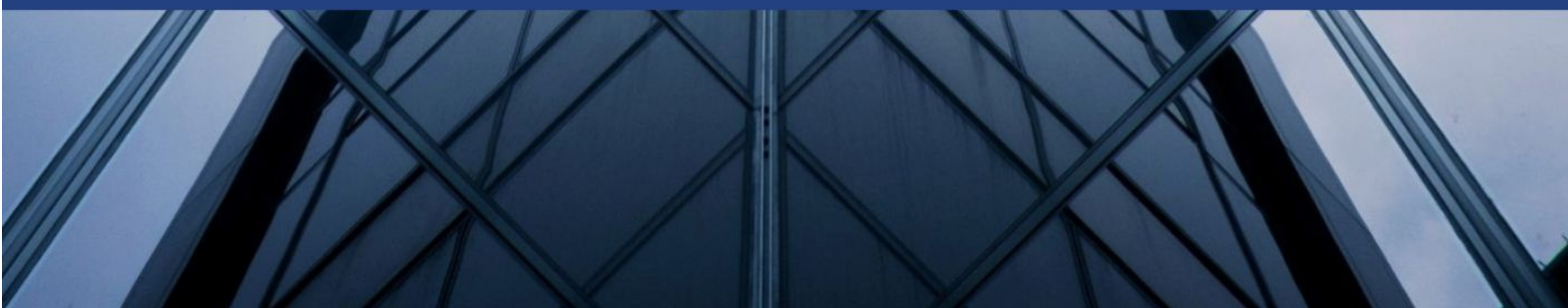
BCA Design Compliance Report (BCA Consultant)

195-213 Fitzgerald Avenue and 40-64 Yorktown Parade, Maroubra
Prepared for: HOMES NSW
Our Ref: 24000408 SSD Ref: SSD-71454960 | Issue date: 15 October 2024



Contents

Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
02	SSD submission (SSD-71454960)	15-Oct-24		
			Ethan Davies	Mathew Marks

Revision History

Revision	Comment / Reason for Issue	Issue Date	Prepared by
01	Preliminary Issue for comment (DRAFT)	2-Oct-24	Ethan Davies
02	SSD submission (SSD-71454960)	15-Oct-24	Ethan Davies

Commercial in Confidence

1 Executive Summary

This BCA report has been prepared by MBC Group on behalf of Homes NSW for a State Significant Development Application (SSD-71454960) for the redevelopment of existing social housing (the Project) at 195-213 Fitzgerald Avenue and 40-64 Yorktown Parade, Maroubra (the Site). The Project involves the replacement of the 33 social housing units across eight 2 storey apartment buildings and a single storey dwelling with 144 units across four 3 storey buildings and two part 3/part 4 storey buildings.

The purpose of this BCA Report is to assess compliance with the National Construction Code - Building Code of Australia Volume One 2022 (referred to as BCA). and to address the Secretary's Environmental Assessment Requirements (SEARs) for the project issued on 6 June 2024 which identified the following specific assessment requirements: - 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, design approach and application of the height and floor space bonuses under the Housing SEPP.
- 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, activation, roof design, materials, finishes, colours, any signage and integration of services.
- Assess how the development complies with the relevant accessibility requirements.
- Provide a floorplan outlining the gross floor area and units that are dedicated as affordable housing.

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
	Type A – Fire Resisting Construction	
C2D2 Spec 5	The fire rated slabs do not extend the inside face of the external wall system. Fire rating at the slab edge is not achieved. Cavity barrier protection is to be considered by the project fire engineer.	C1P1, C1P2
Spec 5 C3D9	**Type A fire-resisting construction — fire-resistance of building elements**	C1P1, C1P2

DTS Clause	Description of Non-Compliance	Performance Requirement
	The following BCA Departures may be subject to fire engineering: - To rationalise FRL of firewalls separating Class 7b Storage areas (including waste rooms/storage/services) on ground floor from 240/240/240 to Class 7a Carpark (120/120/120); and - To rationalise FRL of firewalls separating of Class 7b Loading Dock on Ground Floor from 240/240/240 to Class 7a FRLs (120/120/120). To be addressed as part of a performance solution certified by a suitably qualified Accredited Practitioner - Fire Safety.	
D2D5	**The following BCA Departures may be subject to fire engineering:** **Basement/lower ground** Upto 27m to a single exit in lieu of 20m (from bike storage) **Ground Floor** Upto 35m to a single exit serving the storey at the level of egress to a road or open space in lieu of 20m **First floor** Upto 9m to an exit in lieu of 6m **Second floor** Upto 9m to an exit in lieu of 6m	D1P4, E2P2
E1D13/ E1D17/ E2D21	**Provisions for Special Hazards** Due to the proposed EV Charging within the 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. EV charging stations are subject to fire engineering given their location and proximity to any fire fighting provisions within the	E1P1/E1P2/ E1P3/E1P4/ E2P2

DTS Clause	Description of Non-Compliance	Performance Requirement
	subject building. EV Charging locations to be indicated to ensure compliance with FRNSW guidelines and BCA2022.	
E1D2	**Fire Hydrants** Booster is not located within the main line of sight from the principal entry of the subject building. To be addressed as part of a performance solution certified by a suitably qualified Accredited Practitioner - Fire Safety.	E1P2

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

1.2 Performance Solutions – Accessibility

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 Accredited Access Consultant, where determined permissible under A2G1 of the BCA, for the following aspects:

DTS Clause	Description of Non-Compliance	Performance Requirement
	Refer to access report	

1.3 Performance Solutions Non-fire or Access Related

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 Accredited Consultant (suitably qualified in the relevant field), where determined permissible under A2G1 of the BCA, for the following aspects:

DTS Clause	Description of Non-Compliance	Performance Requirement
F1D2 F1D3 F1D4 F1D5 F1D6	**Part F1 Surface water management, rising damp and external waterproofing** As there are limited Deemed-to-Satisfy Provisions to address Waterproofing External Walls, a Performance Solution is to be developed to show that the proposed design meets the relevant Performance Requirements.	F1P2 F1P3 F1P4

DTS Clause	Description of Non-Compliance	Performance Requirement

1.4 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
C2D9	**Lightweight Construction** 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/ C2D14	**Non-combustible building elements** Any proposed external components which form part of the external wall is to be provided at a later stage to ensure compliance with this Clause.
C2D15	**Fixing of bonded laminated cladding panels** Any proposed external cladding used to form part of the external wall to be provided at a later stage to ensure compliance with this Clause.
C3D13	**Separation of equipment** Confirmation of the nature of equipment stored in the services rooms & switch room (back up power equipment, large battery systems etc) to determine if fire rated construction is to be applied to these rooms in accordance with this Clause.
C4D4/C4D5	**Separation of external walls and associated openings in different fire compartments/Acceptable methods of protection** Multiple openings noted in design that require protection in accordance with this Clause. The openings are as follows: - Opposite window opnings to SOUs within Building 2 Nominated method of protection to be provided at CC Stage to be indicated to ensure compliance with this Clause. Or design out.

