



# **362-374 AND 376-384 OXFORD STREET, BONDI JUNCTION NSW**

## **BCA 2022 COMPLIANCE REPORT FOR CONSENT AUTHORITY SUBMISSION**

**DATE: 3 MARCH 2025**  
**REPORT NO: 2355 – REV D FINAL**  
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## REVISION STATUS

| REPORT NO. | REVISION | DATE              | STATUS       | WRITTEN | REVIEWED |
|------------|----------|-------------------|--------------|---------|----------|
| 2355       | REV A    | 10/06/2024 – SSDA | <b>DRAFT</b> | AM      | JA       |
| 2355       | REV B    | 26/09/2024 – SSDA | <b>FINAL</b> | AM      | JA       |
| 2355       | REV C    | 26/09/2025 – SSDA | <b>FINAL</b> | AM      | JA       |
| 2355       | REV D    | 03/03/2025 – SSDA | <b>FINAL</b> | AM      | JA       |

### COMMERCIAL IN CONFIDENCE

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## BACKGROUND OF REPORT - SSDA

This Building Code of Australia (BCA) has been prepared by Abby Mortimer and James Alexander of J Squared Consulting Engineers Pty Ltd to accompany a detailed State Significant Development Application (SSDA) for a shop top housing development at 362-374 and 376-384 Oxford Street, Bondi Junction. The site is made up of seven lots. The legal description of the site is outlined in Table 1.

| PROPERTY ADDRESS                     | TITLE DESCRIPTION   |
|--------------------------------------|---------------------|
| 362 Oxford Street Bondi Junction     | Lot 4 in DP508369   |
| 364 Oxford Street Bondi Junction     | Lot 5 in DP39086    |
| 366-368 Oxford Street Bondi Junction | Lot 6 in DP39086    |
| 366-368 Oxford Street Bondi Junction | Lot 7 in DP39086    |
| 374 Oxford Street Bondi Junction     | Lot 1 in DP163647   |
| 376-382 Oxford Street Bondi Junction | Lot 10 in DP1128739 |
| 384 Oxford Street Bondi Junction     | Lot 12 in DP717346  |
| Site Area                            | 1,553.8sqm          |

**Table 1 Legal Description**

This report has been prepared to address the Secretary's Environmental Assessment Requirements (**SEARs**) issued for the project (SSD-71481718).

This report concludes that the proposed development is suitable and warrants approval subject to the implementation of the following mitigation measures.

- Refer to the executive summary of the report which outlines the items requiring Fire Engineered Performance Solutions or minor modifications in the design to achieve compliance with the Deemed-to-Satisfy provisions of the BCA.

Following the implementation of the above mitigation measures, the remaining impacts are appropriate.

### **Introduction:**

Several development consents are applicable to the site.

On 24 August 2017, development consent was granted to DA 89/2016 which authorised the demolition of the existing building, and the construction of a 14 storey shop top housing development including residential units, serviced apartments, retail, basement parking, and a planning agreement at 362-374 Oxford Street, Bondi Junction (the **2017 Consent**).

Subsequently, the adjoining properties at 376-384 Oxford Street, Bondi Junction were acquired and DA-157/2022 was lodged which sought consent to redevelop the land at 376-384 Oxford Street as well as make alterations to the 2017 Consent.

On 4 October 2023, the Land and Environment Court approved DA -157/2022, authorising demolition of existing buildings, construction of a shop top housing development and basement car parking, including modification to approved shop top housing development DA-89/2016 and associated civil and landscaping works at 362-374 Oxford Street and 376-384 Oxford Street, Bondi Junction, subject to conditions (the **2023 Consent**). The 2017 Consent and 2023 Consent are hereafter referred to as **the Consent**.

The proposed SSDA generally seeks approval for the redevelopment of 362-384 Oxford Street, Bondi Junction, proposing to retain key design principles and built form generally in accordance with the Consent. The proposal will introduce new, in-fill affordable housing in accordance with the provisions under the Housing SEPP and incorporate a 30% increase in Gross Floor Area (GFA) and building height.

The development of the site has physically commenced pursuant to the Consent with demolition completed and excavation well underway. Certification under the Consent has been obtained and construction is intended to continue for the lower portion of the building (up to Level 8).



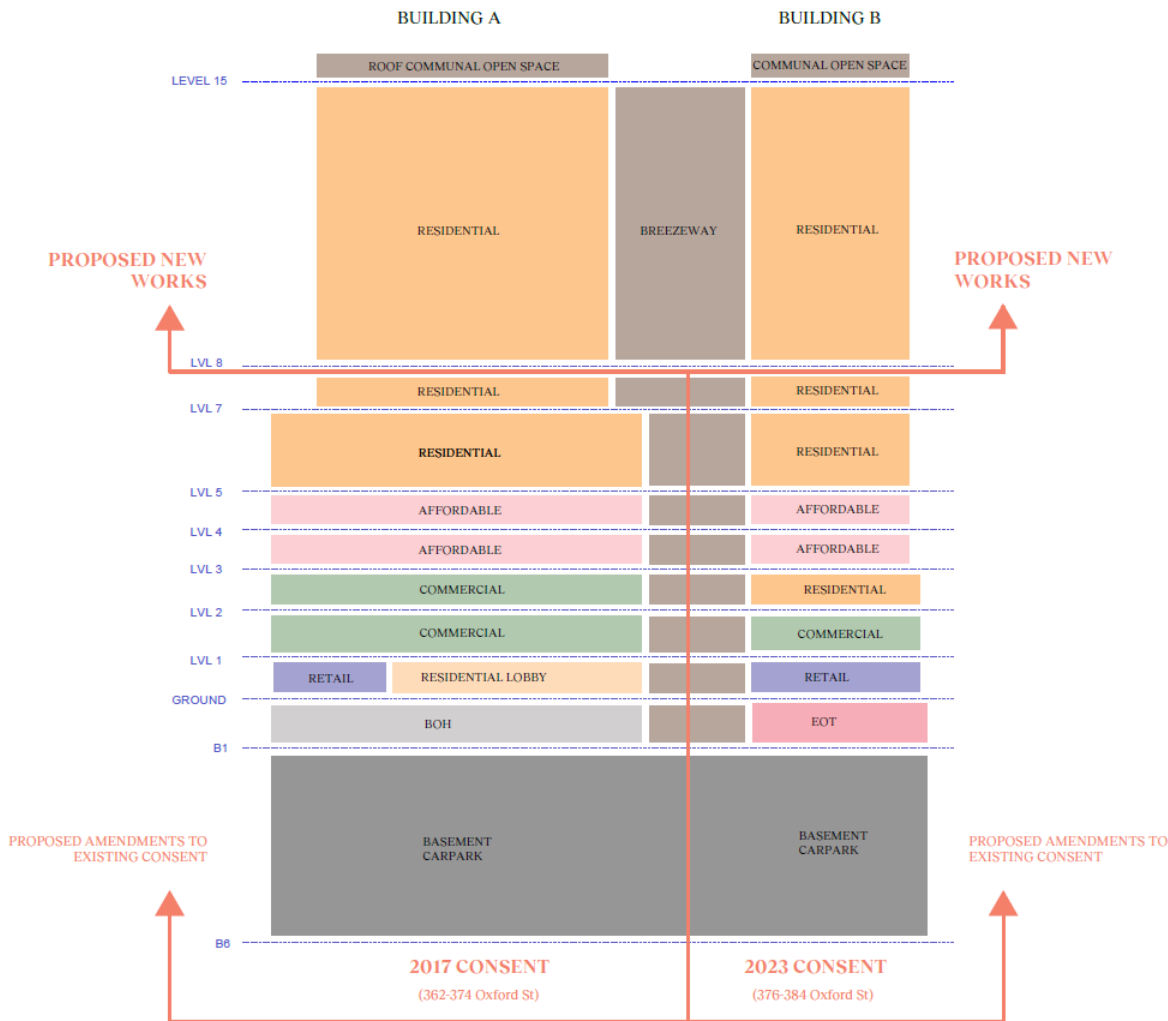
Simultaneously with the construction of the lower parts of the building, the proponent seeks approval for new works to the remaining levels of the building (above level 8) as well as the internal fit out and servicing for the whole of the building (basement to Level 15).

It is intended that the relationship between the approval of the SSDA and the Consent be managed through the imposition of a condition pursuant to s 4.17(1)(b) of the EP&A Act and lodgement of a Notice of Modification pursuant to cl. 67 of the EP&A Regulation to ensure consistency across all development consents.

The Applicant has carefully managed the additional 30% floor space and height incentives while retaining the core design principles of the existing approvals.

The proposal while technically constituting a single building due to the consolidated basement and connecting central breezeway spanning the building's height, is functionally composed of two parts. For clarity and ease of discussion, these parts are designated as Site A for the eastern portion and Site B for the western portion of the site.

Figure provides a visual representation of the proposed SSDA strategy.



**Figure A – Proposed SSDA**

Specifically, the SSDA seeks development consent for:

**Proposed New Works:**

- Construction of Levels 8 – 15 of the residential tower including Buildings A and B (achieving a maximum height of RL 127.90 - 51.96m), comprising:
  - Building A (362-374 Oxford Street, Bondi Junction) with a maximum height of RL 127.90
  - Building B (376-384 Oxford Street, Bondi Junction) with a maximum height of RL 125.76
  - Communal open space and rooftop amenity.
  - Plant and lift overrun.
- Internal fit out of Level 8 to 15

**Proposed Amendments to Existing Consents**

- The internal fit out of Basement levels 1- 6.
- Internal fit out of Ground to Level 7.
- The allocation of 1,529m<sup>2</sup> of affordable housing on Levels 3, 4 and 5.

**Cumulative Development (Existing Consents and Subject SSDA)**

- A 15-storey residential tower (achieving a maximum height of RL 127.90 for Building A and RL 125.76 for Building B), comprising:



- The delivery of a total of 10,100m<sup>2</sup> of GFA.
- 1,588m<sup>2</sup> non-residential GFA including, 851m<sup>2</sup> of commercial GFA and 737m<sup>2</sup> of retail GFA.
- 118 apartments, equating to a total residential GFA of 8,512m<sup>2</sup> including 1,525m<sup>2</sup> of affordable housing GFA.
- The apartments will comprise the following mix:
  - 1 Bed: 48 apartments (41%)
  - 1 Bed + Study: 7 apartments (6%)
  - 2 Bed: 57 apartments. (48%)
  - 3 Bed: 6 apartments. (5%)
- 6 levels of basement for 124 car parking spaces, and 37 motorbikes, with vehicular access from Rowe Lane.
- Storage areas and services.
- Communal open space and associated landscaping.
- Vehicular access from Rowe Lane along the northern boundary.

### **Purpose of this Report**

The purpose of the project is to facilitate the delivery of (market and affordable) housing at a strategically located site and to deliver a built form outcome that is consistent with the desired future character of the 'Bondi Junction Town Centre'.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 05/06/2024 and issued for the SSDA (SSD-71481718). Specifically, this report has been prepared to respond to the SEARs requirement issued below:

| ITEM                           | DESCRIPTION OF REQUIREMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | SECTION REFERENCE                            |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| 4. Built Form and Urban Design | <ul style="list-style-type: none"><li>• 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.</li><li>• 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.</li><li>• 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.</li><li>• Assess how the development complies with the relevant accessibility requirements.</li><li>• Provide a floorplan outlining the gross floor area and units that are dedicated as affordable housing.</li></ul> | Building Code of Australia Compliance Report |

**Table 2 – SEARs Requirements**

### **The Site**

The site is located at 362-374 and 376-384 Oxford Street, Bondi Junction within the Waverley local government area (LGA). The site is legally described as:

- 362-374 Oxford Street, Bondi Junction (the western portion of the site):
  - Lot 4 in DP508369
  - Lot 5 in DP39086
  - Lot 6 in DP39086
  - Lot 7 in DP39086
  - Lot 1 in DP163647
- 376-384 Oxford Street, Bondi Junction (eastern portion of the site):
  - Lot 10 in DP1128739
  - Lot 12 in DP717346.



The site is centrally located within the Bondi Junction Town Centre and is approximately 4.5km south-east of the Sydney Central Business District (CBD).

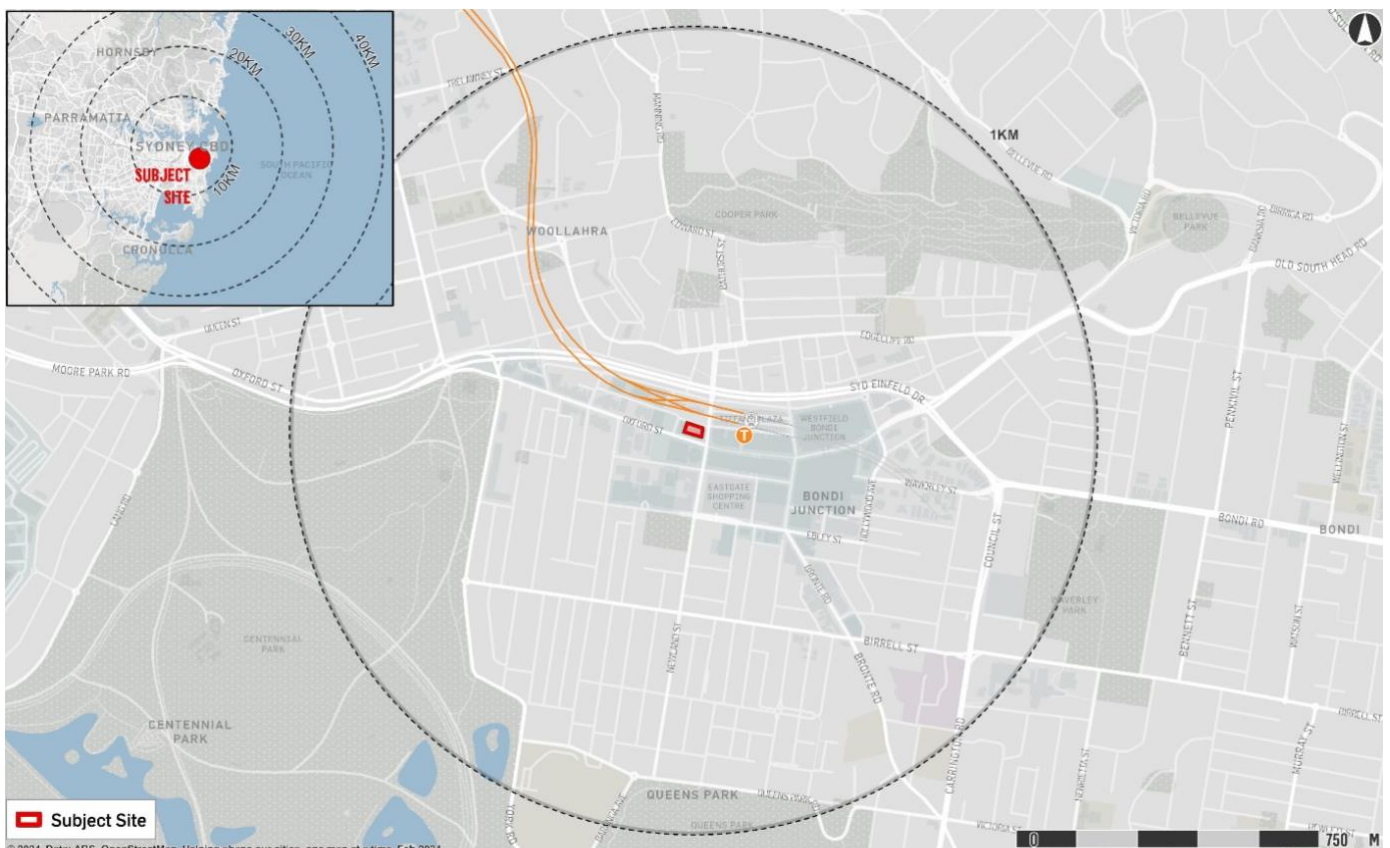
The site has a cumulative area of approximately 1,553.8m<sup>2</sup> and has frontages to Oxford Street to the south, Newland Street to the east, and Rowe Lane to the north.

The immediate urban context surrounding the site is characterised by a mix of commercial, retail, residential, and recreational land uses. The Bondi Junction Town Centre commercial core is located directly east of the site and is characterised by activated ground floor uses.

The site benefits from excellent access to public transport, being located approximately 200m from Bondi Junction Bus Interchange and Bondi Junction Station. Bondi Junction Station is serviced by the T4 Eastern Suburbs and Illawarra Line which provides direct and convenient connections to Sydney CBD and beyond. An extensive number of bus services also operate either from the Interchange or adjacent to the site on Oxford Street.

The site is currently vacant except for the heritage facades at 362-374 Oxford Street, previously occupied by small-scale commercial tenancies known as the "Imperial Building," a locally listed heritage item. The remainder of the site, 376-384 Oxford Street, was occupied by commercial tenancies that have recently been demolished in accordance with the existing development consents.

The site will be progressively developed under the existing approvals and the remaining works will be the subject of this application.



