11. Further details will be required post SSDA approval.
E3D6	Landings	Compliance Readily Achievable	Access and egress to and from lift landings shall comply with Section D2, D3, and D4 of the BCA. Further details will be required post SSDA approval.
E3D7	Passenger lifts	Compliance Readily Achievable	In an accessible building, every passenger lift shall comply with the limitations of Clause E3D7 of the BCA, be provided accessible features as required by Clause E3D7 of the BCA and not rely upon a constant pressure device for its operation if the lift car is fully enclosed. Further details will be required post SSDA approval.
E3D8	Accessible features required for passenger lifts	Compliance Readily Achievable	In an accessible building, every passenger lift shall comply with the limitations of Clause E3D7 of the BCA, be provided accessible features as required by Clause E3D7 of the BCA and not rely upon a constant pressure device for its operation if the lift car is fully enclosed. Further details will be required post SSDA approval.
E3D9	Fire service controls	Compliance Readily Achievable	Any lift or group of lifts that serve a storey above 12m effective height, shall be provided a fire service recall control switch complying with Clause E3D11 and a lift car fire service drive control switch complying

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			with Clause E3D12 of the BCA. Further details will be required post SSDA approval.
E3D11	Fire service recall control switch	Compliance Readily Achievable	Each group of lifts must be provided with one fire service recall control switch that activates the fire service recall operation in accordance with Clause E3D11 of the BCA. Further details will be required post SSDA approval.
E3D12	Lift car fire service drive control switch	Compliance Readily Achievable	The lift car fire service drive control switch must be activated from within the lift car and comply with the requirements of Clause E3D12 of the BCA. Further details will be required post SSDA approval.
Part E4 - Emergency Lighting, Exit Signs and Warning Systems			
E4D1	Deemed-to-Satisfy Provisions	Noted	Noted
E4D2	Emergency lighting requirements	Compliance Readily Achievable	Emergency Lighting to be provided to the building in accordance with E4 and AS 2293.1-2018. Design Certification to be provided prior to CC.
E4D3	Measurement of distance	Noted	Emergency Lighting & Exit Signage to be provided to the building in accordance with E4 and AS 2293.1-2018. Design Certification to be provided prior to CC.
E4D4	Design and operation of emergency lighting	Noted	Design and operation of emergency lighting to be provided to the building in accordance with E4 and AS 2293.1-2018. Design Certification to be provided prior to CC.
E4D5	Exit signs	Compliance Readily Achievable	Exit Signage to be provided to the building in accordance with E4 and AS 2293.1-2018. Design Certification to be provided prior to CC.
E4D6	Direction signs	Compliance Readily Achievable	Direction Signs to be provided to the building in accordance with E4 and AS 2293.1-2018. Design Certification to be provided prior to CC.
E4D8	Design and operation of exit signs	Compliance Readily Achievable	Design and operation of exit signs to be provided to the building in accordance with E4 and AS 2293.1-2018. Design Certification to be provided prior to CC.
E4D9	Emergency Warning and intercom systems	Compliance Readily Achievable	An Emergency warning and intercom system shall be provided in accordance with AS1670.4-2018 throughout the building.
Specifications			
Specification 17	Fire Sprinkler Systems	Compliance Readily Achievable	Where applicable, sprinklers shall be design in accordance with this specification. Engineering Details of the proposed sprinkler system shall be provided. This detail shall be certified by a suitably qualified Accredited Practitioner - Fire Safety

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
Specification 20	Smoke Detection and Alarm Systems	Compliance Readily Achievable	The building must be provided with— (d) in each required fire-isolated stairway, an automatic air pressurisation system for fire-isolated exits in accordance with AS/NZS 1668.1; or (e) a zone smoke control system in accordance with AS/NZS 1668.1, if the building has more than one fire compartment; or (f) an automatic smoke detection and alarm system complying with Specification 20; or (g) a sprinkler system complying with Specification 17. Detail of the system proposed including certification from the relevant Engineer to be provided including design certification.
Specification 21	Smoke Exhaust Systems	Compliance Readily Achievable	Refer to Specification for details
Specification 24	Lift Installations	Compliance Readily Achievable	Refer to Specification for details
Specification 25	Photoluminescent exit signs	Compliance Readily Achievable	Refer to Specification for details
Section F - Health and Safety			
Part F1 - Damp and Weatherproofing			
F1D1	Deemed-to-Satisfy Provisions	Noted	(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F1P1 to F1P4 are satisfied by complying with F1D2 to F1D8. (2) Where a performance solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable
F1D2	Application of Part	Noted	(1) F1D4 and F1D5 do not apply to a roof with a covering complying with F3D2(a) to (d) (2) F1D3 to F1D5 do not apply to a balcony, podium or similar horizontal surface or part of a building - (a) where the flooring is of timber decking or other perforated flooring; or (b) which is located directly above ground
F1D3	Stormwater drainage	Compliance Readily Achievable	Stormwater drainage shall comply with AS 3500.3-2021. Details of the proposed Stormwater Management System shall be provided by a suitably qualified and Chartered Engineer