DTS Clause	Description
D2D14	**Open space leading direct to a road** A non-fire-isolated stair serving as a required exit must provide a continuous means of travel by its own flights and landings from every storey served to the level at which egress to a road or open space is provided. This requires that from the point of discharge to the road, the building must not pass under any part of a covered area including floor or roof, including awnings.
D3D14	**Goings and risers** Detailed drawings will be required as the design develops. Architect to cover in Design Compliance Statement.
D3D17 D3D18 D3D19 D3D20	**Barriers to prevent falls** Detailed drawings of the balustrades will be required as the design develops.
D3D22	**Handrails** Further review will be required as the design develops.
D3D25	**Swinging doors** The following **required exit** doors are to swing in the direction of egress as per this Clause: • Bike storage within buildings 2C and 2D
D3D26	**Operation of latch** Details on the operation of latch devices to be provided at a later stage for review. Please note that the entry gates into the communal spaces on ground floor are to be fitted with compliant latch devices as occupants are required to egress through these gates to reach the public road.
D3D29	**Protection of openable windows**

DTS Clause	Description
	Windows in the Class 2 SOUs are subject to the requirements of this Clause. Further details on the windows and lockable devices are to be provided as the design develops for review in accordance with this Clause.
E1D2	**Fire Hydrants** A performance solution is required for the location of the booster assembly not in sight of the main entry to the building/s
E1D3	**Fire hose reels** Fire hose reels are not indicated on the plans and are to be included as the design develops to ensure compliance with this Clause and AS2441.
E1D17 E2D21	**Provision for special hazards** EV charging stations are subject to fire engineering given their location and proximity to any firefighting provisions within the subject building. EV Charging locations to be indicated to ensure compliance with FRNSW guidelines and BCA2022.
F1D5	**External Waterproofing** Further detail on the external waterproofing membranes to be provided at CC Stage for review in accordance with this Clause.
Part F3	**Roof and Wall cladding** Proposed roof and wall cladding to be nominated and provided at CC Stage for review in accordance with this Clause.
F5D2	**Height of rooms and other spaces** Detailed sections/elevations to be provided at a later stage to ensure compliance with this Clause.
F6D11	**Carparks** Nominated system of ventilation of the carpark to be provided and assessed at a later stage.
D&BP Act & Regs	**Advisory note**

DTS Clause	Description
	The development must comply with the Design and Building Practitioners Act 2020 and the Design and Building Practitioners Regulation 2021, this applies to the entire building and not just the class 2 portions. See Fair Trading website for further information

Overall, it is considered that the design is generally capable of meeting the deemed to satisfy provisions or performance requirements of the BCA.

Non-compliances are to be addressed during detail design and prior to issue of construction certificate/s. Any Performance Solution required to resolve the above matters will be subject to consultation and approval by relevant stakeholders as part of the Crown/Construction Certificate process.

Ethan Davies
Senior Building Surveyor
MBC Group

2 Introduction

This BCA Report has been prepared by MBC Group on behalf of Homes NSW for a State Significant Development Application (SSD-71454960) for the redevelopment of existing social housing (the Project) at 195-213 Fitzgerald Avenue and 40-64 Yorktown Parade, Maroubra (the Site). The Project involves the replacement of the 33 social housing units across eight 2 storey apartment buildings and a single storey dwelling with 144 units across four 3 storey buildings and two part 3/part 4 storey buildings.

2.1 Purpose

The purpose of this BCA Report is to assess compliance with the National Construction Code - Building Code of Australia Volume One 2022 (referred to as BCA). and to address the Secretary's Environmental Assessment Requirements (SEARs) for the project issued on 6 June 2024 which identified the following specific assessment requirements: - Built Form and Urban Design.

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, design approach and application of the height and floor space bonuses under the Housing SEPP.
• 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, activation, roof design, materials, finishes, colours, any signage and integration of services.
• Assess how the development complies with the relevant accessibility requirements
• Provide a floorplan outlining the gross floor area and units that are dedicated as affordable housing.

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 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.

In this regard it is assumed that the Construction Certificate application will be made prior to the 1st May 2025, as such this report is based upon the Deemed-to-Satisfy provisions of BCA 2022.

Should the application for Construction Certificate be made after 1st May 2025, this report will be required to be updated to reflect any changes made and now required by the BCA.

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.

3 Development Description & Assessment Information

3.1 Proposed Development

The proposed development comprises demolition of existing buildings and the construction of four 3 storey and two part 3/part 4 storey residential flat buildings to accommodate 144 social and affordable housing apartments, a communal room and a single level basement car park including bulk earthworks, tree removal and associated landscaping and public domain works.

3.2 Location and Description

The Site is located within the Randwick City Council local government area (LGA) and is zoned R3 Medium Density Residential under the Randwick Local Environmental Plan (LEP) 2012. The Site has a total area of approximately 9,596 square metres (sqm) with frontages to Fitzgerald Avenue to the north and Yorktown Parade to the south. Refer to Figure 1.

The existing buildings on the Site are currently occupied. There are street trees located along the Fitzgerald Avenue frontage and a series of trees within the Site between the buildings and along both street frontages.

The site is accessible by public transport with services that run along Fitzgerald Avenue with frequent services to Maroubra town centre and Bondi Junction, with connecting services to Sydney CBD.