### Figure B – Site Location Plan



### Figure C – Aerial Photograph

## EXECUTIVE SUMMARY

This report relates to a BCA Compliance assessment of the proposed mixed used commercial and residential building at 362-374 AND 376-384 OXFORD STREET, BONDI JUNCTION NSW. The report contains an assessment of the architectural details by way of a clause-by-clause comparison of the Building Code of Australia 2022. The outcome of this report highlights that the current design contains compliance departures from the Deemed-to-Satisfy provisions of the BCA.

The current design does not preclude the ability for fire-engineered solutions (as required) to be provided for the subject development as proposed. In any case, confirmation of final architectural plans supported by council will enable the preparation of fire-engineered or access performance solutions reflective of these details.

The following table outlines the deviations identified from the BCA compliance assessment of the works to be construction. Where these items are addressed, the unit can be confirmed as being compliant with the Building Code of Australia 2022.

### SUMMARY OF IDENTIFIED ISSUES OF NON-COMPLIANCES TO BE ADDRESSED

| NO. | DTS<br>CLAUSE       | DESCRIPTION OF NON-COMPLIANCE                                                                                                                                                                                                                                                                        | RECOMMENDATION                                                                                                                                                                                                                                                                   |
|-----|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | C2D2<br><i>C1.1</i> | <p>Type of Construction required</p> <p>The building is required to be constructed and achieve the required Fire Resistance Levels in accordance with Specification 5, as applicable.</p> <p>The drawings indicate two allotments, the allotment boundary is considered the fire source feature.</p> | <p>As part of the works, it is recommended that the allotment boundaries are amalgamated.</p> <p>Alternatively, a Fire Engineered Performance Solution is required to address/rationalise this. This may be undertaken at the Construction Certificate stage of the project.</p> |

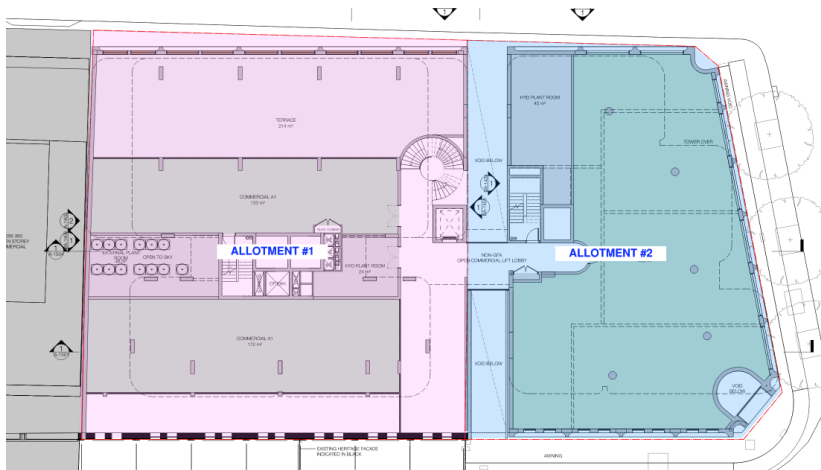
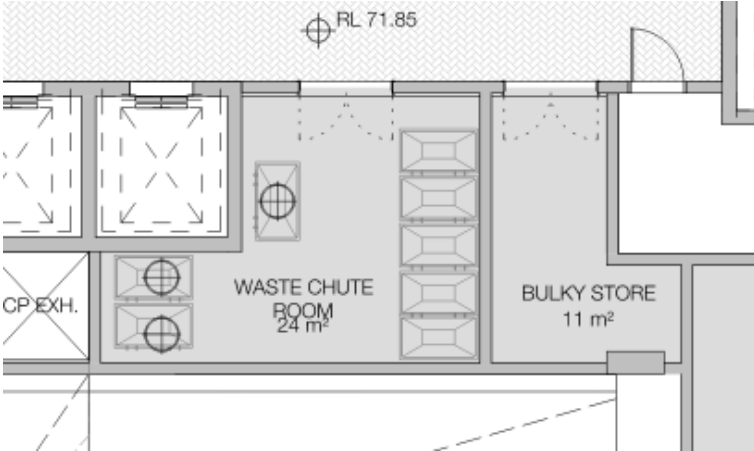


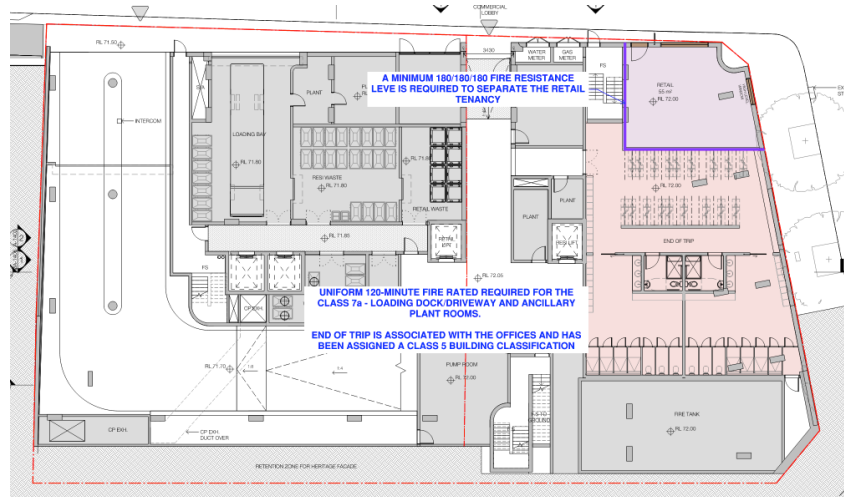
Figure D – Allotment boundaries

| NO. | DTS<br>CLAUSE                                         | DESCRIPTION OF NON-COMPLIANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | RECOMMENDATION                                                                                                                                                                                                                                                        |
|-----|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2.  | C2D2<br><i>C1.1</i><br><br>Spec 5<br><i>Spec C1.1</i> | <p>Fire resisting construction – Enclosure of shafts</p> <p>Shafts which were required to achieve a fire resistance level must be enclosed at the top and bottom by construction achieving a fire resistance level not less than that required for the wall of a non-loadbearing shaft in the same building.</p> <p>This does not apply to the top of a shaft extending beyond the roof covering, other than one enclosing a fire-isolated stairway or ramp or the bottom of a shaft if it is non-combustible and laid directly on the ground.</p> <p>The shafts throughout are required to be constructed in accordance with this clause. Typically, where a waste shaft contains a room at the base i.e. garbage room) this does not strictly comply the requirements of a shaft as this contains a room below and contains other items other than services.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | A Fire Engineered Performance Solution is required to address this item.                                                                                                                                                                                              |
| 3.  | C2D11<br><i>C1.10</i>                                 | <p>Fire Hazard Properties</p> <p>The fire hazard properties of internal linings, material and assemblies must comply with BCA Specification 7. Where PVC pipework is proposed to the Sole Occupancy Unit toilet/kitchen exhaust, this is considered a non-compliance as the air handling ductwork will not comply with the fire hazard properties as set out in AS4254. This is capable of achieving compliance subject to the product selection.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Note. This is capable of achieving compliance with the prescriptive requirements.                                                                                                                                                                                     |
| 4.  | C3D9<br><i>C2.8</i>                                   | <p>Separation of classifications in the same storey / Separation of classifications in different storeys</p> <p>If a building has parts of different classification located alongside one another in the same storey each building the following applies: Each building element in that storey must have the higher Fire Resistance Level prescribed in accordance with BCA Specification 5 for that element for the classification concerned or the parts must be separated in that storey by a fire wall.</p> <p>If parts of different classification are situated one above the other in adjoining storeys, they must be separated via a floor between the adjoining parts which has an FRL of not less than prescribed in Specification 5 for the classification of the lower storey.</p> <p>The building contains different classifications located alongside one another in the same storey. Level B1 contains a retail tenancy and is required to be fire separated via 180-fire rated construction. The bike/end of trip facility has been assigned a Class 5 building classification (as this is utilised for the Commercial/office tenancies). The Loading Dock/Driveway and associated plant rooms are required to achieve an 120-minute fire resistance level. The carpark and end of trip facility may be constructed to achieve a uniform 120-minute FRL.</p> <p>It is recommended that the Ground Level is provided with a uniform 180-minute fire resisting construction due to the extent of retail use. This is shown below. It is noted that the bicycle storage is less than 10% of the floor area.</p> | <p>To be designed to be provided with the required fire resistance levels required.</p> <p>Alternatively, where compliance is not capable of being achieved, a Fire Engineered Performance Solution may be sought to rationalise the fire resisting construction.</p> |

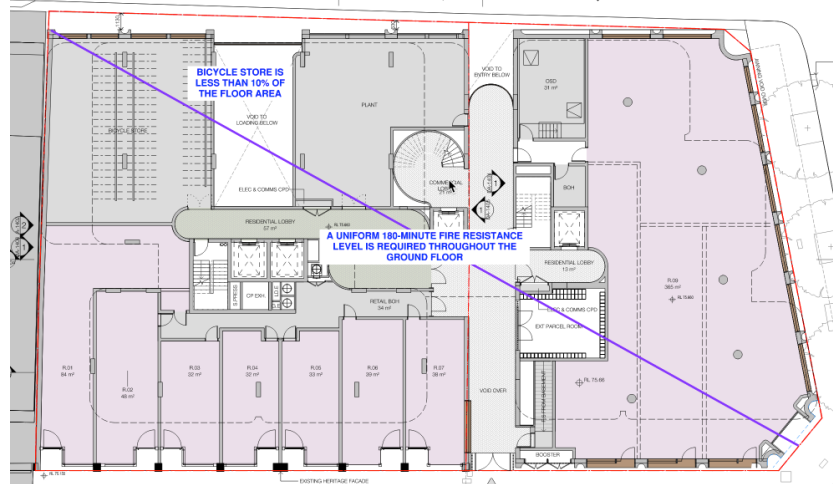
| NO. | DTS<br>CLAUSE | DESCRIPTION OF NON-COMPLIANCE | RECOMMENDATION |
|-----|---------------|-------------------------------|----------------|
|-----|---------------|-------------------------------|----------------|

Level 1 is nominated as a commercial area, this is proposed to be utilised as a Class 5 office and therefore 120-minute fire resistance level applies.

Level 2 contains both commercial (Class 5) and Class 2 (SOUs) located on this level. The building classifications are required to be fire separated. Refer to below markups.

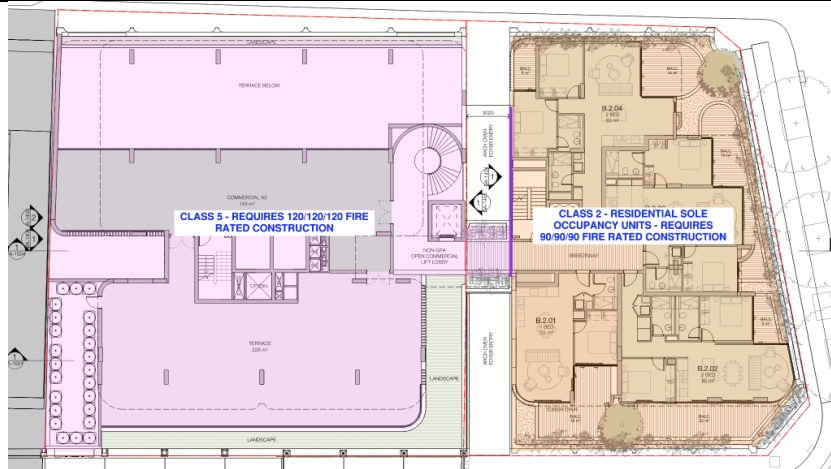


**Figure F - Fire separation required between adjacent building classification (Basement Level 1)**



**Figure G - Fire separation required between adjacent building classification (Ground Level)**

| NO. | DTS<br>CLAUSE | DESCRIPTION OF NON-COMPLIANCE | RECOMMENDATION |
|-----|---------------|-------------------------------|----------------|
|-----|---------------|-------------------------------|----------------|



**Figure H – Fire separation required between adjacent building classification (Level 2)**

5. C4D3  
C3.2

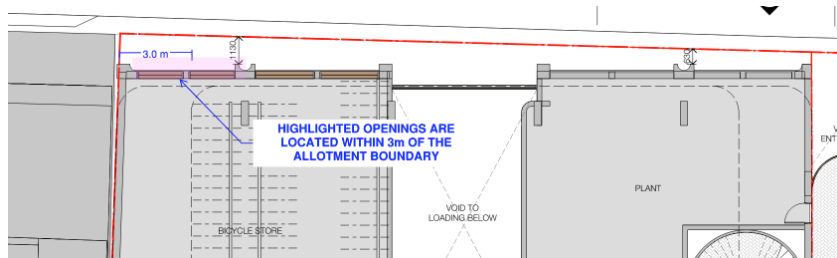
#### Protection of openings in external walls

If the distance between an opening and the fire-source feature to which it is exposed to is less than: 3m from a side or rear boundary of the allotment, 6m 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 6m from another building on the allotment that is not a Class 10.

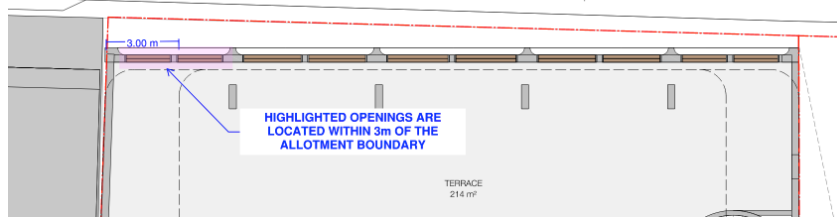
Openings are located within 3m of the allotment boundary. These are highlighted below. Additionally, in conjunction with the requirements of BCA Clause C2D2 and Specification 5, an allotment boundary is shown between the two towers.

As part of the works, the allotment boundaries should be amalgamated. Alternatively, a Fire Engineered Performance Solution may be sought to address this item.

Compliance may be achieved via the extension of the external wall to shield the opening. Alternatively, a Fire Engineered Performance Solution may be sought to address this item.

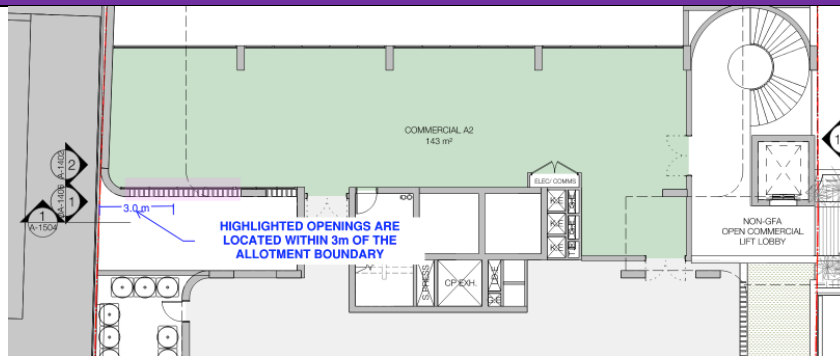


**Figure I – Openings located within 3m of the allotment boundary (Ground)**



**Figure J – Openings located within 3m of the allotment boundary (First)**

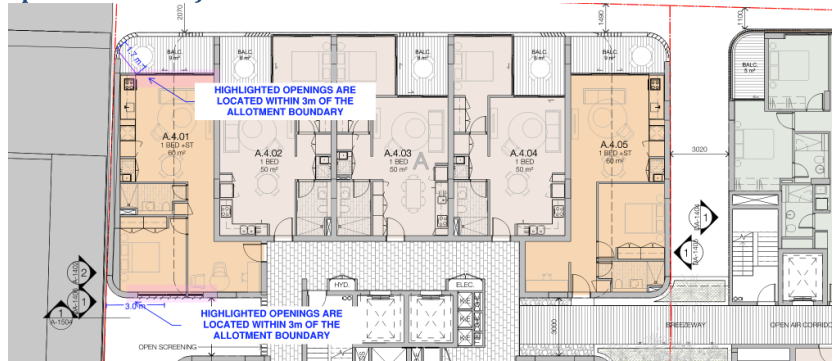
| NO. | DTS<br>CLAUSE | DESCRIPTION OF NON-COMPLIANCE | RECOMMENDATION |
|-----|---------------|-------------------------------|----------------|
|-----|---------------|-------------------------------|----------------|