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F1D4	Exposed Joints	Noted	Exposed joints in the drainage surface of a roof, balcony, podium or similar horizontal surface part of a building must - (a) be protected in accordance with Section 2.9 of AS4654; and (b) not be located beneath or run through a planter box, water feature or similar part of a building
F1D5	External Waterproofing membranes	Compliance Readily Achievable	A roof, balcony, podium or similar horizontal surface part of a building must be provided with a weatherproofing membrane - (a) consisting of materials complying with AS4654.1-2012; and (b) designed and installed in accordance with AS4654.2-2012
F1D6	Damp-proofing	Compliance Readily Achievable	Moisture from the ground must be prevented from reaching the structure of the building. Where a damp-proof course is provided it must comply with AS 2904-1995 or impervious sheet material in accordance with AS3660.1-2014. Details demonstrating compliance shall be provided
F1D7	Damp-proofing of floors on the ground	Compliance Readily Achievable	Floors laid on ground shall be provided a vapour barrier in accordance with AS 2870-2011. Details demonstrating compliance shall be provided prior to the issue of the relevant Building Approval
Part F2 - Wet areas and overflow protection			
F2D1	Deemed-to-Satisfy Provisions	Noted	This part is applicable Where a performance solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable
F2D2	Wet area construction	Compliance Readily Achievable	Wet areas in Class 5 & 7b Parts of a building must - (a) be water resistant or waterproof in accordance with Specification 26; and (b) comply with AS 3740-2021 Class 5, & 7b building, building elements in a bathroom or shower room, a slop hopper or sink compartment, a laundry or sanitary compartment must - (a) be water resistant or waterproof in accordance with Specification 26; and

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(b) comply with AS 3740-2021 as if they were in a Class 2 or 3 building or Class 4 part of a building

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F2D3	Rooms containing urinals	Compliance Readily Achievable	Urinal configurations shall comply with the below requirements Slab or stall type urinals (a) the floor surface of the room containing the urinal must be an impervious material; and (i) where no step is installed, must - (A) be graded to the urinal channel for a distance if 1.5m from the urinal channel; and (B) have the remainder of the floor graded to a floor waste; and (ii) where a step is installed- (A) the step must have an impervious surface and be graded to the urinal channel; and (B) the floor behind the step must be graded to a floor waste; and (b) the junction between the floor surface and the urinal channel must be impervious Wall hung Urinals (a) the wall must be surfaced with impervious material extending from the floor to the top of the urinal and not less than 225mm on each side of the urinal; and (b) the floor must be surfaced with an impervious material and graded to a floor waste Rooms with timber or steel-framed walls containing a urinal (a) the wall must be surfaced with an impervious material extending from the floor to not less than 100mm above the floor surface; and (b) the junction of the floor surface and the wall surface must be impervious Compliance readily achievable. Designer to provide further details demonstrating compliance prior to the issue of the relevant Building Approval