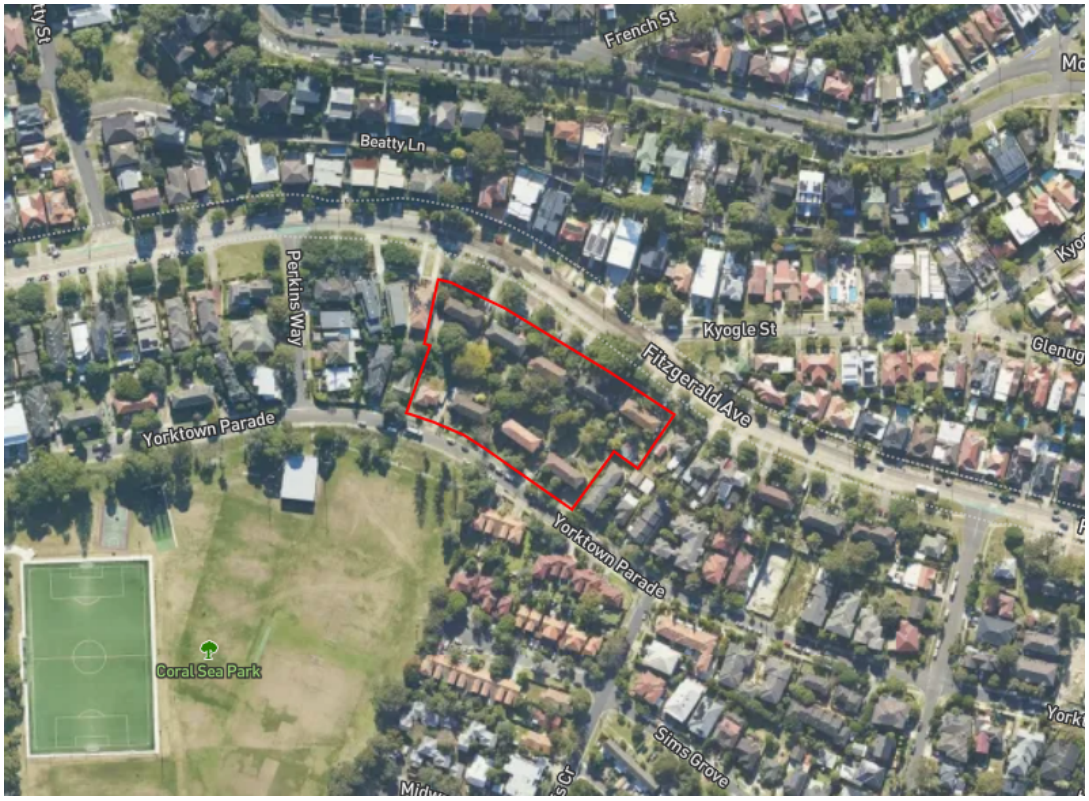


Figure 1 - Site location

3.3 BCA Classification (Part A6)

The proposed development shall contain the following classifications: -

- Class 2: being an apartment building
- Class 7a: being a carpark building or part
- Class 7b: being a storage building or part

3.4 Rise in Storeys (Clause C2D3)

The proposed development has been assessed to have a rise in storeys of four.

3.5 Effective Height (Part A1)

The proposed development has been assessed to have an effective height of 13.72, this is to be confirmed with accurate RLs to be provided.

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)."

3.6 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.

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

The development is limited to the following floor area and volume compartment limitations:

Class		Type A
6, 7, 8 or 9a	Max floor area -	5,000m^2
	Max volume -	30,000m^3

3.8 Building Data Summary

Part of Development	Use	Class	Floor Area (approx.) m^2	Population (using D2D18)
Basement	Carpark	7a	2029	67
Basement	Bike storage room	7b	294	9

Notes:

- The above populations have been based on the floor areas and calculations in accordance with Table D2D18 of the BCA.
- The floor areas have been adjusted to account for ancillary areas such as sanitary facilities, corridors, shelving and / or racking layouts in storage areas by a factor of 0.8.

Summary of Construction and Building	
Use(s)	Residential flat buildings and ancillary development
Classifications(s)	2, 7a, 7b
Number of Storeys contained	4
Rise in Storeys	4
Type of Construction	A
Effective Height	13.72
Climate Zone	5
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: Homes NSW
Address: 195-213 Fitzgerald Avenue and 40-64 Yorktown Parade, Maroubra

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 = 13.72

	Measure	**Status**	**Existing Performance Standard**
1.	Access panels, doors and hoppers to fire-resisting shafts	N	BCA 2022 Clause C4D14, AS 1905.1-2015, AS1905.2-2005 & Manufacturer's specifications
2.	Self-closing, automatic closing and latching mechanisms	N	BCA 2022 Clause C4D5, C4D6, C4D9, C4D12, Spec 12
3.	Automatic fail safe devices	N	BCA 2022 Clause D3D24, D3D26, D3D27, Spec 12, AS 2118.6-2012, AS 1670.1-2018
4.	Automatic fire detection and alarm system	N	BCA 2022 Clause E2D2, E2D3, E2D8, E2D12, E2D21 Spec 20 Clause S20C2, S20C4, S20C7 AS 1670.1-2018,
5.	Automatic fire suppression system	N	BCA 2022 Clause E1D4, Spec 17, AS 2118.6-2012 (Combined System)
6.	Emergency lighting	N	BCA 2022 Clause E4D2, E4D3 E4D4, AS 2293.1-2018
7.	Exit and directional signage	N	BCA 2022 Clause E4D5, NSW E4D6 & E4D8, Spec 25 AS 2293.1-2018
8.	Fire & Smoke dampers	N	BCA 2022 Clause E2D3, C4D13, C4D15, AS/NZS 1668.1-2015, AS 1682.1-2015, AS 1682.2-2015, Manufacturer's specifications

	Measure	Status	Existing Performance Standard
9.	Fire doors	N	BCA 2022 Clause C3D13, C3D14, C4D5, C4D9, S5C45, Spec 12, AS 1905.1-2015
10.	Fire hose reel systems	N	BCA 2022 Clause E1D3, AS 2441-2005
11.	Fire hydrant systems	N	BCA 2022 Clause E1D2, AS 2118.6-2012 (Combined System)
12.	Fire seals (protecting openings and service penetrations in fire resisting components of the building)	N	BCA 2022 Clause C4D15, Spec 13, AS 4072.1-2005, AS 1530.4-2014, Manufacturer's specifications
13.	Fire shutters **	N	BCA 2022 Clause C4D5, Spec 12, AS 1530.4-2014, AS 1905.2-2005 tested prototype
14.	Fire windows (including frame) **	N	BCA 2022 Clause C4D5, Spec 12, AS 1288-2021, AS 1530.4-2014
15.	Lightweight construction	N	BCA 2022 Clause C2D9, Spec 6, AS 1530.4-2014, Manufacturer's specifications
16.	Mechanical air handling systems	N	BCA 2022 E2 and NSW Part E2, Spec 21, Spec 24, AS/NZS 1668.1-2015, AS 1668.2-2012
17.	Openings in fire-isolated lift shafts	N	BCA 2022 Clause C3D11 AS 1735.11-1986
18.	Occupant warning system	N	BCA 2022 Clause E2D3, S17C8, Spec 20 Clause S20C7, AS 1670.1-2018
19.	Path of travel for stairways, passageway and ramps	N	Section 107-109 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021
20.	Portable fire extinguishers	N	BCA 2022 Clause E1D14, AS 2444-2001
21.	Smoke doors	N	BCA 2022 Clause C3D15, Spec 12
22.	Wall wetting sprinkler and drencher systems **	N	BCA 2022 Clause C4D5, Spec 31, AS 2118.2-2021
23.	Warning and operational signs	N	BCA 2022 Clause C4D7, D3D28, E3D4, Spec 31, Section 108 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021
24.	Performance Solution Report XXXXX, prepared by XXXX dated XXXX	N	Performance Solution Report XXXXX, prepared by XXXX dated XXXX

***** The fire safety measures nominated above are options for acceptable methods of protection for openings in external walls.***

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.
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 engineer to address in design compliance statement.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
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 permit.
Section C - Fire resistance			
Part C2 - Fire resistance and stability			
C2D1	Deemed-to-Satisfy Provisions	Noted	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.
C2D2	Type of construction required	Compliance Readily Achievable	The building is required to be constructed in accordance with Type A construction.