**Figure K - Openings located within 3m of the allotment boundary (Commercial A2, Level 2)**



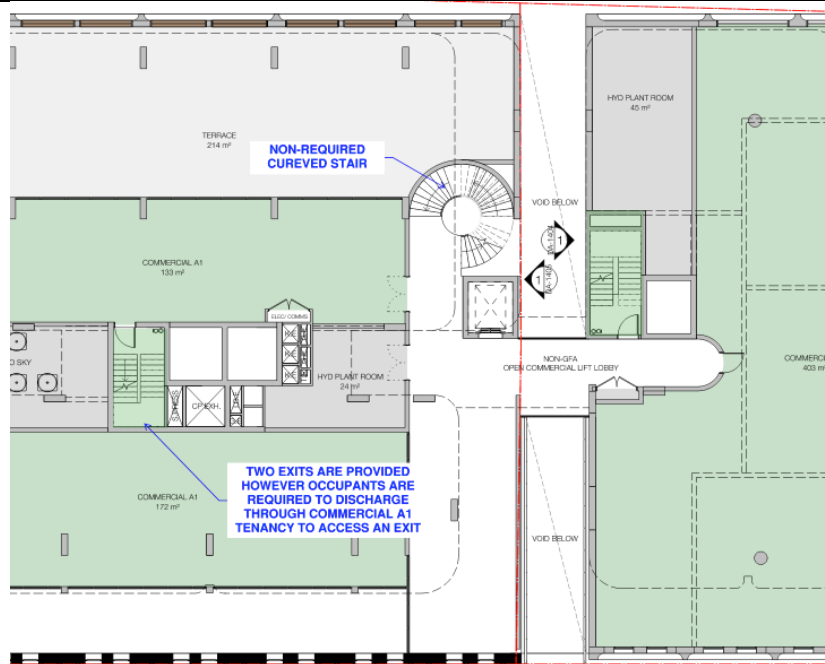
**Figure L - Openings located within 3m of the allotment boundary (Level 3, apartment A.301)**



**Figure M – Openings located within 3m of the allotment boundary (Level 4-6, apartment A.X01)**

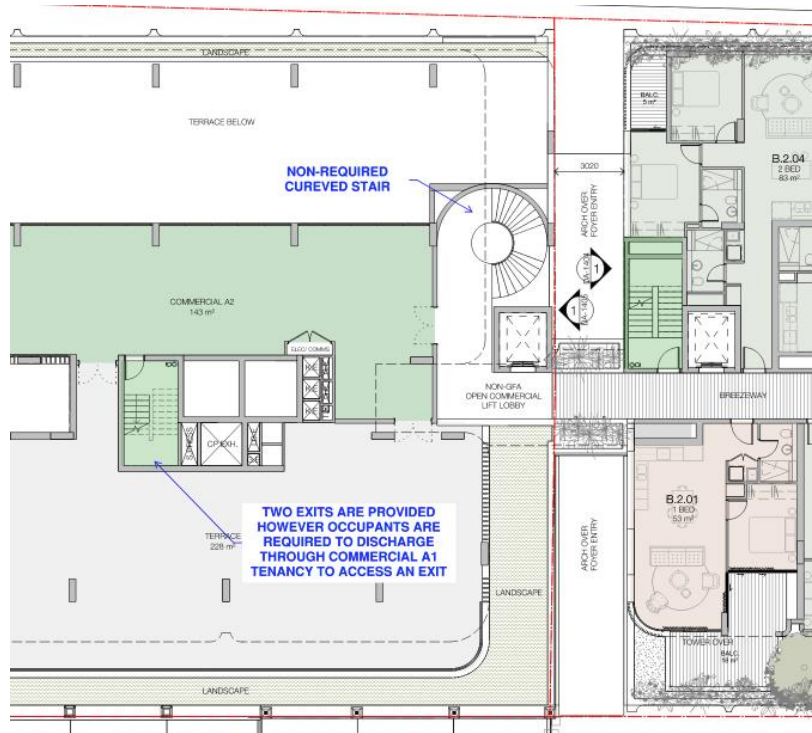
|    |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                       |
|----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6. | D2D3<br>D1.2 | <p>Number of exits required</p> <p>In a building with an effective height of greater than 25m, in addition to any horizontal exit, not less than two exits must be provided from each storey.</p> <p>The requirements do not apply to a part of a storey that is provided with direct egress to a road or open space and stratifies BCA Clause D2D5 by the provision of a single exit.</p> <p><u>Level 1:</u></p> <p>Two fire isolated exits are provided within the level however, occupants are required to egress through Commercial A1 to access this stair this does not comply with subclause (7) in that occupants require access without passing through another SOU. This is shown below.</p> | <p>It is recommended that two exits are provided from the roof top terrace.</p> <p>To be redesigned to comply or a Fire Engineered Performance Solution may be sought at the Construction Certificate stage to address this item.</p> |
|----|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| NO. | DTS<br>CLAUSE | DESCRIPTION OF NON-COMPLIANCE | RECOMMENDATION |
|-----|---------------|-------------------------------|----------------|
|-----|---------------|-------------------------------|----------------|

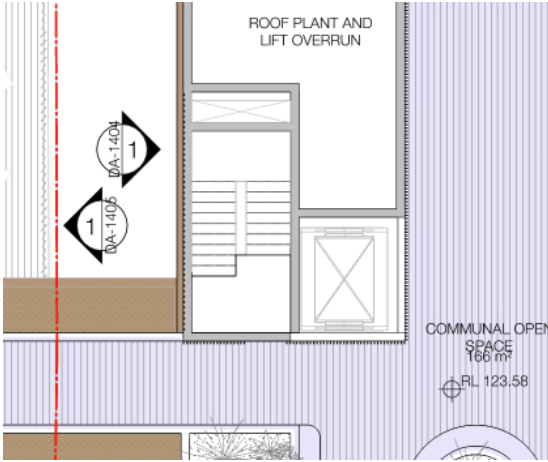


**Figure N - Level 1, egress to second fire isolated stair requires occupants to discharge through an adjacent sole occupancy unit (Commercial A1)**

Similarly, Level 2 requires occupants of the Class 2 portion of the building to egress through the fire isolated stair. This is shown below.

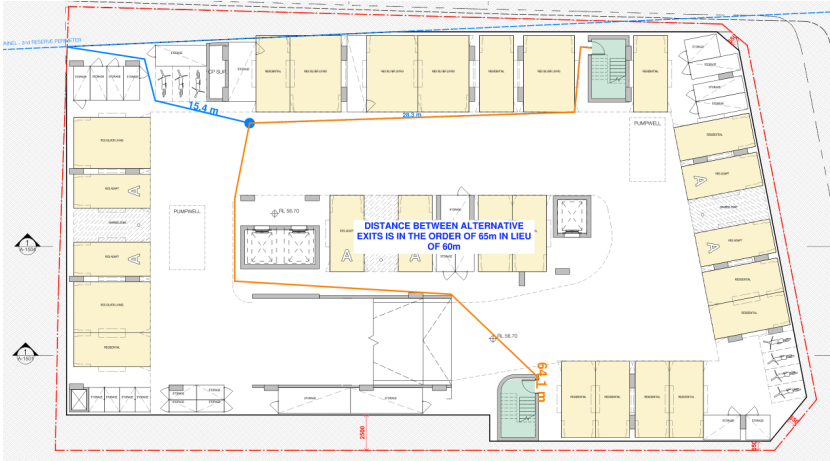
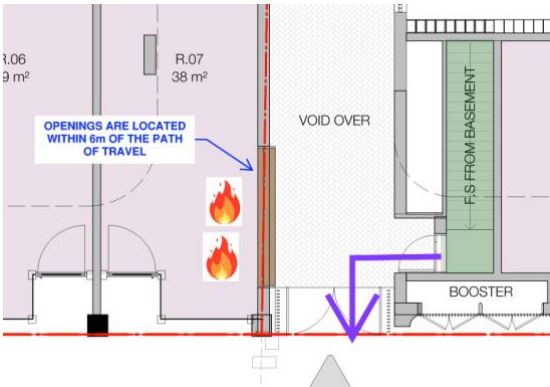


**Figure O - Level 2, egress to second fire isolated stair requires occupants to discharge through an adjacent sole occupancy unit (Commercial A2)**

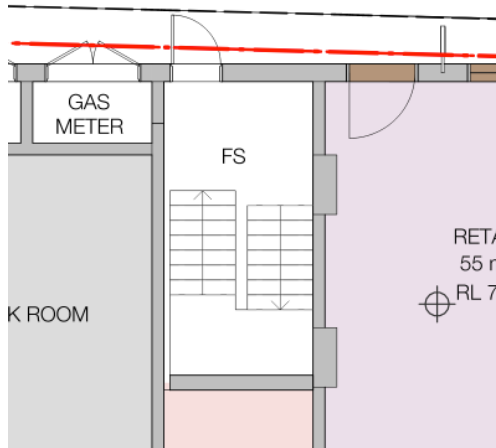
| NO. | DTS<br>CLAUSE | DESCRIPTION OF NON-COMPLIANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | RECOMMENDATION                                                                                                                                                                                                                                                                                                                      |
|-----|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |               | <p><u>Roof Top Terrace:</u></p> <p>No egress door is shown on the doorway to the fire isolated stair. This is shown below.</p>  <p><b>Figure P – Roof top terrace egress</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                     |
| 7.  | D2D5<br>D1.4  | <p><b>Exit travel distances</b></p> <p>In a Class 2 portion of the building, the entrance doorway of any sole occupancy unit must be not more than 6m from an exit or from a point from which travel in different directions to two exits is available or 20m from a single exit serving the storey at the level of egress to a road or open space.</p> <p>No point on the floor of a room which is not within a sole occupancy unit must be more than 20m from an exit or from a point at which travel in different directions to two exits is available.</p> <p>In a Class 5, 6, 7 or 9 portion of the building, no point on a floor must be more than 20m from an exit, or from a point from which travel in different directions to two exits is available, in which case the maximum distance to one of those exits must not exceed 40m.</p> <p>In a Class 5 or 6 portion, the distance to a single exit, serving a storey at the level of access to a road or open space may be increased to 30m. This applies to the retail tenancies located on the Ground Level discharging to Oxford Street.</p> <p><u>Basement B6-B2:</u></p> <p>Distance to a point of choice is within 20m, with an overall exit located within 45m in lieu of 40m. This arrangement is shown below.</p> <p><u>Basement B1:</u></p> <ul style="list-style-type: none"> <li>Retail: Distance to a single exit is within 20m and complies with the requirements of this clause.</li> <li>EOT: Distance from the EOT facility is approximately 36m to a point of choice (in lieu of 20m) with an exit located within 43m. This is shown below.</li> <li>Loading Bay: Distance to a point of choice within 20m to a point of choice and 40m to an overall exit. Compliance is achieved.</li> <li>Retail/Resi waste/Bulky Store/Waste chute room: Distance to a point of choice is within 20m and an overall exit is within 40m.</li> </ul> <p><u>Ground:</u></p> <ul style="list-style-type: none"> <li>Retail Tenancy R.01 to R.07 is provided with a single exit located facing Oxford Street. Distance of travel is within 20m to this exit.</li> <li>Retail.09: Distance of travel to an exit is within 30m to a single exit discharging to Oxford Street. As this is at a level serving a road/open space this travel distance is permitted to be 30m to a single exit.</li> </ul> | <p>To be redesigned to comply or a Fire Engineered Performance Solution may be sought to address this item.</p> <p>The noted extended travel distances should be resolved in conjunction with BCA Clause D2D3 above and accessing the single exits or this is to be addressed by way of a Fire Engineered Performance Solution.</p> |



| NO. | DTS<br>CLAUSE | DESCRIPTION OF NON-COMPLIANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | RECOMMENDATION |
|-----|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
|     |               | <ul style="list-style-type: none"><li>• Retail BOH: Distance to a point of choice is approximately 21m in lieu of 20m. This is shown below.</li><li>• Bicycle Storage: Distance to a point of choice is within 20m to a point of choice and 40m to an overall exit.</li><li>• OSD/Residential Lobby/Commercial Lobby/Parcel Room: Is located within 20m to a point of choice and 40m to an overall exit.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                |
|     |               | <p><u>Level 1:</u></p> <p>As the curved stair is a non-required non fire isolated stair (due to the winder configuration). The following Travel Distances have been calculated:</p> <ul style="list-style-type: none"><li>• Commercial B1: Distance to a single exit is in the order of 23m in lieu of 20m. This is shown below.</li><li>• Open Commercial lift lobby: distance to a single exit is within 20m to a single exit.</li><li>• Commercial: Distance to a single exit is in the order of 38m in lieu of 20m. It is recommended that access to the fire isolated exit is provided.</li><li>• Hyd Plant Room: Distance to a single exit is within 20m.</li><li>• Commercial A1: Depending on the location of the doorway access to the outdoor terrace, distance to a point of choice is capable of being within 20m with an overall exit located within 40m.</li></ul> |                |
|     |               | <p><u>Level 2:</u></p> <ul style="list-style-type: none"><li>• Commercial A2/Terrace: Distance to a point of choice is within 20m to an exit and 40m to an overall exit. Compliance is achieved.</li><li>• Commercial lift lobby: Distance to a single exit is within 20m to a single exit.</li><li>• Residential sole occupancy units: Distance to B2.03 and B2.02 exceeds 6m to a single exit. This measures approximately 7.5m.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |
|     |               | <p><u>Level 3 to Level 12:</u></p> <p>Distance to a point of choice is in the order of 7.5m in lieu of 6m.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                |
|     |               | <p><u>Level 13 and 14:</u></p> <p>Distance to a point of choice is within 6m to a point of choice.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                |
|     |               | <p><u>Level 14: Roof top/swimming pool:</u></p> <p>Distance to a point of choice is within 20m to a point of choice and 40m to an overall exit.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |
|     |               | <p><b><i>Refer to body of report for the distance of travel measurements.</i></b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                |

| NO.                                                                                                                                                                                                                                                     | DTS<br>CLAUSE | DESCRIPTION OF NON-COMPLIANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | RECOMMENDATION                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| 8.                                                                                                                                                                                                                                                      | D2D6<br>D1.5  | <p>Distance between alternative exits<br/>Alternative exits is not less than 9m and not more than 45m apart in a Class 2 building or 60m in all other cases.</p> <p>Basement Level 6 to 2 contains a separation of exits in the order of 65m in lieu of 60m, this is measured through the point of choice and is shown below.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | A Fire Engineered Performance Solution may be sought to address this item.                                                            |
| <p><b>Figure Q – B6 and B2 Level (Typ): Separation of exits is approximately 65m in lieu of 60m</b></p>                                                                                                                                                 |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                       |
| 9.                                                                                                                                                                                                                                                      | D2D12<br>D1.7 | <p>Travel via fire isolated exits<br/>A doorway from a room must not open directly into a stairway, passageway or ramp that is required to be fire isolated unless it's from, a public corridor, public lobby or the like, a sole occupancy unit occupying all of a storey or sanitary compartment, airlock or the like.</p> <p>Each fire isolated stairway or fire-isolated ramp must provide independent egress from each storey served directly, or by way of its own fire isolated passageway to a road or open space or to a point otherwise permitted by this clause.</p> <p>The following items are noted as not complying with this clause:</p> <p>FS Serving Basement Levels:</p> <p>This stair discharges into the confines of the building located (arch/canopy over entry foyer) on the Ground Level (discharging to Oxford Street):</p> <p>Openings are located within 6m of the path of travel</p>  | To be designed to comply with this clause in conjunction with Fire Engineered Performance Solution to be sought to address this item. |
| <p><b>Figure R – Stair discharges into the confines of the building and requires occupants to pass by windows</b></p> <p>Basement Stair discharging to Rowe Lane appears to comply with the requirements of this clause. This stair is shown below:</p> |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                       |

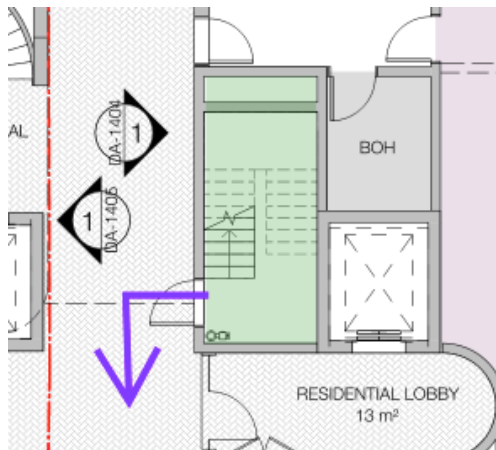
| NO. | DTS<br>CLAUSE | DESCRIPTION OF NON-COMPLIANCE | RECOMMENDATION |
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**Figure S – Basement Stair discharges to Rowe Lane**

Tower B Stair serving upper levels:

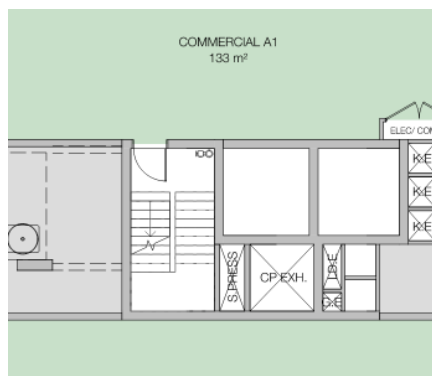
This stair discharges within the confines of the building, as shown below:



**Figure T – Tower B Stair discharges within the confines of the building, discharging to Oxford Street**

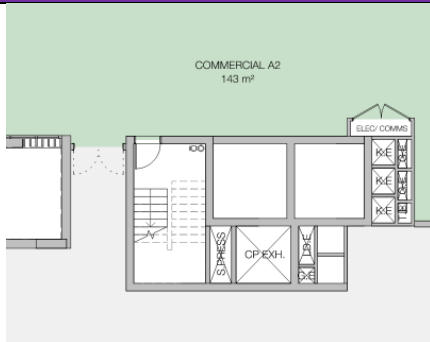
Tower A Stair serving upper levels:

The commercial tenancy are accessed directly from the Fire Isolated Stair on Level 1 and 2. This is shown below:



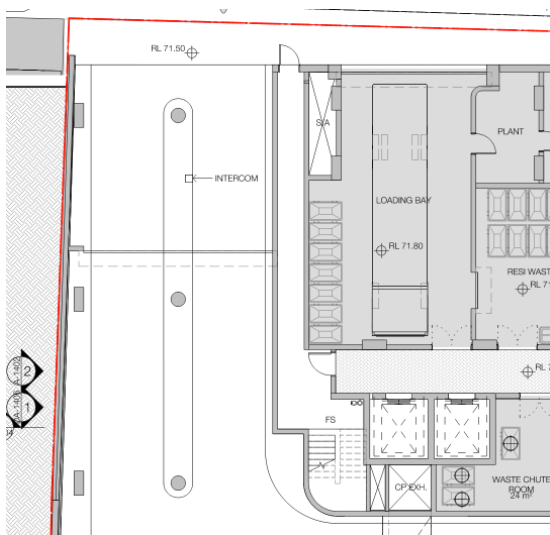
**Figure U – Commercial tenancy located on level 1 requires an airlock to access this door**

| NO. | DTS<br>CLAUSE | DESCRIPTION OF NON-COMPLIANCE | RECOMMENDATION |
|-----|---------------|-------------------------------|----------------|
|-----|---------------|-------------------------------|----------------|

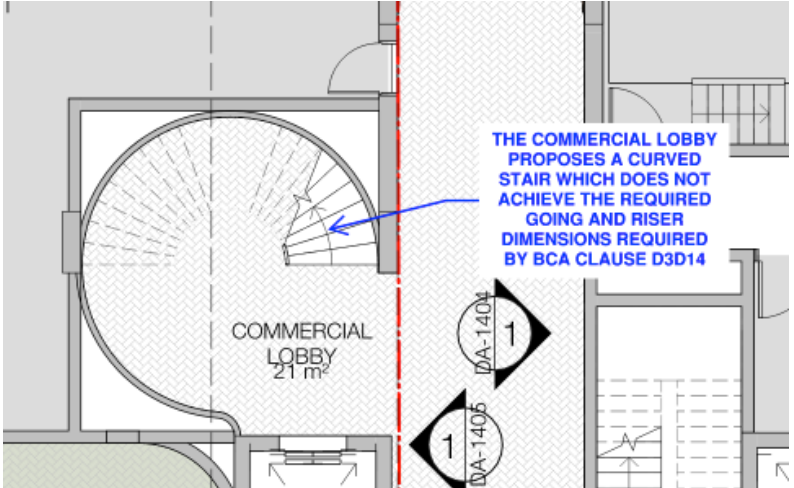
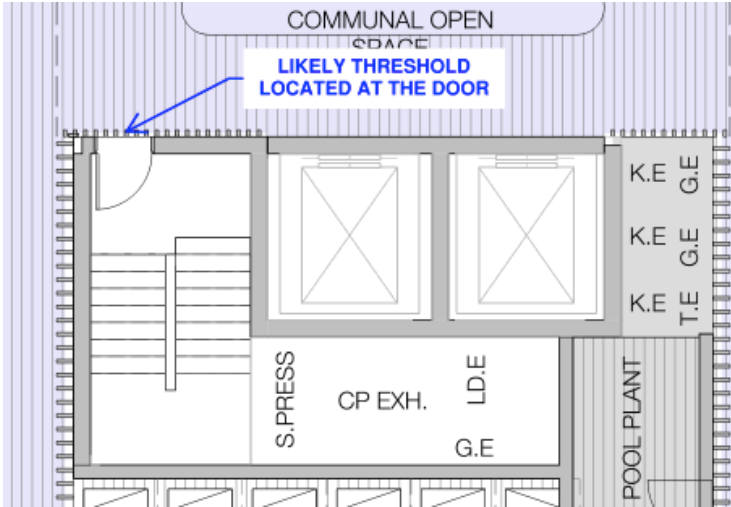


**Figure V – Commercial tenancy located on level 2 requires an airlock to access this door**

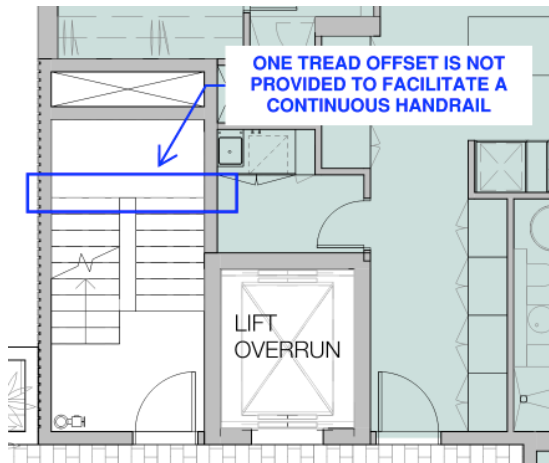
The fire isolated stair discharges to Rowe Lane and complies with the requirements of this clause. This is shown below:



**Figure W – Fire isolated passageway/stair discharges to the road/open space**

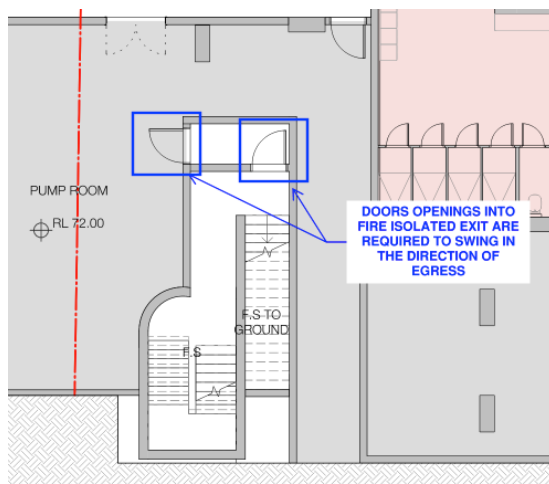
| NO. | DTS<br>CLAUSE  | DESCRIPTION OF NON-COMPLIANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | RECOMMENDATION                                                                                                                                                    |
|-----|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10. | D3D14<br>D2.13 | <p>Goings and risers</p> <p>Public stairs are required to comply with the going and riser dimensions. Given the curved nature the stair will not achieve compliance with this clause.</p> <p>The commercial lobby connecting the Ground, First and Second level is connected by a curved stair, this is shown below:</p>                                                                                                                                                                                                                                                                                                                                                                         | <p>A BCA Performance Solution may be sought to address this item. This will be on the basis that this is not configured as a required egress path.</p>            |
| 11. | D3D16<br>D2.15 | <p>Thresholds</p> <p>The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door unless:</p> <p>In a building required to be accessible by BCA Part D4, the doorway opens to a road or open space and is provided with a threshold ramp or step ramp in accordance with AS1428.1-2009.</p> <p>The doorways accessing the open balconies and roof top terraces may contain a setdown (either a step or threshold ramp) to achieve compliance with the weatherproofing requirements of the BCA. Where this occurs, as the doorways do not discharge to a road or open space this is considered a technical non-compliance.</p>  | <p>Detailing note.</p> <p>To be designed to comply. Where a technical departure occurs, a Fire Engineered Performance Solution may be sought to address this.</p> |

| NO. | DTS<br>CLAUSE  | DESCRIPTION OF NON-COMPLIANCE                                                                                                                                                                                                                                                                                                                                        | RECOMMENDATION                                                                             |
|-----|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| 12. | D3D22<br>D2.17 | <p>Handrails</p> <p>Handrails are required to be installed at a height not less than 865mm and be continuous between stair flight landings and have no obstruction on or above them that tend to break a handhold. A minimum of one tread setback should be provided to ensure the handrail can be constructed as being continuous height throughout the flight:</p> | To be redesigned to comply or a BCA Performance Solution is required to address this item. |



**Figure Z – Stair construction to ensure continuous handrail construction**

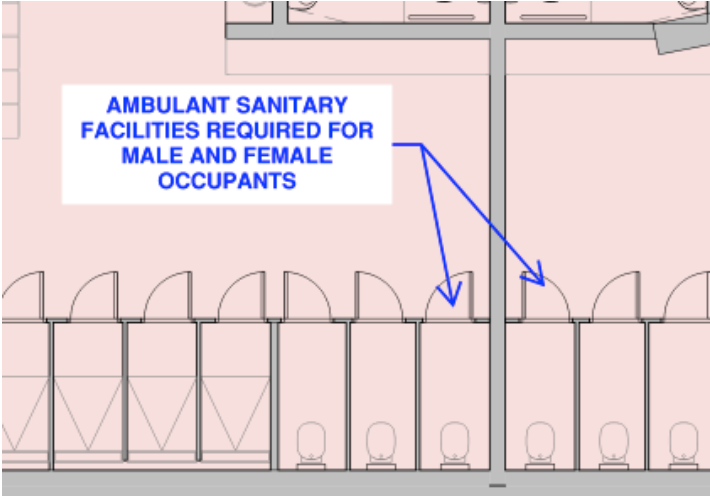
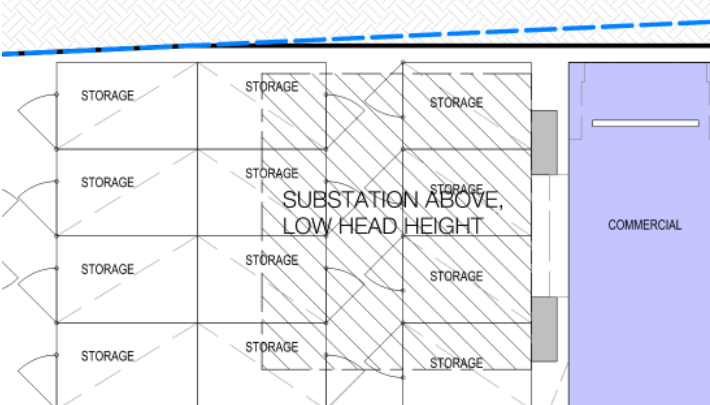
|     |                      |                                                                                                                                                                                                                                                                        |                                                                                                          |
|-----|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| 13. | D3D25(2)<br>D2.20(b) | <p>Swinging doors</p> <p>A required exit must swing in the direction egress.</p> <p>The stairs discharging from the B1 Level from the pump room (discharging into the stair) are required to swing in the direction of egress. The affected doors are shown below:</p> | To be redesigned to comply or a Fire Engineered Performance Solution may be sought to address this item. |
|-----|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|

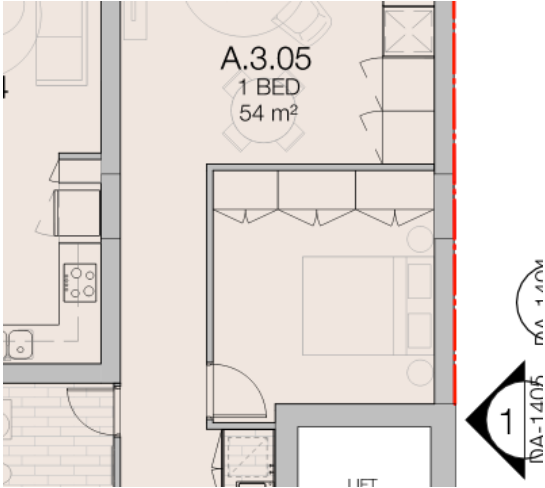
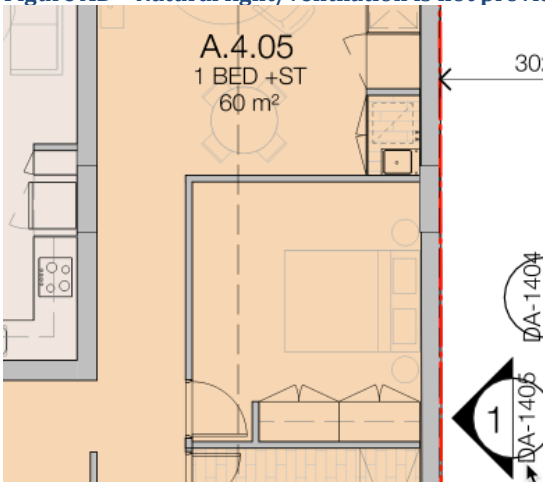


**Figure AA – B1 Level doors are required to swing into the fire isolated stair**



| NO. | DTS<br>CLAUSE                                     | DESCRIPTION OF NON-COMPLIANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | RECOMMENDATION                                                                                                                                                                                                                                                                               |
|-----|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14. | E1D2<br><i>E1.3</i>                               | <p>Fire Hydrants</p> <p>A fire hydrant system is required to serve the entire building as it exceeds 500m<sup>2</sup>. Fire Hydrant coverage to be provided in accordance with AS2419.1-2021 (new adoption Australian Standard within BCA 2022).</p> <p>As the building is greater than 25m in effective height, the building is required to be provided with a ring main and a Grade 1 water supply.</p> <p>The fire hydrant booster assembly is located facing Oxford Street on the Ground Level and is adjacent to primary entrance of the building.</p> <p>The scope of AS2419.1-2021 applies to buildings and associated areas that do not include special hazards (refer to Clause 1.1 of AS2419.1-2021). Where the building incorporates electric vehicles and are considered special hazards (under BCA Clause E1D17 and E2D21 a Fire Engineered Performance Solution will be required to adopt this Australian Standard.</p> | <p>Details of the fire hydrant design is required to be incorporated within the Construction Certificate and fire services design documentation.</p> <p>Where required, a Fire Engineered Performance Solution may be sought to address this item at the Construction Certificate stage.</p> |
| 15. | E1D15<br><i>E1.8</i>                              | <p>Fire Control Centres</p> <p>A fire control facility in accordance with BCA Specification 19 must be provided for a building with an effective height of more than 25m.</p> <p>As the effective height is greater than 50m a dedicated fire control room is required to be provided. This is required to comply with Specification 19.</p> <p>This room is not currently nominated on the architectural drawings.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>Full compliance with Specification 19 should be incorporated within the Fire Services documentation for Construction Certificate approval.</p>                                                                                                                                            |
| 16. | E1D17<br><i>E1.10</i><br><br>E2D21<br><i>E2.3</i> | <p>Provisions for special hazards</p> <p>We note that the Certifier may consider electric cars/charging stations as a hazard within the building, where proposed. As there are no prescriptive requirements this will be required to be addressed via a Performance Solution.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>This is to be determined by the Principal Certifying Authority.</p>                                                                                                                                                                                                                       |
| 17. | E2D6<br><i>E2.2a</i>                              | <p>Buildings more than 25m in effective height: Class 5, 6, 7b, 8 or 9b buildings</p> <p>A Class 5, 6, 7b, 8 or 9b building or part of a building must be provided with a zone pressurisation system between vertically separated fire compartments in accordance with AS1668.1, if the building has an effective height of more than 25m.</p> <p><i>Note. vertically separated fire compartments are fire compartments above and below each other and not fire compartments within the same storey.</i></p> <p>The building contains commercial classifications including, Class 5, Class 6 and Class 9b portions and is required to be provided with zone pressurisation systems between vertically separated fire compartments.</p>                                                                                                                                                                                                | <p>Note only.</p> <p>Given the building is greater than 25m this is required to comply, Alternatively, this may be omitted via a Fire Engineered Performance Solution, subject to further assessment and commentary from the project Fire Engineer.</p>                                      |
| 18. | F2D2<br><i>F1.7</i>                               | <p>Wet area construction</p> <p>In a Class 2 building, building elements must be water resistant or waterproof in accordance with Specification 26. Alternatively, compliance with AS3740 is required.</p> <p>The requirements of AS3740 does not recognise that a window is a water-resistant substrate and therefore a Performance Solution is required to detail the waterproofing junction requirements for any windows within a shower.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>Additional compliance advice. Note only.</p>                                                                                                                                                                                                                                              |

| NO.                                                                                                                                                                                                                           | DTS<br>CLAUSE | DESCRIPTION OF NON-COMPLIANCE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | RECOMMENDATION                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 19.                                                                                                                                                                                                                           | F4D5<br>F2.4  | <p>Accessible sanitary facilities</p> <p>At each bank of toilets, where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and one sanitary compartment suitable for a person with an ambulant disability for use by females must be provided.</p> <p>The end of trip facilities located in the Basement 1 plan do not contain an ambulant male and female facility.</p> <p>This is shown below:</p> | <p>To be designed to comply.</p> <p>Confirmation shall be sought from the project Access Consultant in regard to compliance.</p>                                                                                                                                                 |
|                                                                                                                                            |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                  |
| <p><b>Figure AB – End of trip facilities</b></p>                                                                                                                                                                              |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                  |
| 20.                                                                                                                                                                                                                           | F5D2<br>F3.1  | <p>Heights of rooms and other spaces</p> <p>The Basement Level nominates a 'Substation above – Low Head Height'. It is unclear what the actual (unobstructed) ceiling height will be within this level. This is shown below:</p>                                                                                                                                                                                                                                                                                                                                           | <p>Where less than 2.1m a BCA Performance Solution is required to be sought to address this item.</p> <p>Coordination between the services consultants is required to ensure the minimum unobstructed ceiling height is achieved throughout the building as nominated above.</p> |
|                                                                                                                                           |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                  |
| <p><b>Figure AC – Ceiling height within basement levels</b></p> <p>Storage cages throughout are required to achieve a minimum 2.1m clearance. Where this is reduced, a BCA Performance Solution is required to be sought.</p> |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                  |

| NO. | DTS<br>CLAUSE | DESCRIPTION OF NON-COMPLIANCE                                                                                                                                                                                                                                                                                                      | RECOMMENDATION                                                                                                                                                                                                                                    |
|-----|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 21. | F6D3<br>F4.2  | Natural light and Ventilation (Borrowed Light/Ventilation)<br>Apartment A.305 and A.405 contains a bedroom which is not provided with natural light / ventilation via a window.                                                                                                                                                    | Compliance may be achieved by providing a window or where achieved by borrowed light and ventilation is proposed to achieve compliance, details confirming this is required to be incorporated within the Construction Certificate documentation. |
|     | F6D7<br>F4.6  | This is shown below:                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                   |
|     | F6D8<br>F4.7  |  <p><b>Figure AD – Natural light/ventilation is not provided to bedroom</b></p>  <p><b>Figure AE – Natural light/ventilation is not provided to bedroom</b></p> |                                                                                                                                                                                                                                                   |

## 1.0 INTRODUCTION

This report provides a Building Code of Australia (BCA) 2022 compliance assessment of the proposed mixed commercial and residential building at 362-374 AND 376-384 OXFORD STREET, BONDI JUNCTION NSW.