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
Part F3 - Roof and wall cladding			
F3D1	Deemed-to-Satisfy Provisions	Noted	The roof must be covered with one of the following materials, concrete roof tiles, terracotta roof tiles, cellulose cement corrugated sheeting, metal sheet roofing, plastic sheet roofing or shingles made of terracotta, fibre cement, timber or slate. Compliance with fire resisting construction and non-combustible construction of Part C must also be achieved as applicable. Where none of the above materials is proposed, a Performance Solution addressing Performance Requirements F1P4 will be required
F3D2	Roof coverings	Compliance Readily Achievable	A roof must be covered with— (a) roof tiles complying with AS 2049, fixed in accordance with AS 2050; or (b) metal sheet roofing complying with AS 1562.1; or (c) plastic sheet roofing designed and installed in accordance with AS 1562.3; or (d) terracotta, fibre-cement and timber slates and shingles designed and installed in accordance with AS 4597, except in cyclonic areas; or (e) an external waterproofing membrane complying with F1D5.
F3D4	Glazed assemblies	Compliance Readily Achievable	Glazed assemblies in an external wall shall comply with AS 2047-2014. The following glazed assemblies need not comply revolving doors, fixed louvres, skylights / roof lights, sliding and swinging doors without a frame, heritage windows or second hand windows, windows constructed onsite which are not design tested. Details demonstrating compliance shall be provided
F3D5	Wall cladding	Compliance Readily Achievable	(1) 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. (2) The following buildings need not comply with (1): (a) A Class 7 or 8 building where in the particular case there is no necessity for compliance.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(b) A garage, tool shed, sanitary compartment, or the like, forming part of a building used for other purposes, except where the construction of the garage, tool shed, sanitary compartment or the like contributed to the weatherproofing of another part of the building that is required to be weatherproofed. (c) An open spectator stand or open deck carpark. If a junction involves 1 DtS and 1 Non-DtS material is to be used it will require a performance solution, please ensure all manufacturers/suppliers are able to submit detail confirming DtS compliance
Part F4 - Sanitary and Other Facilities			
F4D1	Deemed-to-Satisfy Provisions	Noted	Noted
F4D3	Calculation of number of occupants and facilities	Noted	Where it cannot be more accurately determined, the number of occupants shall be determined by the application of Clause D2D18 of the BCA
F4D4	Facilities in Class 3 to 9 buildings	Compliance Readily Achievable	Refer to clause for sanitary facility numbers, sanitary numbers table is inserted at the bottom of the report in appendix a If not more than 10 people are employed, a unisex facility may be provided instead of separate facilities for each sex. If the majority of employees are of one sex, not more than 2 employees of the other sex may share toilet facilities if the facilities are separated by means of walls, partitions and doors to afford privacy. Further details will be required post SSDA approval.
F4D5	Accessible sanitary facilities	Compliance Readily Achievable	Accessible sanitary facilities compliant with AS 1428.1-2009 shall be provided in accordance with Clause F4D5, F4D6, F4D7 for the classification and use concerned. Details demonstrating compliance shall be provided
	Refer to Appendix A for sanitary facility tables	Compliance Appears Achieved	

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F4D6	Accessible unisex sanitary compartments	Compliance Readily Achievable	(1) Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of (d) For Class 5, & 7b buildings, where F4D4 requires closet pans— (i)1 on every storey containing sanitary compartments; and (ii) where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.
F4D8	Construction of sanitary compartments	Compliance Readily Achievable	(1) Other than in an early childhood centre, sanitary compartments must have doors and partitions that separate adjacent compartments and extend— (a) from floor level to the ceiling in the case of a unisex facility; or (b) to a height of not less than 1.5 m above the floor if primary school children are the principal users; or (c) 1.8 m above the floor in all other cases. (2) The door to a fully enclosed sanitary compartment must— (a) open outwards; or (b) slide; or (c) be readily removable from the outside of the sanitary compartment, unless there is a clear space of at least 1.2 m, measured in accordance with Figure F4D8, between the closet pan within the sanitary compartment and the doorway. (3) In an early childhood centre, facilities for use by children must have each sanitary compartment screened by a partition which, except for the doorway, is opaque for a height of at least 900 mm but not more than 1200 mm above the floor level.
F4D9	Interpretation: Urinals and washbasins	Noted	(1) A urinal may be— (a) an individual stall or wall-hung urinal; or (b) each 600 mm length of a continuous urinal trough; or (c) a closet pan used in place of a urinal. (2) A washbasin may be— (a) an individual basin; or (b) a part of a hand washing trough served by a single water tap.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F4D10	Microbial (legionella) control	Noted	F4D10 does not apply in NSW as the installation of hot water, warm water and cooling water systems (and their operation and maintenance) is regulated in the Public Health Regulation 2012, under the Public Health Act 2010
Part F5 Room Heights			
F5D1	Deemed-to-Satisfy Provisions	Noted	Noted
F5D2	Height of rooms and other spaces	Compliance Readily Achievable	(3) The height of rooms and other spaces in a Class 5, 6, 7 or 8 building must be not less than— (a) except as allowed in (b) and (8) — 2.4 m; and (b) a corridor, passageway, or the like — 2.1 m. (8) The height of rooms and other spaces in any building must be not be less than— (a) for a bathroom, shower room, sanitary compartment, other than an accessible adult change facility, airlock, tea preparation room, pantry, store room, garage, car parking area, or the like — 2.1 m; and (b) for a commercial kitchen — 2.4 m; and (c) above a stairway, ramp, landing or the like — 2 m measured vertically above the nosing line of stairway treads or the floor surface of the ramp, landing or the like; and (d) for a required accessible adult change facility — 2.4 m.
Part F6 - Light and Ventilation			
F6D1	Deemed-to-Satisfy Provisions	Noted	Noted
F6D2	Provision of natural light	Compliance Readily Achievable	Natural light must be provided in: (a) A Class 2 building and a Class 4 parts of a building — to all habitable rooms. (b) A Class 3 building — to all bedrooms and dormitories. (c) Class 9a and 9c buildings — to all rooms used for sleeping purposes. (d) A Class 9b building — to all general purpose classrooms in primary or secondary schools and all playrooms or the like for the use of children in an early childhood centre.
F6D3	Methods and extent of natural lighting	Compliance Readily Achievable	Required natural light must be provided by— (a) windows, excluding roof lights, that—