<table>
<tr><th>BCA Clause</th><th>Compliance Provisions</th><th>Status</th><th>MBC Assessment Report Commentary</th></tr>
<tr><td>C2D3</td><td>Calculation of Rise in storeys</td><td>Compliance Readily Achievable</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 4

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>Compliance Readily Achievable</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>C2D5</td><td>Mixed types of construction</td><td>Noted</td><td>A building may be of mixed Types of construction where it is separated in accordance with C3D8 and the Type of construction is determined in accordance with C2D2 or C2D4</td></tr>
<tr><td>C2D7</td><td>Class 4 parts of buildings</td><td>Noted</td><td>For the Type of construction required by C2D4, a Class 4 part of a building requires the same FRL for building elements and the same construction separating the Class 4 part from the remainder of the building as a Class 2 part in the same Type of construction</td></tr>
</table>

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C2D9	Lightweight Construction	Further Details Required	Lightweight construction must comply with Specification 6 if it is used in a wall system— (a) that is required to have an FRL; or (b) for a lift shaft, stair shaft or service shaft or an external wall bounding a public corridor including a non-fire isolated passageway or non-fire-isolated ramp, in a spectator stand, sports stadium, cinema or theatre, railway station, bus station or airport terminal If lightweight construction is used for the fire-resisting covering of a steel column or the like, and if— (a) the covering is not in continuous contact with the column, then the void must be filled solid, to a height of not less than 1.2 m above the floor to prevent indenting: and (b) the column is liable to be damaged from the movement of vehicles, materials or equipment, then the covering must be protected by steel or other suitable material. **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	Further Details Required	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 Tpe A building.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			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. (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. **Any proposed external components which form part of the external wall is to be provided at a later stage to ensure compliance with this Clause.**

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C2D11	Fire Hazard Properties	Further Details Required	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 **1.2kW/m2** b) Wall and Ceiling Linings – Material Group No.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 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.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
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. • 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.

<table>
<tr><th>BCA Clause</th><th>Compliance Provisions</th><th>Status</th><th>MBC Assessment Report Commentary</th></tr>
<tr><td>C2D15</td><td>Fixing of bonded laminated cladding panels</td><td>Further Details Required</td><td>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

Any proposed external cladding used to form part of the external wall to be provided at a later stage to ensure compliance with this Clause.</td></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>Compliance Readily Achievable</td><td>Floor area and volume limitations comply with Type A B C 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></td></tr>
</table>

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C3D8	Separation in fire walls	Compliance Readily Achievable	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. Separation of buildings A part of a building separated from the remainder of the building by a fire wall may be treated as a separate building for the purposes of the Deemed-to-Satisfy Provisions of Sections C, D and E if it is constructed in accordance with C3D8.
C3D9	Separation of classifications in the same storey	Performance Solution Proposed	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 **The lower ground floor to building 2 includes multiple BCA Classifications which require to be fire separated from one another. The Storage (bike) and waste rooms exceed 10% of the total floor area of the ground floor in which will be required to be fire separated. The following BCA Departures may be subject to fire engineering:** **-To rationalise FRL of firewalls separating Class 7b Storage areas (including waste rooms/Services) on ground floor from 240/240/240 to Class 7a Carpark (120/120/120);**

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			and **-To rationalise FRL of firewalls separating of Class 7b Loading Dock on Ground Floor from 240/240/240 to Class 7a FRLs (120/120/120).** **To be addressed as part of a performance solution certified by a suitably qualified Accredited Practitioner - Fire Safety.**
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.
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.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C3D13	Separation of equipment	Further Details Required	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 120/–/–. **Confirmation of the nature of equipment stored in the services rooms (back up power equipment, large battery systems etc) to determine if fire rated construction is to be applied to these rooms in accordance with this Clause.**
C3D14	Electricity supply system	Further Details Required	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

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(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 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 on the location and proximity of any substations and fire pump rooms to be indicated clearly to ensure compliance with this Clause.**
Part C4 - Protection of Openings			
C4D1	Deemed-to-Satisfy Provisions	Noted	
C4D2	Application of Part	Noted	This part is applicable

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C4D3	Protection of openings in external walls	Compliance Readily Achievable	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
C4D4	Separation of openings in external walls and associated openings in different fire compartments	Further Details Required	The distance between parts of external walls and any openings within them in different fire compartments separated by a fire wall must not be less than that set out in Table C4D4, unless— (a) those parts of each wall have an FRL not less than 60/60/60; and (b) any openings protected in accordance with C4D5 Distances in the table include: 6m for opposite walls, 4m for walls at 90 degrees, Nil for walls at 180 degrees. **There are currently openings triggering this clause, to be revised through design or protected in accordance with C4D5**

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C4D5	Acceptable methods of protection	Further Details Required	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 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 **Multiple openings noted in design that require protection in accordance with this Clause.** **Nominated method of protection at CC Stage to be indicated to ensure compliance with this Clause.**
C4D6	Doorways in fire walls	Compliance Readily Achievable	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.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C4D11	Openings in fire-isolated lift shafts	Compliance Readily Achievable	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.
C4D12	Bounding construction: Class 2 and 3 buildings and Class 4 parts	Further Details Required	Compliance achievable, to be shown as design detail devleops
C4D13	Openings in floors and ceilings for services	Further Details Required	(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;
C4D14	Openings in shafts	Further Details Required	Openings in shafts are required to be protected by a self-closing --/60/30 fire door or hooper or an access panel having an FRL of --/60/30.
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 CC stage a detailed schedule of every penetration is required to be produced and metod of protection.**
C4D16	Construction joints	Further Details Required	Any proposed joint construction is to comply with the provisions of C4D16 and in accordance to AS 1530.4 to achieve the required FRL
C4D17	Columns protected with lightweight construction to achieve an FRL	Further Details Required	Any lightweight construction must be with a method and materials identical with a tested prototype which has achieved the required FRL. Details of the tested system to be submitted demonstrating compliance prior to CC.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
Specifications			
Specification 5	Fire-Resisting Construction	Further Details Required	**The following BCA Departures may be subject to fire engineering (building 2):** **- To rationalise FRL of firewalls separating Class 7b Storage areas in carpark from 240/240/240 to Class 7a Carpark (120/120/120); and** **- To rationalise FRL of firewalls separating of Class 7b Loading Dock on Ground Floor from 240/240/240 to Class 7a FRLs (120/120/120).** **The Class 2 and Class 7 parts of the subject building are subject to the FRLS set out in Spec 5 of the BCA. Refer to Appendix B of this Report for FRL nomination.**
Specification 6	Structural Tests for Lightweight Construction	Further Details Required	Refer to specification
Specification 7	Fire Hazard Properties	Further Details Required	Refer to specification
Specification 12	Fire Doors, Smoke Doors, Fire Windows and Shutters	Further Details Required	Refer to specification
Specification 13	Penetration of Walls, Floors and Ceilings by Services	Further Details Required	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.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D2D3	Number of exits required	Compliance Readily Achievable	(1) All buildings — Every building must have at least one exit from each storey. (2) Class 2 to 8 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. (3) Basements — In addition to any horizontal exit, not less than 2 exits must be provided from any storey if egress from that storey involves a vertical rise within the building of more than 1.5 m, unless— (a) the floor area of the storey is not more than 50 m^2; and (b) the distance of travel from any point on the floor to a single exit is not more than 20 m. (7) Access to exits — Without passing through another sole-occupancy unit every occupant of a storey or part of a storey must have access to— an exit; or at least 2 exits if 2 or more exits are required.
D2D5	Exit travel distances	Performance Solution Proposed	Travel distance shall be as follows: **Class 5, 6, 7, 8 or 9 portions except 9a 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 **Class 2 or 3 portions:** The doorway of an SOU (including class 4) must be 6m from a point of choice of 2 available exits. For Class 2 or 3 potions 20m a single exit serving the level of egress to a