The proposed development comprises of a mixed commercial podium incorporating five levels of basement carparking, end of trip facilities, retail, and commercial tenancies. Residential sole occupancy units are located from Level 2 to Level 14 of the building. A communal rooftop terrace is provided located on Level 15 which comprises of a swimming pool.

The proposed development is situated within the local government area of Waverley Council.

The current design does not preclude the ability for fire-engineered or access performance solutions (as required) to be provided for the subject development as proposed. In any case, confirmation of final architectural plans supported by Council will enable the prepared of fire-engineered or access performance solutions reflective of these details.

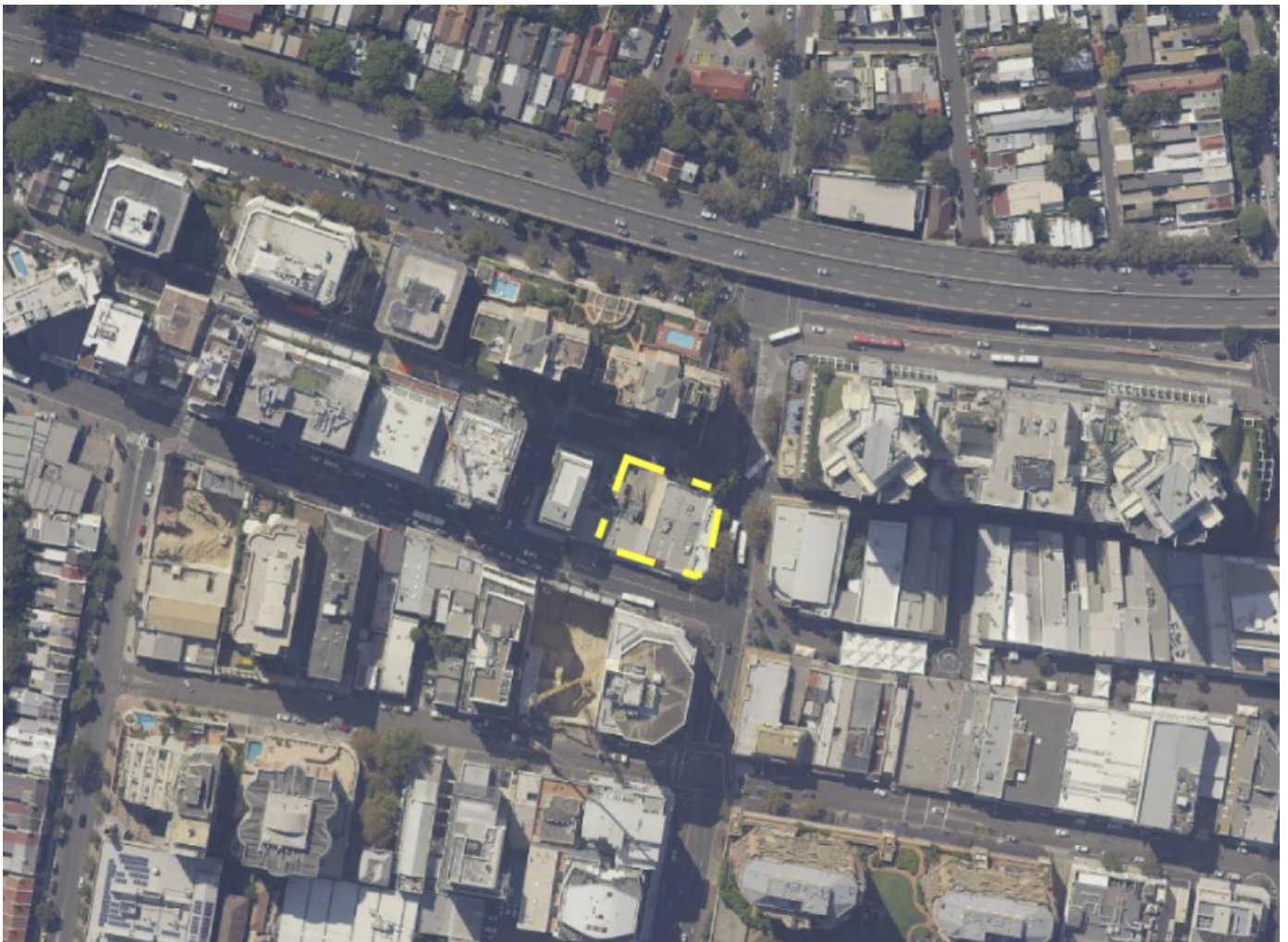


Figure 1 – Site locality, Courtesy NSW e-Planning Spatial Viewer



## 1.1 BASIS OF REPORT

The key objective of the report is to:

- Assess the proposed works under the current Building Code of Australia 2022 (BCA), inclusive of Parts C, D, E and F and list any departures and information applicable from the BCA that will need to be addressed prior to the issue of the occupation certificate.
- Provide BCA compliance advice and information where departures are identified.

The following architectural drawings prepared by SJB Architects, project numbered 6507 were provided for assessment:

| Drawing Number | Drawing Title                           | Revision / Date |
|----------------|-----------------------------------------|-----------------|
| DA-0001        | Cover                                   | 8 / 19.02.2025  |
| DA-0103        | Site Analysis                           | 5 / 19.02.2025  |
| DA-0104        | Site Analysis – Rail Stratum            | 5 / 19.02.2025  |
| DA-0204        | Basement 6 Plan                         | 10 / 19.02.2025 |
| DA-0205        | Basement 5 Plan                         | 10 / 19.02.2025 |
| DA-0206        | Basement 4 Plan                         | 10 / 19.02.2025 |
| DA-0207        | Basement 3 Plan                         | 10 / 19.02.2025 |
| DA-0208        | Basement 2 Plan                         | 10 / 19.02.2025 |
| DA-0209        | Basement 1 Plan                         | 11 / 19.02.2025 |
| DA-0210        | Ground Plan                             | 10 / 19.02.2025 |
| DA-0211        | Level 1 Plan                            | 10 / 19.02.2025 |
| DA-0212        | Level 2 Plan                            | 10 / 19.02.2025 |
| DA-0213        | Level 3 Plan                            | 10 / 19.02.2025 |
| DA-0214        | Level 4-6 Plan                          | 10 / 19.02.2025 |
| DA-0217        | Level 7 Plan                            | 10 / 19.02.2025 |
| DA-0218        | Level 8 Plan                            | 8 / 19.02.2025  |
| DA-0219        | Level 9 Plan                            | 8 / 19.02.2025  |
| DA-0220        | Level 10 Plan                           | 8 / 19.02.2025  |
| DA-0221        | Level 11 Plan                           | 8 / 19.02.2025  |
| DA-0222        | Level 12 Plan                           | 8 / 19.02.2025  |
| DA-0223        | Level 13 Plan                           | 8 / 19.02.2025  |
| DA-0224        | Level 14 Plan                           | 8 / 19.02.2025  |
| DA-0225        | Level 15 Plan                           | 7 / 19.02.2025  |
| DA-0226        | Lift Over-Run                           | 1 / 19.02.2025  |
| DA-1401        | Oxford Street Elevation                 | 7 / 19.02.2025  |
| DA-1402        | Newland Street Elevation                | 7 / 19.02.2025  |
| DA-1403        | Rowe Lane Elevation                     | 8 / 19.02.2025  |
| DA-1404        | Western Inside Elevation                | 7 / 19.02.2025  |
| DA-1405        | Eastern Inside Elevation                | 7 / 19.02.2025  |
| DA-1406        | Western Elevation                       | 7 / 19.02.2025  |
| DA-1410        | Heritage Elevation – Oxford Street      | 6 / 19.02.2025  |
| DA-1411        | Heritage Façade Section (Oxford Street) | 6 / 19.02.2025  |
| DA-1501        | Section Sheet 1                         | 7 / 19.02.2025  |
| DA-1502        | Section Sheet 2                         | 7 / 19.02.2025  |
| DA-1510        | Section – Detail                        | 6 / 19.02.2025  |
| DA-3401        | External Materials and Finishes         | 5 / 19.02.2025  |
| DA-4420        | Adaptable Apartment Type 1              | 6 / 19.02.2025  |
| DA-4422        | Adaptable Apartment Type 2              | 6 / 19.02.2025  |
| DA-4423        | Adaptable Apartment Type 3              | 6 / 19.02.2025  |
| DA-4424        | Typical Apartment Types                 | 2 / 19.02.2025  |
| DA-4425        | Typical Apartment Types Schedules       | 2 / 19.02.2025  |
| DA-6020        | Solar Analysis                          | 6 / 19.02.2025  |
| DA-6021        | Cross Ventilation Analysis              | 7 / 19.02.2025  |



| Drawing Number | Drawing Title                         | Revision / Date |
|----------------|---------------------------------------|-----------------|
| DA-6030        | Solar POV                             | 6 / 19.02.2025  |
| DA-6031        | Solar POV                             | 6 / 19.02.2025  |
| DA-6032        | Solar POB                             | 6 / 19.02.2025  |
| DA-6040        | Communal Open Space                   | 6 / 19.02.2025  |
| DA-6050        | Overshadowing Plan                    | 6 / 19.02.2025  |
| DA-6051        | Overshadowing Autumn Equinox Sheet 1  | 4 / 19.02.2025  |
| DA-6052        | Overshadowing Autumn Equinox Sheet 2  | 4 / 19.02.2025  |
| DA-6053        | Overshadowing Spring Equinox Sheet 1  | 4 / 19.02.2025  |
| DA-6054        | Overshadowing Spring Equinox Sheet 2  | 4 / 19.02.2025  |
| DA-6055        | Overshadowing Winter Solstice Sheet 1 | 4 / 19.02.2025  |
| DA-6056        | Overshadowing Winter Solstice Sheet 2 | 4 / 19.02.2025  |
| DA-6057        | Overshadowing Summer Solstice Sheet 1 | 4 / 19.02.2025  |
| DA-6058        | Overshadowing Summer Solstice Sheet 2 | 4 / 19.02.2025  |
| DA-6110        | GFA Plans – Sheet 1                   | 8 / 19.02.2025  |
| DA-6111        | GFA Plans – Sheet 2                   | 8 / 19.02.2025  |
| DA-7010        | 3D Perspective                        | 5 / 19.02.2025  |
| DA-7011        | 3D Perspective                        | 5 / 19.02.2025  |
| DA-7012        | 3D Perspective                        | 5 / 19.02.2025  |
| DA-7021        | Analysis – Height Plane Diagram       | 6 / 19.02.2025  |
| DA-7022        | Analysis – Height Plane Diagram       | 4 / 19.02.2025  |

## 1.2 LIMITATIONS AND EXCLUSIONS

The following items are outside the scope of this report:

- Reporting on hazardous materials, OH&S matters or construction site contamination.
- Assessment of any structural elements or geotechnical matters relating to the building, including a structural or other assessment of the existing fire-resistant levels of the building.
- Assessment of any fire services operations (including hydraulic, electrical or other systems).
- Assessment of plumbing and drainage installations, including stormwater.
- Assessment of mechanical plant operations, electrical systems or security systems.
- Heritage significance.
- Consideration of energy or water authority requirements.
- Consideration of local planning policies.
- Environmental, planning or heritage issues.
- Requirements of statutory authorities.
- Pest inspection or assessment of building damage caused by pests.
- Energy efficiency Part H.
- Assessment of BCA Part D4, AS1428.1-2009 and the Disability (Access to Premises – Buildings) Standards 2010.
- Assessment against the Disability Discrimination Act 1992.
- Planning for Bushfire Protection 2006.
- Assessment of the external wall system/building envelope and the associated provisions of BCA Section F. The project Façade Engineer/Structural Engineer shall confirm compliance with the section and the associated prescriptive and Performance requirements.
- Reference to, or discussion of, any existing Fire Engineered or BCA Performance Solution does not imply concurrence, acceptance or agreeance with the subject Performance Solution. This is not considered an third-party/peer review of any proposed Performance Solution.
- Review against BCA Part G7 – Livable Housing Assessment; and
- Destructive inspections to determine exact makeup of external wall and bounding wall construction.



### 1.3 BUILDING CODE OF AUSTRALIA 2022 – APPLICABLE VERSION

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This Building Code of Australia 2022 assessment has been undertaken against the version released by the Australian Building Codes Board on the 1 May 2023.

### 1.4 REPORTING TEAM

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The information contained herein has been prepared by Abby Mortimer (Building Surveyor, SA Accredited Professional – Building Level 1 and AIBS, Building Surveyor – Level 1) and James Alexander (Building Surveyor, Grade A1 Accredited Certifier and PCA BDC 0002 and C10 Fire Engineer BDC4516).

### 1.5 REPORTING METHODOLOGY

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The following methodology has been undertaken within Chapter 3.0 of this report and the items providing additional design advice to assist with the documentation at the Construction Certificate stage has been included within the below summary table:

|  |                                                                                                                                                                                                                                                                                 |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>Non-compliant</b> – The design requires the provision of a Performance Solution/s or the design is required to achieve compliance with the Deemed-to-Satisfy provisions of the BCA or additional information is provided to assist with the design detailing of the project. |
|  | <b>Compliance advice</b> – Further information is required to determine compliance                                                                                                                                                                                              |
|  | <b>Compliant</b>                                                                                                                                                                                                                                                                |



## 2.0 BUILDING CLASSIFICATION

### 2.1 BUILDING CHARACTERISTICS

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Classification of Building or Part:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Class 9b (Roof top Swimming Pool)<br>Class 2 (Residential sole occupancy units)<br>Class 7a (Carpark)<br>Class 6 (Retail)<br>Class 5 (Office – commercial tenancy/End of Trip)                                                                                                                                                                                                                |
| Rise in Storeys:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 17 Storeys                                                                                                                                                                                                                                                                                                                                                                                    |
| Storeys contained                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 22 Storeys                                                                                                                                                                                                                                                                                                                                                                                    |
| Effective Height:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | >50m (approximately 51.63m)<br>(123.430-71.800=51.63m)                                                                                                                                                                                                                                                                                                                                        |
| Type of Construction:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Type A                                                                                                                                                                                                                                                                                                                                                                                        |
| Floor areas:<br>Class 9b (Swimming Pool)<br>Class 2 (Residential sole occupancy units)<br>Class 7a (Carpark)<br>Class 6 (Retail)<br>Class 5 (Office – commercial tenancy/End of trip)                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Approximately 900m <sup>2</sup><br>Approximately 13,110m <sup>2</sup><br>Approximately 7,950m <sup>2</sup><br>Approximately 1,535m <sup>2</sup><br>Approximately 2,355m <sup>2</sup>                                                                                                                                                                                                          |
| C3D3 maximum compartment sizes:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Not applicable to the Class 2 portion of the building or Class 7a carparking where the building is provided with an AS2118 sprinkler system throughout.<br>Maximum compartment size for commercial (retail Class 6) must not exceed 5,000m <sup>2</sup> and 30,000m <sup>3</sup> . Maximum compartment size for Class 9b and 5 must not exceed 8,000m <sup>2</sup> and 48,000m <sup>3</sup> . |
| <p>The building is considered a united building for the purposes of this Building Code of Australia assessment, as per the governing requirements of A7G1 where buildings are deemed united when two or more buildings adjoining each other are connected and used as one building.</p> <p><i>Note. The storage within the basement levels has been measured at less than 10% of the floor area and therefore a separate assignment of classification has not been applied. Where the storage of any floor area is greater than 10% this requires a separate Class 7b building classification where a higher Fire Resistance Level will apply.</i></p> |                                                                                                                                                                                                                                                                                                                                                                                               |