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(i) have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 10% of the floor area of the room; and (ii) are open to the sky or face a court or other space open to the sky or an open verandah, carport or the like; or (b) roof lights, that— (i) have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 3% of the floor area of the room; and (ii) are open to the sky; or (c) a proportional combination of windows and roof lights required by (a) and (b).
F6D5	Artificial lighting	Compliance Readily Achievable	Artificial lighting shall be provided to required stairways, passageways and ramps. Artificial lighting shall comply
F6D6	Ventilation of rooms	Compliance Readily Achievable	A habitable room, office, shop, factory, workroom, sanitary compartment, bathroom, shower room, laundry and any other room occupied by a person for any purpose must have— (a) natural ventilation complying with F6D7; or (b) a mechanical ventilation or air-conditioning system complying with AS 1668.2 and AS/NZS 3666.1.
F6D8	Ventilation borrowed from adjoining room	Noted	Natural ventilation to a room may come through a window, opening, door or other device from an adjoining room (including an enclosed verandah) if both rooms are within the same sole-occupancy unit or the enclosed verandah is common property, and— (a) in a Class 2 building, a sole-occupancy unit of a Class 3 building or Class 4 part of a building— (i) the room to be ventilated is not a sanitary compartment; and (ii) the window, opening, door or other device has a ventilating area of not less than 5% of the floor area of the room to be ventilated; and (iii) the adjoining room has a window, opening, door or other device with a ventilating area of not less than 5% of the combined floor areas

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			of both rooms; and (b) in a Class 5, 6, 7, 8 (except a Class 8 electricity network substation) or 9 building— (i) the window, opening, door or other device has a ventilating area of not less than 10% of the floor area of the room to be ventilated, measured not more than 3.6 m above the floor; and (ii) the adjoining room has a window, opening, door or other device with a ventilating area of not less than 10% of the combined floor areas of both rooms; and (c) the ventilating areas specified in (a) and (b) may be reduced as appropriate if direct natural ventilation is provided from another source.
F6D9	Restriction on location of sanitary compartments	Compliance Readily Achievable	Sanitary compartments must not open directly into— (a) a kitchen or pantry; or (b) a public dining room or restaurant; or (c) a dormitory in a Class 3 building; or (d) a room used for public assembly (which is not an early childhood centre, primary school or open spectator stand); or (e) a workplace normally occupied by more than one person.
F6D10	Airlocks	Compliance Readily Achievable	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— (i) access must be by an airlock, hallway or other room; or (ii) the sanitary compartment must be provided with mechanical exhaust ventilation; and (b) in a Class 5, 6, 7, 8 or 9 building (which is not an early childhood centre, primary school or open spectator stand)— (i) 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 (ii) the sanitary compartment must be provided with mechanical exhaust ventilation and the doorway to the room adequately screened