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			road or open space. No point on the floor of a room not within an SOU must be more than 20m from an exit or a point in which two exits are available in different directions. **Exit Travel Distances** **The following BCA Departures may be subject to fire engineering:** **Basement/lower ground** Upto 27m to a single exit in lieu of 20m (from bike storage) **Ground Floor** Upto 35m to a single exit serving the storey at the level of egress to a road or open space in lieu of 20m **First floor** Upto 9m to an exit in lieu of 6m **Second floor** Upto 9m to an exit in lieu of 6m

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D2D6	Distance between alternative exits	Compliance Readily Achievable	Exits must not be less than 9m apart; andnote more than: **Class 2 or 3** - 45m apart **Class 5, 6, 7, 8 or 9** - 60m apart; and Located so that alternative paths of travel do not converge such that they become less than 6 m apart. **Basement complies where alternatives are located**
D2D7	Height of exits, paths of travel to exits and doorways	Compliance Readily Achievable	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.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D2D8 & NSW D2D9	Width of exits and paths of travel to exits	Compliance Readily Achievable	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 Class 9c ward or tratment area the un obstructed width shall be 1.8 m in a passageway, corridor or ramp normally used for the transportation of patients in beds (c) in a public corridor in a Class 9c aged care building, notwithstanding (2) and (3)— (i) 1.5 m; and (iI) 1.8 m for the full width of the doorway, providing access into a sole-occupancy unit or communal bathroom. (3) If the storey, mezzanine or open spectator stand accommodates more than 200 persons, the aggregate unobstructed width of each required exit or path of travel to an exit, except for doorways, must be not less than— (a) 2 m plus 500 mm for every 60 persons (or part) in excess of 200 persons if egress involves a change in floor level by a stairway or ramp with a gradient steeper than 1 in 12; or (b) in any other case, 2 m plus 500 mm for every 75 persons (or part) in excess of 200.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
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— (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 minumum 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).

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D2D11	Determination and measurement of exits and paths of travel to exits	Compliance Readily Achievable	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 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.
D2D14	Travel by non-fire-isolated stairways or ramps	Compliance Readily Achievable	(1) A non-fire-isolated stairway or non-fire-isolated ramp serving as a required exit must provide a continuous means of travel by its own flights and landings from every storey served to the level at which egress to a road or open space is provided. (2) In a Class 2, 3 or 4 building, the distance between the doorway of a room or sole-occupancy unit and the point of egress to a road or open space by way of a stairway or ramp that is not fire-isolated and is required to serve that room or sole-occupancy unit must not exceed— (a) 30 m in a building of Type C construction; or (b) 60 m in all other cases. (3) In a Class 5, 6, 7, 8 or 9 building, the distance from any point on a floor to a point of egress to a road or open space by way of a required non-fire-isolated stairway or non-fire-isolated ramp must not exceed 80 m. (4) In a Class 2, 3 or 9a building, a required non-fire-isolated stairway or non-fire-isolated ramp must discharge at a point not more than— (a) 15 m from a doorway providing egress to a road or open space or from a fire-isolated passageway leading to a road or open space; or

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(b) 30 m from one of 2 such doorways or passageways if travel to each of them from the non-fire-isolated stairway or non-fire-isolated ramp is in opposite or approximately opposite directions. (5) In a Class 5 to 8 or 9b building, a required non-fire-isolated stairway or non-fire-isolated ramp must discharge at a point not more than— (a) 20 m from a doorway providing egress to a road or open space or from a fire-isolated passageway leading to a road or open space; or (b) 40 m from one of 2 such doorways or passageways if travel to each of them from the non-fire-isolated stairway or non-fire-isolated ramp is in opposite or approximately opposite directions. (6) In a Class 2 or 3 building, if 2 or more exits are required and are provided by means of internal non-fire-isolated stairways or non-fire-isolated ramps each exit must— (a) provide separate egress to a road or open space; and (b) be suitably smoke-separated from each other at the level of discharge.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
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. Delete D2D15(6) and replace with NSW D2D15(6) as follows: (6) In a Class 9b building used as an entertainment venue, at least half of the required number of exits from each storey or mezzanine, and at least half of the aggregate width of such exits must discharge otherwise than through the main entrance, or the area immediately adjacent to the main entrance to the building. (7) The number of persons accommodated must be calculated according to D2D18.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
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— (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. Table D2D18 area per person according to use **Table D2D18 area per person according to use of the carpark- the number of occupants is 78.** **Table D2D18 area per person according to use of the bike storage- the number of occupants is 9.**
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.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
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, 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.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
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— (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

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D3D4	Non-fire-isolated stairways and ramps	Further Details Required	In a building having a rise in storeys of more than 2, required stairs and ramps (including landings and any supporting building elements) which are not required to be within a fire-resisting shaft, must be constructed according to D3D3, or only of— (c) reinforced or prestressed concrete; or (d) steel in no part less than 6 mm thick; or (e) (c) timber that— (i) has a finished thickness of not less than 44 mm; and has an average density of not less than 800 kg/m3 (ii) at a moisture content of 12%; and (iii) has not been joined by means of glue unless it has been laminated and glued with resorcinol formaldehyde or resorcinol phenol formaldehyde glue.
D3D8	Installations in exits and paths of travel	Further Details Required	Services or equipment comprising— (i) electricity meters, distribution boards or ducts; or (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 fireprotective covering with doorways or openings suitably sealed against smoke spreading from the enclosure.
D3D11	Pedestrian ramps	Compliance Readily Achievable	(1) A fire-isolated ramp may be substituted for a fire-isolated stairway if the construction enclosing the ramp and thewidth and ceiling height comply with the requirements for a fire-isolated stairway. (2) A ramp serving as a requiredexit must— (a) where the ramp is also serving as an accessible ramp under Part D4, be in accordance with AS 1428.1; or (b) in any other case, have a gradient not steeper than 1:8.