### 3.0 BCA COMPLIANCE SUMMARY

| CLAUSE | REFERENCE | APPLICABLE | COMPLIES | COMMENT |
|--------|-----------|------------|----------|---------|
|--------|-----------|------------|----------|---------|

#### SECTION C - FIRE RESISTANCE AND STABILITY

##### PART C2 - FIRE RESISTANCE AND STABILITY

|              |                               |   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------|-------------------------------|---|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C2D1<br>C1.0 | DTS provisions                | ✓ | Note only         | Applies as noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| C2D2<br>C1.1 | Type of Construction Required | ✓ | Compliance advice | <p>The building is required to be constructed in accordance with Type A construction.</p> <p>The building is required to be constructed and achieve the required Fire Resistance Levels in accordance with Specification 5, as applicable. An extract is provided below.</p> <p>The drawings indicate two allotments, the allotment boundary is considered the fire source feature.</p> <p>As part of the works, it is recommended that the allotment boundaries are amalgamated. Alternatively, a Fire Engineered Performance Solution is required to address/rationalise this. This may be undertaken at the Construction Certificate stage of the project.</p> |

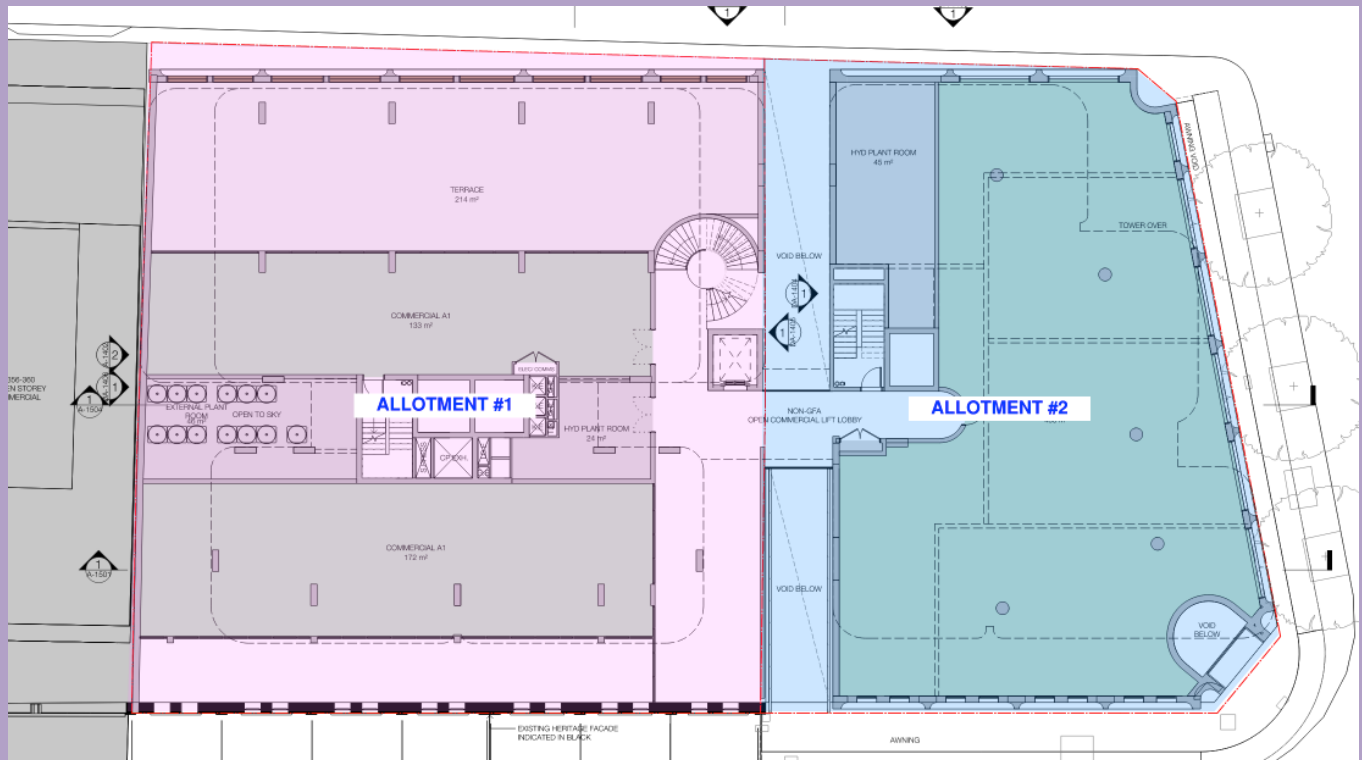


Figure 2 – Allotment boundaries

|              |                                      |   |      |                                                                                              |
|--------------|--------------------------------------|---|------|----------------------------------------------------------------------------------------------|
| C2D3<br>C1.2 | Calculation of Rise in Storeys       | ✓ | Note | The building has a Rise in Storeys of 16 storeys.                                            |
| C2D4<br>C1.3 | Buildings of Multiple Classification | ✓ | Note | The building contains multiple building classifications, including Class 2, 5, 6, 7a and 9b. |



| CLAUSE        | REFERENCE                                      | APPLICABLE | COMPLIES          | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------|------------------------------------------------|------------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               |                                                |            |                   | This assessment is contained throughout the report on this basis.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| C2D6<br>C1.4  | Mixed Types of Construction                    | X          | N/A               | Not applicable – The building is considered Type A Construction throughout the building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| C2D6<br>C1.5  | Two Storey Class 2, 3 or 9c Buildings          | X          | N/A               | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| C2D7<br>C1.6  | Class 4 Parts of Buildings                     | X          | N/A               | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| C2D8<br>C1.7  | Open Spectator Stands & Indoor Sports Stadiums | X          | N/A               | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| C2D9<br>C1.8  | Lightweight Construction                       | ✓          | Compliance advice | Where lightweight construction is proposed this must comply with BCA Specification 6 is used in a wall system that is required to achieve a Fire Resistance Level or for the construction of a shaft.<br><br>If lightweight construction is proposed to be used as the fire resisting covering of a steel column or the like, compliance with this clause is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| C2D10<br>C1.9 | Non-combustible building elements              | ✓          | Compliance advice | In a building required to be of Type A or B Construction, the following building elements and their components must be non-combustible:<br><br>(a) External walls and common walls, including all components incorporated in them include the façade covering, framing and insulation.<br><br>(b) The flooring and floor framing of lift pits.<br><br>(c) Non-loadbearing internal walls where they are required to be fire-resisting.<br><br>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-load bearing, must be of non-combustible construction in –<br><br>(a) a building required to be of Type A construction; and<br><br>(b) a building required to be of Type B construction, subject to C3D11, in –<br><br>(i) A Class 2, 3 or 9 building; and<br><br>(ii) A Class 5, 6,7 or 8 building if the shaft connects more than two storeys.<br><br>A load bearing internal wall and load bearing fire wall, including those that are part of a loadbearing shafts, must comply with Specification 5.<br><br>The requirements of (1) and (2) do not apply to the following:<br><br>(a) Gaskets.<br><br>(b) Caulking.<br><br>(c) Sealants.<br><br>(d) Termite management systems.<br><br>(e) Glass, including laminated glass, and associated adhesives, including tapes. |



| CLAUSE | REFERENCE | APPLICABLE | COMPLIES | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------|-----------|------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |           |            |          | <p>(f) Thermal breaks associated with –</p> <ul style="list-style-type: none"> <li>(i) Glazing systems.</li> <li>(ii) External wall systems, where the thermal breaks – <ul style="list-style-type: none"> <li>(A) Are no larger than necessary to achieve thermal objectives.</li> <li>(B) Do not extend beyond one storeys; and</li> <li>(C) Do not extend beyond one fire compartment.</li> </ul> </li> </ul> <p>(g) Damp-proof courses.</p> <p>(h) Compressible fillers and backing materials, including those associated with articulation joints, closing gaps not wider than 50mm.</p> <p>(i) Isolated –</p> <ul style="list-style-type: none"> <li>(i) Construction packers and shims; or</li> <li>(ii) Blocking for fixing fixtures;</li> <li>(iii) Fixings, including fixing accessories; or</li> <li>(iv) Acoustic mounts.</li> </ul> <p>(j) Waterproofing materials applied to the external face, used below ground level and up to 250mm above ground level.</p> <p>(k) Joint trims and joint reinforcing tape and mesh of a width not greater than 50mm.</p> <p>(l) Weather sealing materials, applied to gaps not wider than 50mm, used within and between concrete elements.</p> <p>(m) Wall ties and other masonry components complying with AS2699 Part 1 and Part 3 as appropriate and associated with masonry wall construction.</p> <p>(n) Reinforcing bars and associated minor element that are wholly or predominately encased in concrete or grout.</p> <p>(o) A paint, lacquer or a similar finish or coating.</p> <p>(p) Adhesives, including tapes associated with stiffeners for cladding system.</p> <p>(q) Fire-protective materials and components required for the protection of penetrations.</p> <p>This clause outlines the materials, when entirely composed of itself, are non-combustible and materials that may be used wherever a non-combustible material is required.</p> <p><u>Extent of assessment:</u><br/>An assessment of the external walls and materials has not been undertaken within this report as finishes schedules have not been developed/provided for review. However it is noted:</p> |



| CLAUSE         | REFERENCE                             | APPLICABLE | COMPLIES          | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------|---------------------------------------|------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                |                                       |            |                   | <p>A Codemark Certificate with reference to the proposed Building Code of Australia is required to be provided for all materials/systems proposed to be used for external walls. These systems may include Hebel, AFS wall systems and the like.</p> <p>All wall systems are required to be installed in accordance with the relevant Codemark Certificates and Fire Test Reports.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| C2D11<br>C1.10 | Fire Hazard Properties                | ✓          | Compliance advice | <p>The fire hazard properties of internal linings, material and assemblies must comply with BCA Specification 7.</p> <p>Where PVC pipework is proposed to the Sole Occupancy Unit toilet/kitchen exhaust, this is considered a non-compliance as the air handling ductwork will not comply with the fire hazard properties as set out in AS4254. This is capable of achieving compliance subject to the product selection.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| C2D12<br>C1.11 | Performance of External Walls in Fire | X          | N/A               | Not applicable – the building contains a rise in storeys of more than two.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| C2D13<br>C1.13 | Fire Protected Timber: Concession     | X          | N/A               | Not applicable – the building has an effective height of greater than 25m and therefore this clause does not apply to the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| C2D14<br>C1.14 | Ancillary Elements                    | ✓          | Compliance advice | <p>An ancillary element must not be fixed, installed, attached to, or supported by the concealed internal parts or external face of an external wall that is required to be non-combustible unless it is one of the following:</p> <ul style="list-style-type: none"> <li>(a) An ancillary element that is non-combustible.</li> <li>(b) A gutter, downpipe or other plumbing fixture or fitting.</li> <li>(c) A flashing.</li> <li>(d) A grate, grille or similar cover not more than 2m<sup>2</sup> in area associated with a building service.</li> <li>(e) An electrical switch, socket-outlet, cover plate or the like.</li> <li>(f) A light fitting.</li> <li>(g) A required sign.</li> <li>(h) A sign other than one provided under (a) or (g) that <ul style="list-style-type: none"> <li>(i) Achieves a group number of 1 or 2; and</li> <li>(ii) Does not extend beyond one fire compartment; and</li> <li>(iii) Is separated vertically from other signs permitted under (h) by at least two storeys.</li> </ul> </li> <li>(i) An awning, sunshade, canopy, blind or shading hood other than one provided under (a) that – <ul style="list-style-type: none"> <li>(i) Meets the relevant requirements of Table S7C7 as for an internal element; and</li> </ul> </li> </ul> |



| CLAUSE                          | REFERENCE                                  | APPLICABLE | COMPLIES          | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------|--------------------------------------------|------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                 |                                            |            |                   | <p>(ii) Serves a storey-</p> <p>(A) At ground level;</p> <p>(B) Immediately above a storey at ground level; and</p> <p>(iii) does not serve an exit, where it would render the exit unusable in a fire.</p> <p>(j) A part of a security, intercom or announcement system.</p> <p>(k) Wiring.</p> <p>(l) Waterproofing material installed in accordance with AS4654.2 and applied to an adjacent floor surface including vertical upturn, or a roof surface.</p> <p>(m) Collars, sleeves and insulation associated with service installations.</p> <p>(n) Screens applied to vents, weepholes and caps complying with AS3959.</p> <p>(o) Wiper and brush seals associated with doors, windows or other openings.</p> <p>(p) A gasket, caulking, sealant or adhesive directly associated with (a) to (o).</p> <p><u>Explanatory information:</u><br/>           BCA Clause C2D14 does not apply to ancillary elements fixed, installed or attached to the internal face or lining of an external wall however, ancillary elements fixed, installed or attached to the internal face or lining of the external wall may be subject to other provisions, for example BCA Clause C2D11.</p> |
| C2D15<br><i>New to BCA 2022</i> | Fixing of bonded laminated cladding panels | ✓          | Compliance advice | <p>In a building required to of Type A or B construction, externally located bonded laminated cladding panel must have all layers of cladding mechanically supported or restrained to the supporting frame.</p> <p>(i.e. mechanical support restraint means a fixing that does not solely rely on chemical adhesive and included concealed fixing systems such as cassette fixing, channel-type fixing or face fixing.)</p> <p>This does not include, laminated glass systems, layered plasterboard products, perforated gypsum lath with a normal paper finish, fibrous reinforced cement sheeting.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

## PART C3 - COMPARTMENTATION AND SEPARATION

|                     |                              |   |           |                                                                                                                                                                                                                                                         |
|---------------------|------------------------------|---|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C3D1<br><i>C2.0</i> | Deemed-to-Satisfy Provisions | ✓ | Note only | Noted.                                                                                                                                                                                                                                                  |
| C3D2<br><i>C2.1</i> | Application of Part          | ✓ | Note only | <p>Applies as noted.</p> <p>BCA Clauses C3D3, C3D4 and C3D5 do not apply to a carpark provided with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17, an open-deck carpark or an open spectator stand.</p> |



| CLAUSE       | REFERENCE                                         | APPLICABLE | COMPLIES                          | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------|---------------------------------------------------|------------|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|              |                                                   |            |                                   | Where an AS2118 is not proposed within the building or within the carpark. The general area and volume limitations of the carpark will be exceeded.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| C3D3<br>C2.2 | General Floor Area & Volume Limitations           | ✓          | Compliance advice                 | <p>The following maximum size of fire compartments must not exceed the following allowable sizes:</p> <p>Class 6 and portions: Maximum 5,000m<sup>2</sup>/30,000m<sup>3</sup>.</p> <p>Class 5 and 9b portions must not exceed 8,000m<sup>2</sup> and 48,000m<sup>3</sup>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                    |
| C3D4<br>C2.3 | Large Isolated Buildings                          | X          | N/A                               | Not applicable – the building is not considered a large isolated building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| C3D5<br>C2.4 | Requirements for open space & Vehicular Access    | X          | N/A                               | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| C3D6<br>C2.5 | Class 9 Buildings                                 | X          | N/A                               | Not applicable – no childcare centres are noted as part of this development. Where proposed, additional requirements will apply to the building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| C3D7<br>C2.6 | Vertical separation of openings in external walls | ✓          | ✓                                 | <p>Sprinklers are required to be installed in accordance with Specification 17 whereby AS2118 sprinkler system is installed throughout.</p> <p>Therefore, BCA Clause C3D7 does not apply in accordance with (2)(c).</p> <p>Where an AS2118 system is not proposed to be provided throughout, consideration for BCA Clause C3D7 is required.</p>                                                                                                                                                                                                                                                                                                                                                  |
| C3D8<br>C2.7 | Separation by fire walls                          | ✓          | Compliance advice                 | <p>A fire wall must be constructed in accordance with the following:</p> <ul style="list-style-type: none"> <li>The fire wall has the relevant Fire Resistance Level prescribed by Specification 5 for the adjoining parts, and if these are different the greater Fire Resistance Level applies.</li> <li>Any openings in a fire wall must not reduce the FRL required by Specification 5 for the fire wall except where permitted by BCA Part C4.</li> <li>Building elements other than roof battens 75mm x 50mm or less or sarking type material, must not pass through or cross the fire wall unless the required fire resisting performance of the fire maintained.</li> </ul>              |
| C3D9<br>C2.8 | Separation of classifications in the same storey  | ✓          | Additional compliance information | <p>If a building has parts of different classification located alongside one another in the same storey each building the following applies:</p> <ul style="list-style-type: none"> <li>Each building element in that storey must have the higher Fire Resistance Level prescribed in accordance with BCA Specification 5 for that element for the classification concerned; or</li> <li>The parts must be separated in that storey by a fire wall.</li> <li>Alternatively, the Fire Resistance Levels may be rationalised by way of a Fire Engineered Performance Solution.</li> </ul> <p>The building contains different classifications located alongside one another in the same storey.</p> |

| CLAUSE | REFERENCE | APPLICABLE | COMPLIES | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------|-----------|------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |           |            |          | <p>Level B1 contains a retail tenancy and is required to be fire separated via 180-fire rated construction. The bike/end of trip facility has been assigned a Class 5 building classification (as this is utilised for the Commercial/office tenancies). The Loading Dock/Driveway and associated plant rooms are required to achieve an 120-minute fire resistance level. The carpark and end of trip facility may be constructed to achieve a uniform 120-minute FRL.</p> <p>It is recommended that the Ground Level is provided with a uniform 180-minute fire resisting construction due to the extent of retail. This is shown below. It is noted that the bicycle storage is less than 10% of the floor area.</p> <p>Level 1 is nominated as a commercial area, this is proposed to be utilised as a Class 5 office and therefore 120-minute fire resistance level applies.</p> <p>Level 2 contains both commercial (Class 5) and Class 2 (SOU) located on this level. The building classifications are required to be fire separated. Refer to below markups.</p> <p>The above may require a combined method of solutions including designing the building with the appropriate fire resistance levels in combination with a Fire Engineered Performance Solution.</p> |