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			from view.
Part F7 - Sound Transmission and Insulation			
F7D1	Deemed-to-Satisfy Provisions	Noted	(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F7P1 to F7P4 are satisfied by complying with F7D2 to F7D8. (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.
F7D2	Application of Part	Noted	The Deemed-to-Satisfy Provisions of this Part apply to Class 2 and 3 buildings and Class 9c buildings.
Section J - Energy Efficiency			
J2D1	Deemed-to-Satisfy Provisions	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J2D2	Application of Section J	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J2D5	Roof thermal breaks	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J2D6	Wall thermal breaks	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
Part J3 - Building Fabric			
J3D1	Deemed-to-Satisfy Provisions	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J3D2	Application of Part	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
J3D3	Thermal construction- general	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J3D4	Roof and ceiling construction	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J3D5	Roof Lights	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J3D6	Walls and glazing	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J3D7	Floors	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
Part J4 - Building Sealing			
J4D1	Deemed-to-Satisfy Provisions	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J4D2	Application of Part	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J4D3	Chimneys and flues	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J4D4	Roof lights	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J4D5	Windows and doors	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
J4D6	Exhaust fans	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J4D7	Construction of roofs, walls and floors	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J4D8	Evaporative coolers	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
Part J5 - Air Conditioning and Ventilation Systems			
J5D1	Deemed-to-Satisfy Provisions	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J5D3	Air-conditioning and ventilation systems	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J5D4	Mechanical ventilation system control	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J5D5	Fan system	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J5D6	Ductwork Insulation	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J5D7	Ductwork sealing	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J5D8	Pump systems	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
J5D9	Pipework insulation	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J5D10	Space heating	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J5D11	Refrigerant chillers	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J5D12	Unitary air-conditioning equipment	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J5D13	Heat rejection equipment	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
Part J6 - Artificial Lighting and Power			
J6D1	Deemed-to-Satisfy Provisions	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J6D2	Application of Part	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J6D3	Artificial lighting	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J6D4	Interior artificial lighting and power control	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J6D5	Interior decorative and display lighting	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
J6D6	Exterior artficial lighting	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J6D7	Boiling water and chilled water storage units	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J6D8	Lifts	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
Part J7 - Heated water supply and swimming pool and spa pool plant			
Part J8 - Facilities for energy monitoring			
J8D1	Deemed-to-Satisfy Provisions	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J8D2	Application of Part	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
J8D3	Facilities for energy monitoring	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
Specifications			
Specification 33	Additional Requirements	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
Specification 34	Modelling parameters	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
Specification 35	Modelling profiles	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
Specification 36	Material Properties	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
Specification 37	Calculation of U-Value and solar admittance	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
Specification 38	Spandral panel thermal performance	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
Specification 39	Sub-floor thermal performance	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.
Specification 40	Lighting and Power Control Devices	Compliance Readily Achievable	Part J Report to be provided by Architect or ESD Consultant. ESD Consultant or Architect to certify CC Plans achieve compliance with Part J.

6 Appendix A – Architectural Plans Reviewed

The following documentation, prepared by GreenBox Architecture was used in the assessment and preparation of this report: -

Drawing No.	Title	Date	Drawn By	Revision
0000001	COVER SHEET	10.04.2025	JZ	A
0000003	LOCATION & SITE CONTEXT PLAN	10.04.2025	JZ	A
0000005	SITE ANALYSIS PLAN	10.04.2025	JZ	A
0000007	DEVELOPMENT SUMMARY	10.04.2025	JZ	A
0000008	EXISTING AND DEMOLITION	10.04.2025	JZ	A
0000010	SITE PLAN	10.04.2025	JZ	A
0000011	SHADOW DIAGRAMS SHEET 1	10.04.2025	JZ	A
0000012	SHADOW DIAGRAMS SHEET 2	10.04.2025	JZ	A
0000013	SITE STAGING - SHEET 1	10.04.2025	JZ	A
0000014	SITE STAGING - SHEET 2	10.04.2025	JZ	A
0000015	SECURITY PLAN	10.04.2025	JZ	A
0000016	SIGNAGE LAYOUT PLAN	10.04.2025	JZ	A
0000020	OVERALL GROUND FLOOR	10.04.2025	JZ	A
0000021	OVERALL LEVEL 1 FLOOR PLAN	10.04.2025	JZ	A
0000022	OVERALL ROOF PLATFORM LEVEL	10.04.2025	JZ	A
0000024	OVERALL ROOF MAINTENANCE LEVEL	10.04.2025	JZ	A
0000201	BUILDING SECTIONS - SHEET 1	10.04.2025	JZ	A
0000203	SITE SECTIONS	10.04.2025	JZ	A
0000250	SITE ELEVATIONS - SHEET 1	10.04.2025	JZ	A
0000251	SITE ELEVATIONS - PHASE 1 ONLY	10.04.2025	JZ	A
0000252	BUILDING ELEVATIONS - SHEET 1	10.04.2025	JZ	A
0000253	BUILDING ELEVATIONS - SHEET 2	10.04.2025	JZ	A
0000900	3D PERSPECTIVES	10.04.2025	JZ	A
0000901	ISOMETRIC VIEWS	10.04.2025	JZ	A