<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>(3) The floor surface of a ramp must have a slip-resistance classification not less than that listed in Table D3D15 whentested in accordance with AS 4586.</td></tr>
<tr><td>D3D14</td><td>Goings and risers</td><td>Further Details Required</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>Further Details Required</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
Landings have been reviewed and appear compliant. Detailed drawings will be required as the design develops.</td></tr>
<tr><td>D3D16</td><td>Thresholds</td><td>Further Details Required</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 or is provided with a threshold ramp or step ramp in accordance with AS 1428.1.</td></tr>
</table>

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D3D17	Barriers to prevent falls	Further Details Required	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.
D3D18	Height of Barriers	Further Details Required	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	Further Details Required	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
D3D20	Barrier climbability	Further Details Required	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 review will be required as the design develops.
D3D21	Wire barriers	Noted	Noted

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
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).
D3D24	Doorways and doors	Further Details Required	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 Note: Exemptions apply to Class 6, 7 & 8 buildings with floor areas < 200m2. Please refer to D3D24

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D3D25	Swinging doors	Does Not Comply	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 from classrooms leading to the balcony are to be nominated on the plans for review. **Bike storage exceeds 200m2 and required exit doors to swing in direction of egress (within 2C and 2D)**
D3D26	Operation of latch	Further Details Required	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.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D3D28	Signs on doors	Compliance Readily Achievable	Signage to be provided on exit and fire door; for a self-closing door— “FIRE SAFETY DOOR DO NOT OBSTRUCT DO NOT KEEP OPEN”; or, for a door discharging from fire-isolated exit "FIRE SAFETY DOOR—DO NOT OBSTRUCT"

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D3D29	Protection of openable windows	Further Details Required	A window opening must be provided with protection, if the floor below the window is 2 m or more above the surface beneath in— (i) a bedroom in a Class 2 or 3 building or Class 4 part of a building; or (ii) a Class 9b early childhood centre. Where the lowest level of the window opening is less than 1.7 m above the floor, a window opening covered by (1)must comply with the following: (a) The openable portion of the window must be protected with— (i) a device capable of restricting the window opening; or (ii) a screen with secure fittings. (b) a device or screen required by (a) must— (i) not permit a 125 mm sphere to pass through the window opening or screen; and (ii) resist an outward horizontal action of 250 N against the— (aa) window restrained by a device; or (bb) screen protecting the opening; and (iii) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden. A barrier with a height not less than 865 mm above the floor is required to an openable window— (i) in addition to window protection, when a child resistant release mechanism is required; and (ii) where the floor below the window is 4 m or more above the surface beneath if the window is not protected. This is applicable to all class buildings.
Part D4 - Access for People with a Disability			
D4D1	Deemed-to-Satisfy Provisions	Noted	**See access report**

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
Section E - Services and Equipment			
Part E1 - Fire Fighting Equipment			
E1D2	Fire hydrants	Further Details Required	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 Further details of the proposed hydrant system is to be provided demonstarting compliance with this clause and any applicable Fire Enginneering requirements **A performance solution willl be required for the non complaince with AS2419.1 in relation tot he booster asembly being located within sight of the main entry of the building. Further information is also required to be provided ont he exact location and how the attending brigage would access the boster assembly as this is not clear on submitted plans.**

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
E1D3	Fire hose reels	Further Details Required	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 Further details of the proposed fire hose reel system is to be provided demonstrating compliance with this clause and any applicable Fire Engineering requirements. **Fire hose reels are not indicated on the plans and are to be included as the design develops to ensure compliance with this Clause and AS2441.**

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
NSW E1D4	Sprinklers	Further Details Required	Sprinkler systems must be installed with the following where applicable: (a) E1D5 to E1D12 (b) Specification 17 and Specification 18 Compliance readily achievable - details of the proposed system are to be provided for further review **It is understood sprinkler protection is proposed for all buildings. Further information to be provided on the proposed system to be used.**
E1D5	Where sprinklers are required: all classifications	Further Details Required	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. Compliance achievable - details of the proposed sprinkler system shall be provided for further review
E1D6	Where sprinklers are required: Class 2 and 3 building used as residential care building	Further Details Required	Applies to a Class 2 or 3 building and any other class of building containing a Class 2 or 3 part. Note this does not relate to a residential care building Sprinklers are required throughout where any part of the building has - (a) a rise in storeys of 4 or more; and (b) an effective height of not more than 25m Compliance achievable - details of the proposed system are required to be provided for further review
E1D9	Where sprinklers are required: Class 7a building, other than an open - deck carpark	Further Details Required	Sprinklers are required to carparks, (other than one meeting the definition of an open deck carpark) where more than 40 vehicles are accommodated

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
E1D14	Portable fire extinguishers	Further Details Required	Portable Fire Extinguishers shall be provided as follows: **For Class 2, 3 ,5 or Class 4 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 2 - 9 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 presribed under these standards Compliance achievable - further details of all PFE locations to be 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.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			Once the building reaches an effective above 12m fire hydrants, FHRs and the hydrant booster connection shall be commissioned and operational.
E1D17	Provision for special hazards	Further Details Required	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 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 EV Charging within 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 .** **EV charging stations are subject to fire engineering given their location and proximity to any fire fighting provisions within the subject building. EV Charging locations to be indicated to ensure compliance with FRNSW guidelines and BCA2022.**
Part E2 - Smoke Hazard Management			

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
E2D1	Deemed-to-Satisfy Provisions	Noted	Noted
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 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