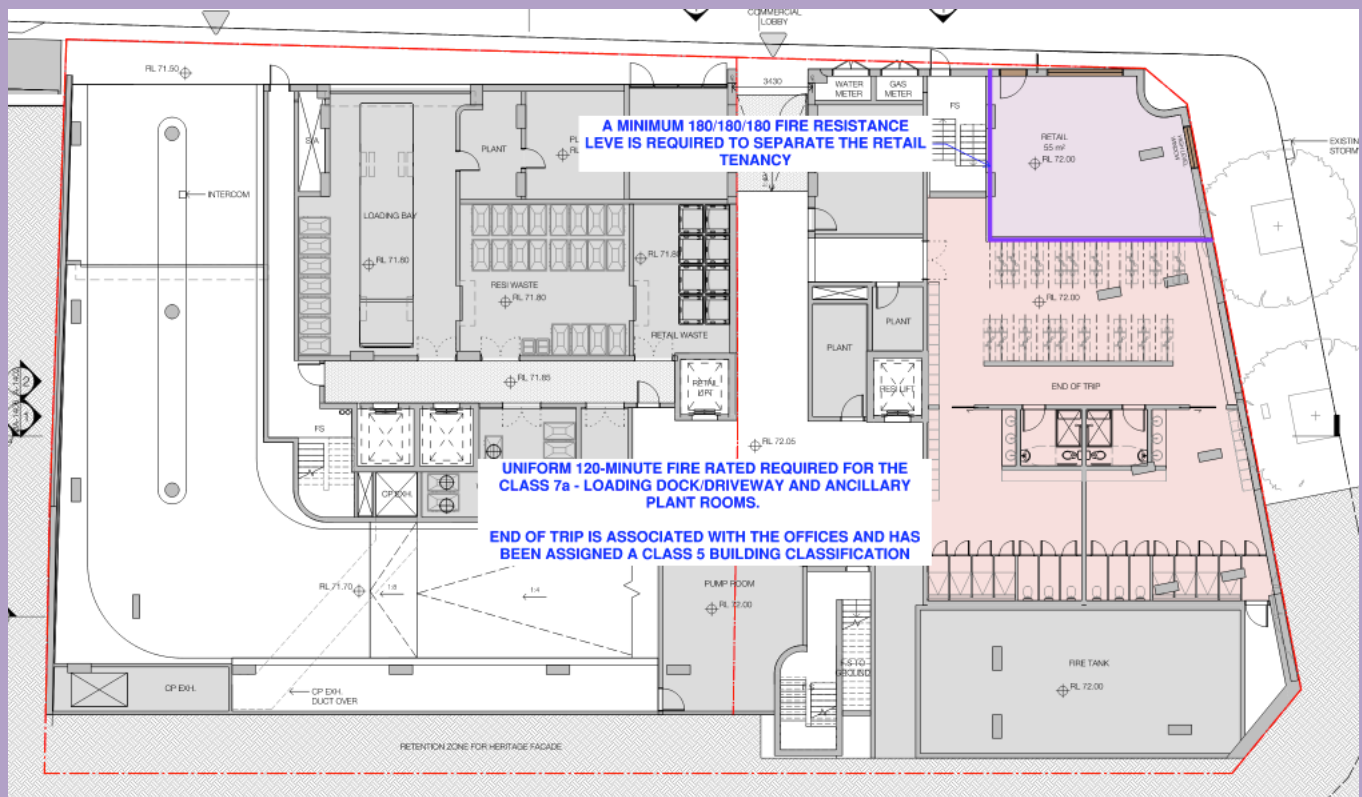


Figure 3 – Fire separation required between adjacent building classification (Basement Level 1)

| CLAUSE | REFERENCE | APPLICABLE | COMPLIES | COMMENT |
|--------|-----------|------------|----------|---------|
|--------|-----------|------------|----------|---------|

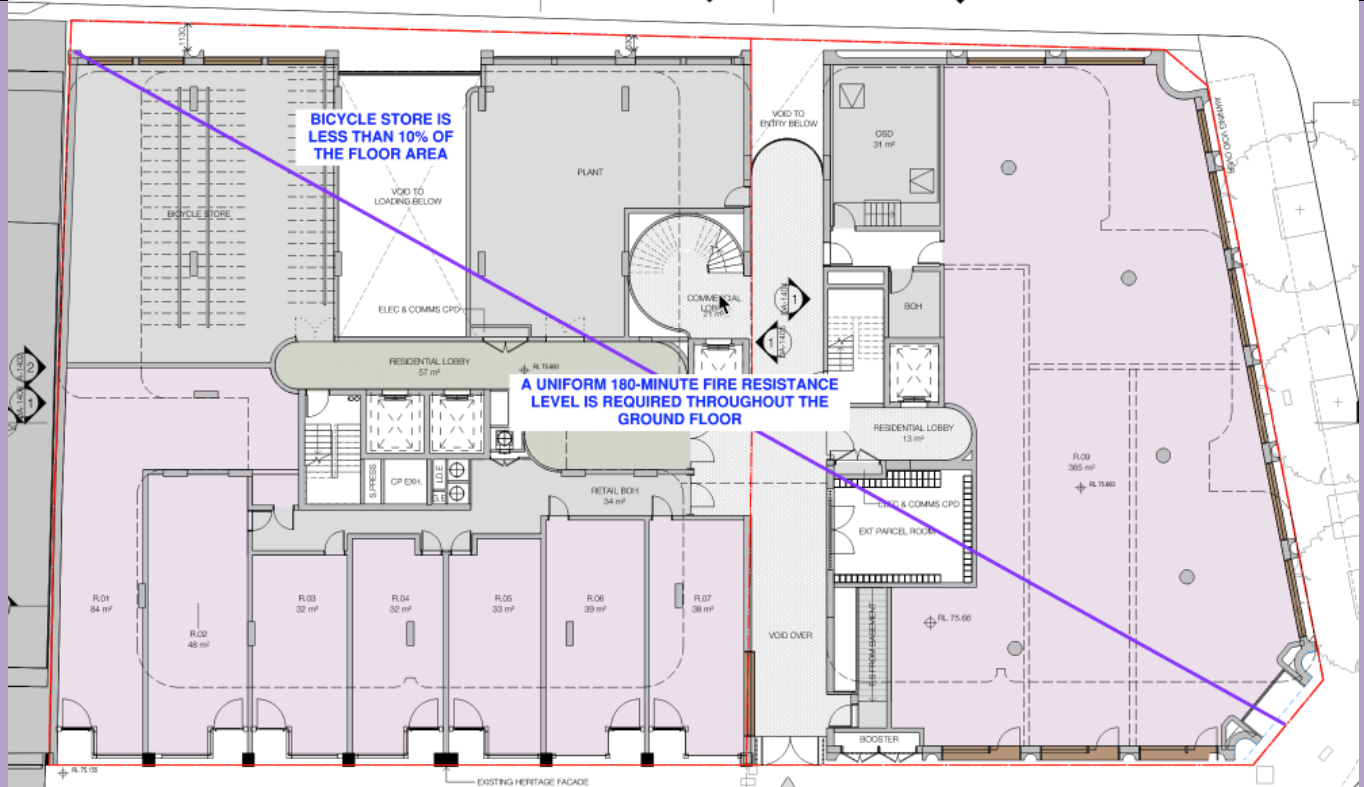


Figure 4 – Fire separation required between adjacent building classification (Ground Level)

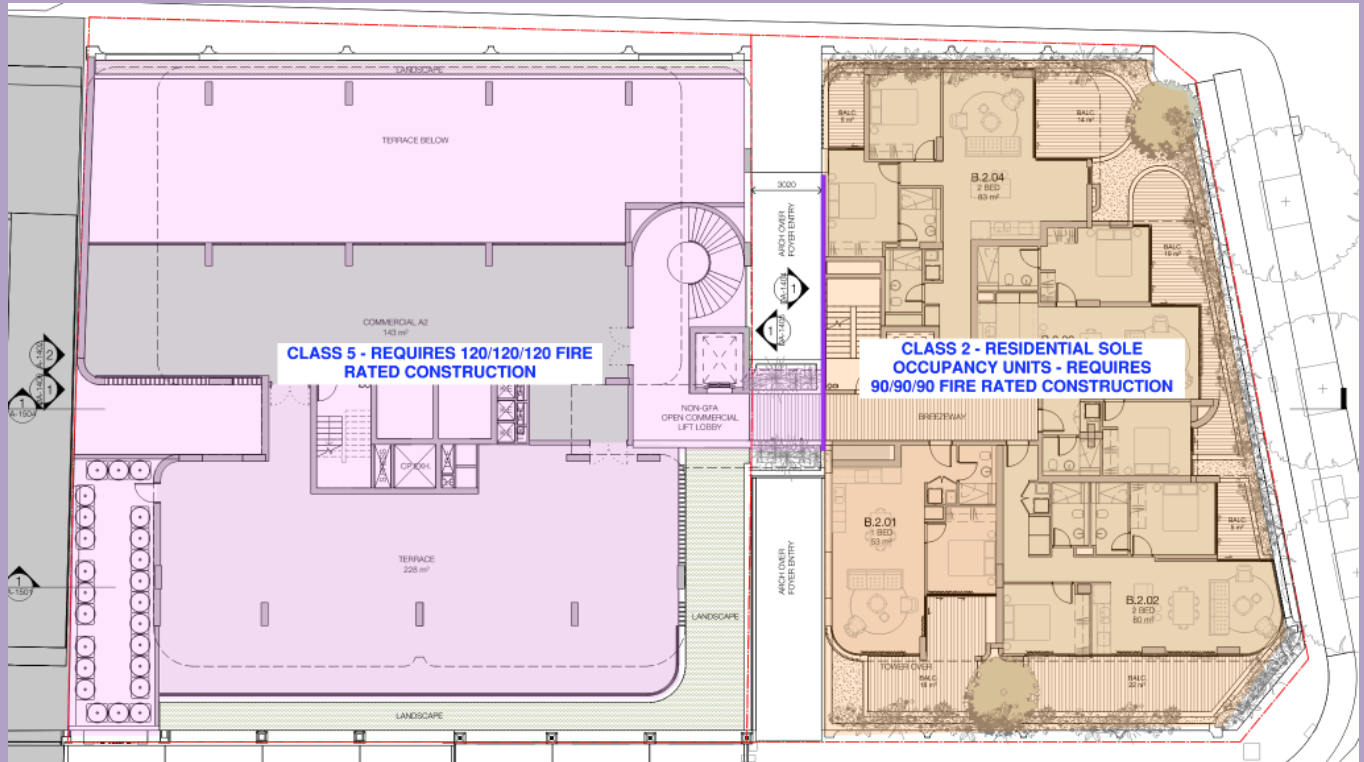
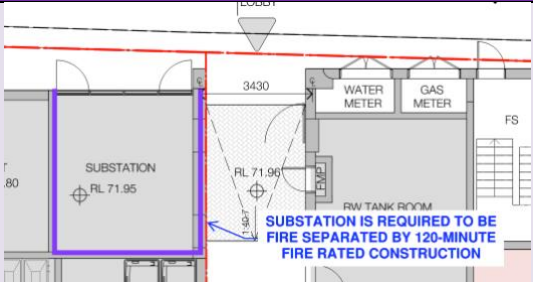


Figure 5 – Fire separation required between adjacent building classification (Level 2)



| CLAUSE         | REFERENCE                                          | APPLICABLE | COMPLIES                                   | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------|----------------------------------------------------|------------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C3D10<br>C2.9  | Separation of classifications in different storeys | ✓          | Compliance advice – Additional information | <p>If parts of different classification are situated one above the other in adjoining storeys, they must be separated as follows:</p> <p>Type A Construction: The floor between the adjoining parts must have an FRL of not less than prescribed in Specification 5 for the classification of the lower storey.</p> <p>In conjunction with BCA Clause C2D9, noted above, the is to be designed to be provided with the fire resistance levels required. Alternatively, where compliance is not capable of being achieved, a Fire Engineered Performance Solution may be sought to rationalise the fire resisting construction.</p>                                                                                                             |
| C3D11<br>C2.10 | Separation of lift shafts                          | ✓          | Compliance advice                          | <p>As the lift connects more than two storeys, the lift is required to be separated via construction achieving an FRL prescribed by Specification 5.</p> <p>The emergency lifts must be located within a fire-resisting shaft achieving a fire resistance level of 120/120/120 (minimum).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| C3D11<br>C2.11 | Stairways and lifts in one shaft                   | ✓          | ✓                                          | A stairway and lift must not be in the same shaft if either of the stairway or the lift is required to be in a fire-resisting shaft. This appears generally compliant throughout the development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| C3D13<br>C2.12 | Separation of equipment                            | ✓          | Compliance advice                          | <p>Equipment including lift motors and lift control panels, emergency generators used to sustain emergency equipment operating in the emergency mode, boilers, central smoke control plant or specific battery systems are required to be separated from the remainder of the building via fire resisting construction as prescribed by Specification 5 or not less than 120/120/120 and any doorway protected with a self-closing fire door having an FRL of not less than -/120/30.</p> <p>Separation of on-site fire pumps must comply with AS2419.1-2021.</p> <p><i>Note. Where the plant rooms contain equipment listed in BCA Clause C3D13(1), the rooms or spaces are required to be separated via fire resisting construction.</i></p> |
| C3D14<br>C2.13 | Electricity supply system                          | ✓          | Compliance advice                          | <p>Electrical substations are not detailed to be located within the building.</p> <p>Where proposed, an electrical substation located within the building, main switchboard sustaining emergency equipment, electrical conductors etc. must be separated from the remainder of the building via construction achieving an FRL of 120/120/120.</p> <p>The electrical substation located adjacent to the switch room (Rowe Terrace) is required to be fire separated by a minimum of 120-minute fire rated construction. This is shown below:</p>                                                                                                                                                                                                |

| CLAUSE         | REFERENCE                                 | APPLICABLE | COMPLIES          | COMMENT                                                                                                                                                                                                            |
|----------------|-------------------------------------------|------------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                |                                           |            |                   |  <p><b>Figure 6 – Sub-station is required to be fire separated from remainder of the building by 120-minute construction</b></p> |
| C3D15<br>C2.14 | Public corridors in Class 2 & 3 buildings | ✓          | Compliance advice | In a Class 2 building, a public corridor, if more than 40m in length must be divided at intervals of not more than 40m with smoke-proof walls complying with Clause S11C2 of Specification 11.                     |

#### PART C4 - PROTECTION OF OPENINGS

|              |                                          |   |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------|------------------------------------------|---|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C4D1<br>C3.0 | Deemed-to-Satisfy Provisions             | ✓ | Note only | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| C4D2<br>C3.1 | Application of Part                      | ✓ | Note only | Applies as noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| C4D3<br>C3.2 | Protection of openings in external walls | ✓ | X         | <p>If the distance between an opening and the fire-source feature to which it is exposed to is less than: 3m from a side or rear boundary of the allotment, 6m 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 6m from another building on the allotment that is not a Class 10.</p> <p>Openings are located within 3m of the allotment boundary. These are highlighted below.</p> <p>Additionally, in conjunction with the requirements of BCA Clause C2D2 and Specification 5, an allotment boundary is shown between the two towers. As part of the works, the allotment boundaries should be amalgamated. Alternatively, a Fire Engineered Performance Solution may be sought to address this item.</p> <p>Compliance may be achieved via the extension of the external wall to shield the opening. Alternatively, a Fire Engineered Performance Solution may be sought to address this item.</p> |

| CLAUSE | REFERENCE | APPLICABLE | COMPLIES | COMMENT |
|--------|-----------|------------|----------|---------|
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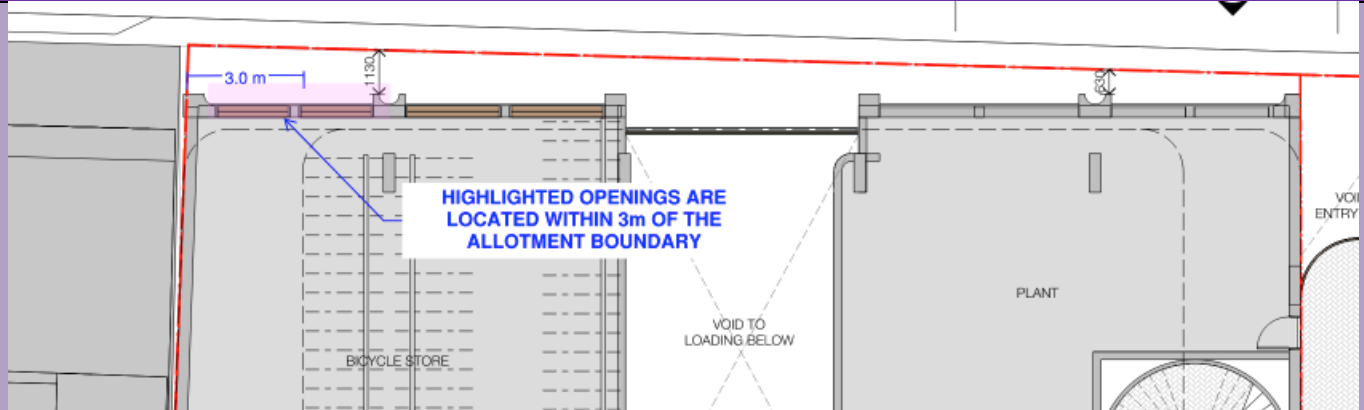