7 Appendix B - Specification 5 Fire-Resisting Construction

7.1 Type A Fire-Resisting Construction

Table S5C11a: Type A construction: FRL of loadbearing parts of external walls

Distance from a fire-source feature	FRL (in minutes): Structural adequacy/ Integrity / Insulation			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Less than 1.5 m	90/90/90	120/120/120	180/180/180	240/240/240
1.5 to less than 3 m	90/60/60	120/90/90	180/180/120	240/240/180
3 m or more	90/60/30	120/60/30	180/120/90	240/180/90

Table S5C11b: Type A construction: FRL of non-loadbearing parts of external walls

Distance from a *fire-source feature*	FRL (in minutes): *Structural adequacy/ Integrity / Insulation*			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Less than 1.5 m	–/90/90	–/120/120	–/180/180	–/240/240
1.5 to less than 3 m	–/60/60	–/90/90	–/180/120	–/240/180
3 m or more	–/–/–	–/–/–	–/–/–	–/–/–

Table S5C11c: Type A construction: FRL of external columns not incorporated in an external wall

Column type	FRL (in minutes): *Structural adequacy/ Integrity / Insulation*			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Loadbearing	90/–/–	120/–/–	180/–/–	240/–/–
Non-*loadbearing*	–/–/–	–/–/–	–/–/–	–/–/–

Table S5C11d: Type A construction: FRL of common walls and fire walls

Wall type	FRL (in minutes): *Structural adequacy/ Integrity / Insulation*			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Loadbearing or non-*loadbearing*	90/90/90	120/120/120	180/180/180	240/240/240

Table S5C11e: Type A construction: FRL of loadbearing internal walls

Distance from a *fire-source feature*	FRL (in minutes): *Structural adequacy/ Integrity / Insulation*			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Fire-resisting lift and stair *shafts*	90/90/90	120/120/120	180/120/120	240/120/120
Bounding *public corridors*, public lobbies and the like	90/90/90	120/–/–	180/–/–	240/–/–
Between or bounding *sole-occupancy units*	90/90/90	120/–/–	180/–/–	240/–/–
Ventilating, pipe, garbage, and like *shafts* not used for the discharge of hot products of combustion	90/90/90	120/90/90	180/120/120	240/120/120

Table S5C11f: Type A construction: FRL of non-loadbearing internal walls

Location	FRL (in minutes): *Structural adequacy/ Integrity / Insulation*			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Fire-resisting lift and stair *shafts*	–/90/90	–/120/120	–/120/120	–/120/120
Bounding *public corridors*, public lobbies and the like	–/60/60	–/–/–	–/–/–	–/–/–
Between or bounding *sole-occupancy units*	–/60/60	–/–/–	–/–/–	–/–/–
Ventilating, pipe, garbage, and like *shafts* not used for the discharge of hot products of combustion	–/90/90	–/90/90	–/120/120	–/120/120

Table S5C11g: Type A construction: FRL of other building elements not covered by Tables S5C11a to S5C11f

Building element	FRL (in minutes): *Structural adequacy/ Integrity / Insulation*			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Other *loadbearing* internal walls, internal beams, trusses and columns	90/–/–	120/–/–	180/–/–	240/–/–
Floors	90/90/90	120/120/120	180/180/180	240/240/240
Roofs	90/60/30	120/60/30	180/60/30	240/90/60


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