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
E2D8	Buildings not more than 25m in effective height: Class 2 and 3 buildings and Class 4 part of the building	Compliance Readily Achievable	In a Class 2 and 3 building or part of a building, or Class 4 part of a building, if the building is not more than 25 m in effective height— (a) it must be provided with an automatic smoke detection and alarm system complying with Specification 20; and (b) where a required fire-isolated stairway serving the Class 2 or 3 parts also serves one or more storeys of Class 5, 6, 7 (other than an open-deck carpark), 8 or 9b parts— (i) the fire-isolated stairway, including any associated fire-isolated passageway or fire-isolated ramp, must be provided with an automatic air pressurisation system for fire-isolated exits in accordance with AS 1668.1; or (ii) the Class 5, 6, 7 (other than an open-deck carpark), 8 and 9b parts must be provided with— (A) an automatic smoke detection and alarm system complying with Specification 20; or (B) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17; and (c) where a required fire-isolated stairway serving the Class 4 part also serves one or more storeys of Class 5, 6, 7 (other than an open-deck carpark), 8 or 9b parts— (i) a system complying with (b)(i) or (b)(ii) must be installed; or (ii) a smoke alarm or detector system complying with Specification 20 must be provided except that alarms or detectors need only be installed adjacent to each doorway into each fire-isolated stairway (set back horizontally from the doorway by a distance of not more than 1.5 m) to initiate a building occupant warning system for the Class 4 part
E2D12	Class 7a buildings	Compliance Readily Achievable	A Class 7a building, including a basement, provided with a mechanical ventilation system in accordanc with AS1668.2, must comply with clause 5.5 of AS1668.1, except that - fans with metal blades suitable for operation at normal temperature may be used; and the electrical power and control cabling need not be fire rated.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
E2D21	Provision for special hazards	Further Details Required	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. **Due to the EV Charging within 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 .** **EV charging stations are subject to fire engineering given their location and proximity to any fire fighting provisions within the subject building. EV Charging locations to be indicated to ensure compliance with FRNSW guidelines and BCA2022.**
Part E3 - Lift Installations			
E3D1	Deemed-to-Satisfy Provisions	Noted	Noted
E3D2	Lift installations	Further Details Required	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification 24. Please provide details of the lifts proposed to be installed including design certification from a suitably qualified engineer.
E3D4	Warning against use of lifts in fire	Noted	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 securly & 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. Details demonstrating compliance shall be provided
E3D6	Landings	Noted	Access and egress to and from lift landings shall comply with Section D2, D3, and D4 of the BCA. Details demonstrating compliance shall be provided

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
E3D7	Passenger lifts	Noted	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. Details demonstrating compliance shall be provided
E3D8	Accessible features required for passenger lifts	Noted	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. Details demonstrating compliance shall be provided
E3D9	Fire service controls	Noted	Any lift or group fof 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 with Clause E3D12 of the BCA. Details demonstrating compliance shall be provided
E3D11	Fire service recall control switch	Noted	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. Details demonstrating compliance shall be provided
E3D12	Lift car fire service drive control switch	Noted	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. Details demonstrating compliance shall be provided
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	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.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
	emergency lighting		
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.
E4D7	Class 2 and 3 buildings and Class 4 parts: Exemptions	Noted	The building does not contain Class 2, 3 or 4 uses
E4D8	Design and operation of exit signs	Noted	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.
Specifications			
Specification 17	Fire Sprinkler Systems	Further Details Required	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
Specification 18	Class 2 and 3 buildings not nore than 25m in effective height	Noted	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 rleevant Engineer to be provided including design certification.
Specification 21	Smoke Exhaust Systems	Noted	Refer to Specification for details
Specification 23	Residential Fire Safety System	Further Details Required	Refer to Specification for details
Specification 24	Lift Installations	Further Details Required	Refer to Specification for details
Specification 25	Photoluminescent exit signs	Further Details Required	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

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F1D3	Stormwater drainage	Further Details Required	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
F1D4	Exposed Joints	Further Details Required	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	Further Details Required	A roof, balcony, podium or similar horizontal surface part of a building must be provided with a weatherproofing membrance - (a) consisting of materials complying with AS4654.1-2012; and (b) designed and installed in accordance with AS4654.2-2012
F1D6	Damp-proofing	Further Details Required	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	Further Details Required	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 appplicable Where a performance solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F2D2	Wet area construction	Further Details Required	Wet areas in Class 2, 3 and Class 4 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, 6, 7, 8 or 9 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 (b) comply with AS 3740-2021 as if they were in a Class 2 or 3 building or Class 4 part of a building
F2D4	Floor wastes	Further Details Required	In a Class 2 or 3 building or Class 4 part of a building, a bathroom or laundry located at any level above another SOU or public space must be provided a floor waste. The floor waste must achieve a minimum continuous fall of a floor plane to the waste of 1:80 or a maximum of 1:50
Part F3 - Roof and wall cladding			
F3D1	Deemed-to-Satisfy Provisions	Noted	The roof must be convered 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	Further Details Required	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.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F3D3	Sarking	Further Details Required	Sarking-type material used for weatherproofing of rood and walls must comply with AS 4200.1- 2017 and AS 4200.2-2017. Compliance with fire resisting construction and non-combustible construction of Part C must also be achieved as applicable
F3D4	Glazed assemblies	Further Details Required	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	Further Details Required	(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. (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
F4D2	Facilities in residential buildings	Further Details Required	**Facilities for cooking, washing, cleaning and laundring shall be provided as required for the classification concerned by Clause F4D2 of the BCA. Details demonstrating compliance shall be provided**

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
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.
Part F5 Room Heights			

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F5D2	Height of rooms and other spaces	Further Details Required	(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			
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.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F6D3	Methods and extent of natural lighting	Further Details Required	Required natural light must be provided by— (a) windows, excluding roof lights, that— (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).
F6D4	Natural light borrowed from adjoining room	Further Details Required	Borrowed light from an adjoining room is permitted in Class 2, 3 and 4 buildings subject to the window or roof light being sufficent in size to accommodate the floor area of both rooms. If proposed to borrow light form adjoining rooms, please provide details demonstrating compliance shall be provided
F6D5	Artificial lighting	Further Details Required	Artifical lighting shall be provided to required stairways, passageways and ramps. Artifical lighting shall comply
F6D6	Ventilation of rooms	Further Details Required	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.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F6D7	Natural ventilation	Compliance Readily Achievable	(1) Natural ventilation provided in accordance with F6D6(a) must consist of openings, windows, doors or other devices which can be opened— (a) with a ventilating area not less than 5% of the floor area of the room required to be ventilated; and (b) open to— (i) a suitably sized court, or space open to the sky; or (ii) an open verandah, carport, or the like; or (iii) an adjoining room in accordance with F6D8. (2) The requirements of (1)(a) do not apply to a Class 8 electricity network substation.
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 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

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(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	Noted	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	Noted	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 from view.
F6D11	Carparks	Further Details Required	Every storey of a carpark, except an open-deck carpark, must have— (a) a system of mechanical ventilation complying with AS 1668.2; or (b) a system of natural ventilation complying with Section 4 of AS 1668.4.
Part F7 - Sound Transmission and Insulation			

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
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.
F7D3	Determination of airborne sound insulation ratings	Noted	Rely on certification from a registered Archtiecht or Acoustic Consultant
F7D4	Determination of impact sound insulation ratings	Noted	Rely on certification from a registered Archtiecht or Acoustic Consultant
F7D5	Sound insulation rating of floors	Noted	Rely on certification from a registered Archtiecht or Acoustic Consultant
F7D6	Sound insulation rating of walls	Noted	Rely on certification from a registered Archtiecht or Acoustic Consultant
F7D7	Sound insulation rating of internal services	Noted	Rely on certification from a registered Archtiecht or Acoustic Consultant
F7D8	Sound isolation of pumps	Noted	Rely on certification from a registered Archtiecht or Acoustic Consultant
Part F8 - Condensation Management			
F8D1	Deemed-to-Satisfy Provisions	Noted	(1) Compliance with Performance Requirement F8P1 is satisfied by complying with Deemed-to-Satisfy Provisions F8D2 to F8D5. (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F8D2	Application of Part	Noted	The Deemed-to-Satisfy Provisions of this Part only apply to a sole-occupancy unit of a Class 2 building and a class 4 part of a building.
F8D3	Pliable building membrane	Further Details Required	(a) Where a pliable membrane is installed in an external wall, it must - (i) comply with AS/NZS 4200.1; and (ii) be instalkled in accordance with AS 4200.2; and (iii) be a vapour permeable membrane for climate zones 6, 7 and 8; and (iv) be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building. (b) Exept for single skin masoinry and single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be seperated from water sensitive materioals by a drained cavity.
F8D4	Flow rate and discharge of exhaust systems	Further Details Required	(a) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of- (i) 25 L/s for a bathroom or sanitary compartment; and (ii) 40 L/s for a kitchen or laundry (b) Exhaust from a kitchen must be discharged directly or via a shaft or duct to outdoor air. (c) Exhaust from a bathroom, sanitary compartment, or laundry must be discharged- (i) directly or via a shaft or duct to outdoor air; or (ii) to a roof space that is ventilated in accordance with F6.4
F8D5	Ventilation of roof spaces	Further Details Required	(a) Where an exhaust system covered by F6.3 discharges directly or via a shaft or duct into a roof space, the roof must be ventilated to outdoor air through evenly distibuted openings. (b) Openings required by (a) must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch is greater than 22°, or 1/150 of the respective ceiling area if the roof pitch is less than or equal to 22° (c) 30% of the total unobstructed area required by (b) must be located not more than 900mm below the ridge or highest point of the roof space, measured vertically, with the remaining required area provided by eave vents.
Specifications			

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
Specification 26	Waterproofing and water-resistance requirements for building elements in wet areas	Further Details Required	Refer to specification for details
Specification 27	Accessible adult change facilities	Noted	Refer to specification for details
Specification 28	Sound Insulation for Building Elements	Noted	Refer to specification for details
Specification 29	Impact Sound - Test of Equivalence	Noted	Refer to specification for details
Section G - Ancillary Provisions			
Part G1 - Minor Structures and Components			
G1D1	Deemed-to-Satisfy Provisions	Noted	(1) Performance Requirement G1P1 must be complied with. (2) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements G1P2 to G1P5 are satisfied by complying with G1D2 to G1D4. (3) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.
NSW Variation G1D5	Provision for window cleaning	Compliance Readily Achievable	(1) A building must provide for a safe manner of cleaning any windows located 3 or more storeys above ground level. (2) A building satisfies (a) where— (a) the windows can be cleaned wholly from within the building; or (b) provision is made for the cleaning of the windows by a method complying with the Work Health and Safety Act 2011 and regulations made under that Act.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			Please provide certification from a suitably qualified person confirming the building achieves compliance with this clause.

6 Appendix A – Architectural Plans Reviewed

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

Drawing No.	Title	Date	Drawn By	Revision
DA-0102	SITE ANALYSIS	03/10/2024	MV	A
DA-0103	SITE PLAN	03/10/2024	MV	A
DA-0252	DEMOLITION PLAN - LEVEL 00	03/10/2024	MV	A
DA-0801	3D OVERALL AXONOMETRIC – SHEET 1	03/10/2024	MV	A
DA-0802	3D OVERALL AXONOMETRIC – SHEET 2	03/10/2024	MV	A
DA-1002	FLOOR PLAN – LOWER GROUND	03/10/2024	MV	A
DA-1003	FLOOR PLAN –GROUND	03/10/2024	MV	A
DA-1004	FLOOR PLAN – LEVEL 01	03/10/2024	MV	A
DA-1005	FLOOR PLAN – LEVEL 02	03/10/2024	MV	A
DA-1006	FLOOR PLAN – LEVEL 03	03/10/2024	MV	A
DA-1010	FLOOR PLAN – ROOF	03/10/2024	MV	A
DA-1401	ELEVATIONS – SHEET 1	03/10/2024	MV	A
DA-1402	ELEVATIONS – SHEET 2	03/10/2024	MV	A
DA-1501	OVERALL SECTIONS	03/10/2024	MV	
DA-1503	BUILDING 1 – CORE 1A-B - ENTRY	03/10/2024	MV	A
DA-1504	BUILDING 1 – CORE 1C-D - ENTRY	03/10/2024	MV	A
DA-1510	BUILDING 1 – CORE 1A	03/10/2024	MV	A
DA-1511	BUILDING 1 – CORE 1B	03/10/2024	MV	A
DA-1512	BUILDING 1 – CORE 1C	03/10/2024	MV	A
DA-1513	BUILDING 1 – CORE 1D	03/10/2024	MV	A
DA-1514	BUILDING 2 – CORE 2A	03/10/2024	MV	A
DA-1516	BUILDING 2 – CORE 2C	03/10/2024	MV	A
DA-4050	APARTMENT TYPES	03/10/2024	MV	A
DA-8001	COMPLIANCE DRAWINGS - SOLAR	03/10/2024	MV	A
DA-8002	COMPLIANCE DRAWINGS -CROSS VENTILATION	03/10/2024	MV	A
DA-8012	COMPLIANCE DRAWINGS – EYE OF THE SUN	03/10/2024	MV	A
DA-8013	COMPLIANCE DRAWINGS – SHAWOD DIAGRAMS - WINTER	03/10/2024	MV	A
DA-8014	COMPLIANCE DRAWINGS – SHAWOD DIAGRAMS -SPRING	03/10/2024	MV	A
DA-8015	COMPLIANCE DRAWINGS – SHAWOD DIAGRAMS -SUMMER	03/10/2024	MV	A
DA-8016	COMPLIANCE DRAWINGS – SHAWOD DIAGRAMS -AUTUMN	03/10/2024	MV	A

DA-8021	COMPLIANCE DRAWINGS – HEIGHT PLANE	03/10/2024	MV	A
DA-8101	AREA PLANS - GFA	03/10/2024	MV	A
DA-8106	AREA PLANS – DEEP SOIL	03/10/2024	MV	A
DA-9001	TENTURE SPLIT DRAWINGS	03/10/2024	MV	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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