Figure 7 – Openings located within 3m of the allotment boundary (Ground)

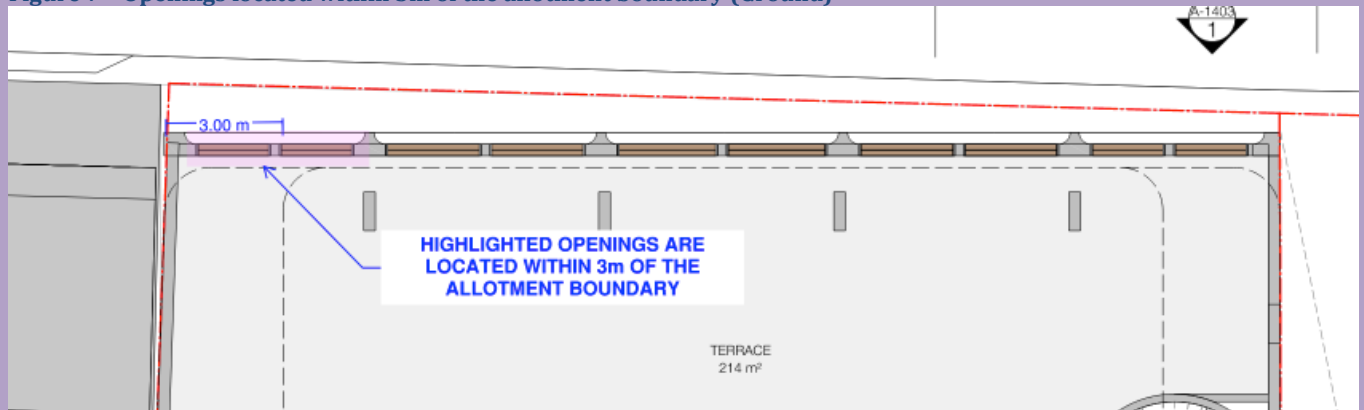


Figure 8 – Openings located within 3m of the allotment boundary (First)

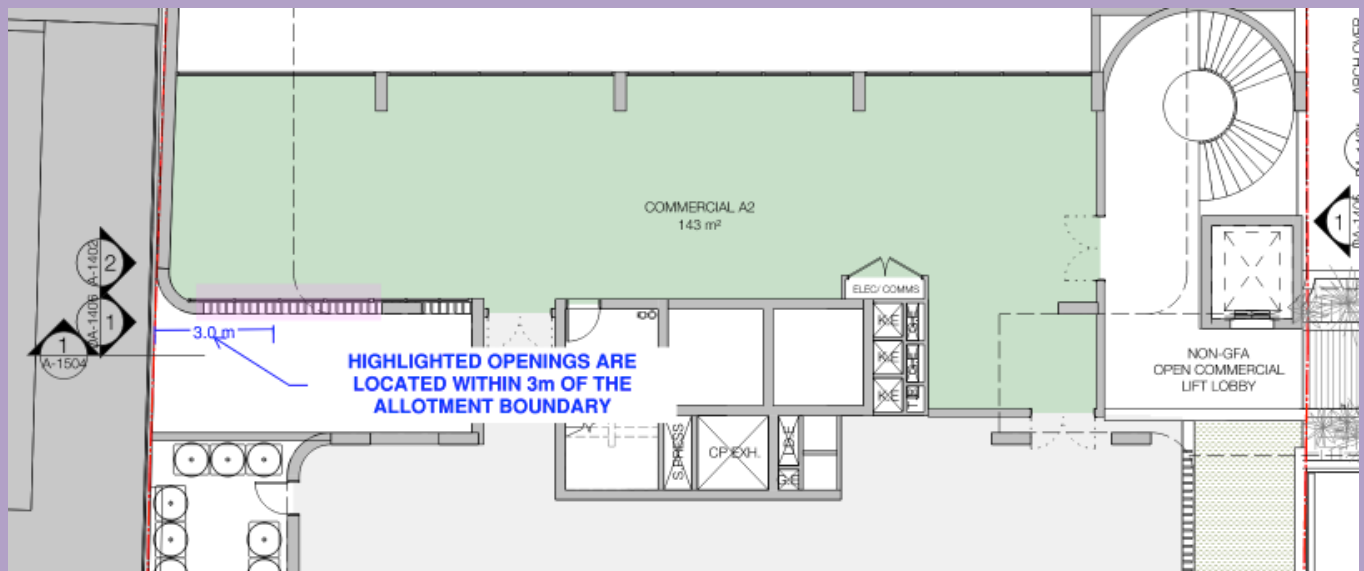


Figure 9 – Openings located within 3m of the allotment boundary (Commercial A2, Level 2)

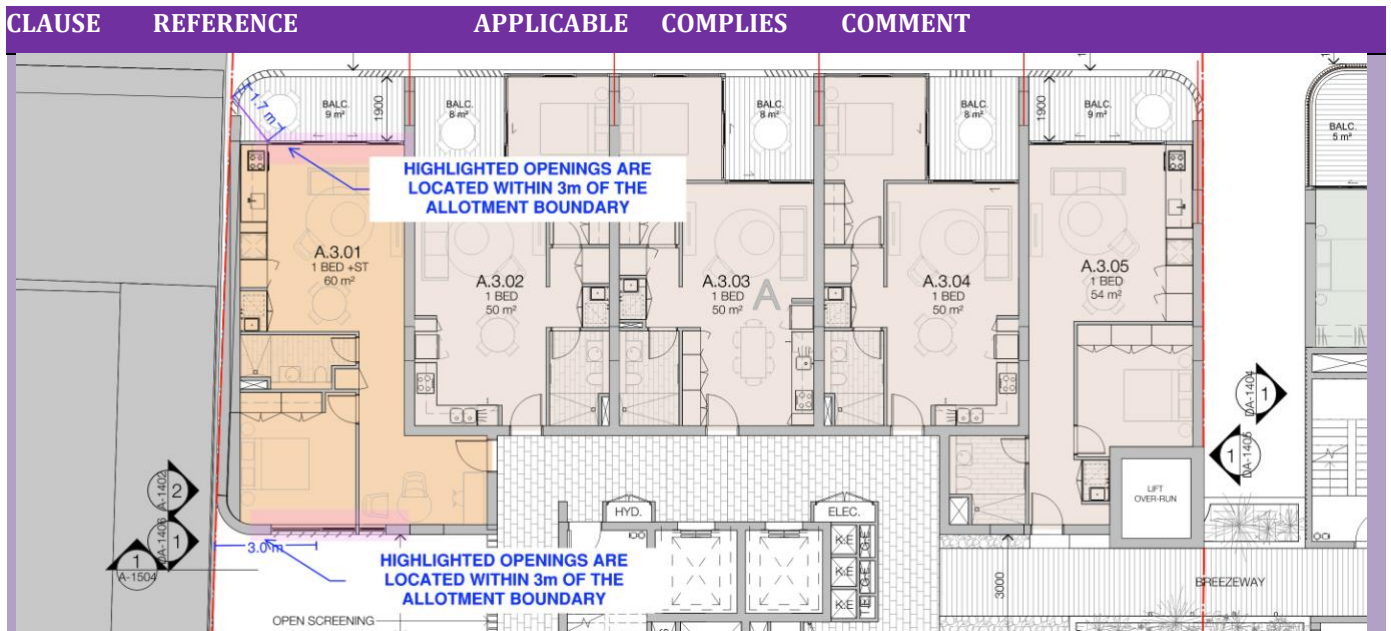


Figure 10 – Openings located within 3m of the allotment boundary (Level 3, apartment A.301)

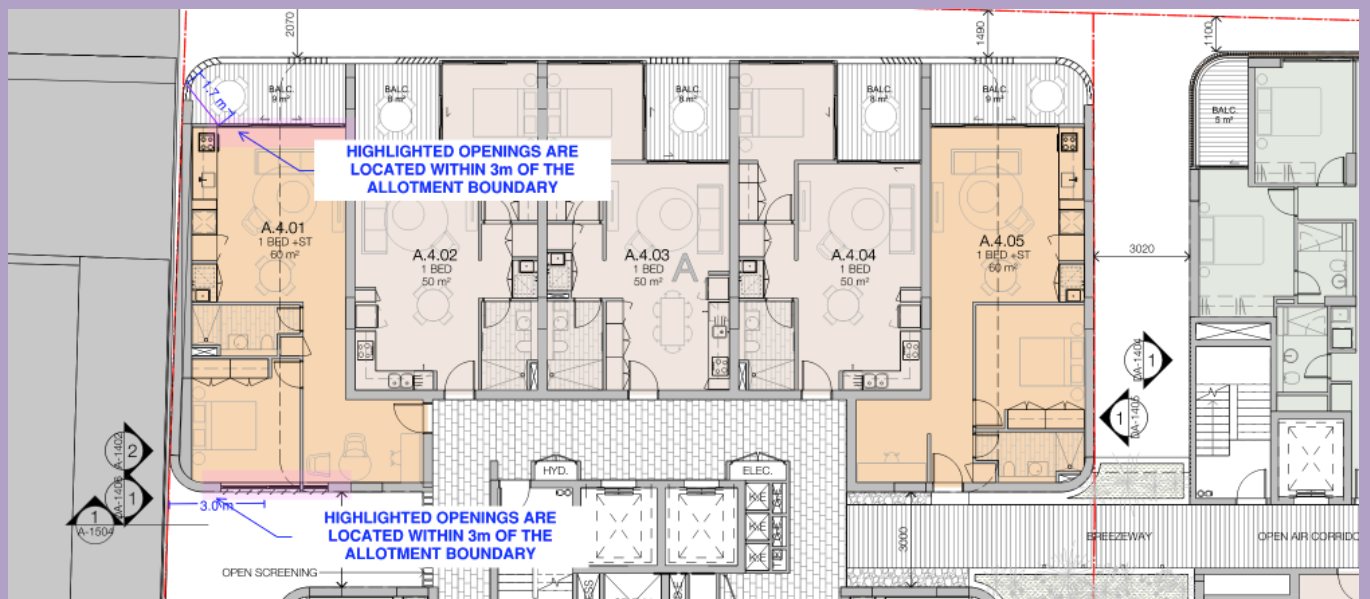


Figure 11 – Openings located within 3m of the allotment boundary (Level 4-6, apartment A.X01)

|              |                                                       |   |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------|-------------------------------------------------------|---|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C4D4<br>C3.3 | Separation of openings in different fire compartments | ✓ | Compliance advice   | <p>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 BCA Table C4C4, unless those part of each wall have a fire resistance level not less than 60/60/60 and any openings protected in accordance with BCA Clause C4D5. Compliance with this clause is capable of being achieved.</p> <p>We highlight that Table C3D3 does not apply to Class 2 portions of the building and therefore the general floor area do not apply and therefore the requirements of BCA Part C4 do not apply to these portions of the building.</p> |
| C4D5<br>C3.4 | Acceptable methods of protection                      | ✓ | Compliance advice – | Where protection is required, doorways, windows and other openings must be protected as follows:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |



| CLAUSE       | REFERENCE              | APPLICABLE | COMPLIES                       | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------|------------------------|------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|              |                        |            | method of achieving compliance | <p>Doorways—</p> <p>(A) internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing or automatic closing; or</p> <p>(B) –/60/30 fire doors that are self-closing or automatic closing.</p> <p>Windows —</p> <p>(A) internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or</p> <p>(B) –/60/– fire windows that are automatic closing or permanently fixed in the closed position; or</p> <p>(C) –/60/– automatic closing fire shutters.</p> <p>Other openings—</p> <p>(A) excluding voids — internal or external wall-wetting sprinklers, as appropriate; or</p> <p>(B) construction having an FRL not less than –/60/–.</p> <p>Fire doors, fire windows and fire shutters must comply with Specification 12.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| C4D6<br>C3.5 | Doorways in fire walls | ✓          | Compliance advice              | <p>The aggregate width of openings for doorways in a fire wall, which are not part of a horizontal exit, must not exceed 1/2 the length of the fire wall and each doorway must be protected by –</p> <ul style="list-style-type: none"> <li>• Two fire doors or fire shutters, one on each side of the doorway, each of which has a fire resistance level of not less than ½ that required by Specification 5 for the fire wall except that each door or shutter must have an insulation level of at least 30; or</li> <li>• A fire door on side and a fire shutter on the other side of the doorway, each of which complying with the above; or</li> <li>• A single fire door or fire shutter which has an FRL of not less than that required by Specification 5 for the fire wall except that each door or fire shutter must have an insulation level of at least 30.</li> </ul> <p>A fire door or fire shutter must be self-closing or automatically closing in accordance with this clause.</p> <p>Where any roller doors form part of any fire wall, these doorways do not typically achieve the insulation rating and therefore additional information will be required to determine compliance. Alternatively, where the design incorporates a drencher to the roller door. The Principal Certifying Authority (PCA) may consider this to comply with the Deemed-to-Satisfy provisions of the BCA where a compliance certificate is provided/incorporated within the Construction Certificate documentation.</p> |



| CLAUSE         | REFERENCE                                                         | APPLICABLE | COMPLIES          | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------|-------------------------------------------------------------------|------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C4D7<br>C3.6   | Sliding fire doors                                                | X          | N/A               | Not applicable – no sliding fire doors are proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| C4D8<br>C3.7   | Protection of doorways in horizontal exits                        | X          | N/A               | Not applicable – no horizontal exits are proposed as part of this development.                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| C4D9<br>C3.8   | Openings in fire-isolated exits                                   | ✓          | Compliance advice | Doorways that open to fire-isolated stairways, passageway or ramps must be protected by a -/60/30 fire door that is self-closing or automatic closing in accordance with this clause.                                                                                                                                                                                                                                                                                                                                         |
| C4D10<br>C3.9  | Service penetrations in fire isolated exits                       | ✓          | Compliance advice | Fire-isolated exist must not be penetrated by any services other than electrical wiring permitted by D3D8(6), ducting associated with a pressurisation system, services associated with fire service, water supply and test drainpipes.                                                                                                                                                                                                                                                                                       |
| C4D11<br>C3.10 | Openings in fire isolated lift shafts                             | ✓          | Compliance advice | Lift doors are required to achieve -/60/- fire door which complies with AS1735.11.<br><br>Details demonstrating compliance with this clause must be incorporated in the documentation for a construction certificate.                                                                                                                                                                                                                                                                                                         |
| C4D12<br>C3.11 | Bounding construction Class 2, 3 and 4 buildings                  | ✓          | Compliance advice | A doorway in a Class 2 building must be protected if it provides access from a sole-occupancy unit to a public corridor, public corridor or the like, a room not within a sole occupancy unit or another sole occupancy unit. Or from a room not within a sole occupancy unit.<br><br>The doorway must be protected via a -/60/30 self-closing fire door, for Type A Construction.<br><br>Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation. |
| C4D13<br>C3.12 | Openings in floors for services                                   | ✓          | Compliance advice | Where a service passes through a floor or ceiling required to achieve a Fire Resistance Level or resistance to the incipient spread of fire, the service must be constructed within a shaft complying with Specification 5 or in accordance with BCA Clause C4D15.                                                                                                                                                                                                                                                            |
| C4D14<br>C3.13 | Openings in shafts                                                | ✓          | Compliance advice | In a building of Type A construction, an opening in a wall providing access to a ventilating, pipe, garbage, or other service shaft must be fire protected in accordance with this clause.                                                                                                                                                                                                                                                                                                                                    |
| C4D15<br>C3.15 | Openings for service installations                                | ✓          | Compliance advice | Where services pass through an element which is required to achieve a FRL (other than an external wall or roof) the service must be fire protected in accordance with this Clause.                                                                                                                                                                                                                                                                                                                                            |
| C4D16<br>C3.16 | Construction Joints                                               | ✓          | Compliance advice | Construction joints required to be fire rated in fire rated suspended slabs, if used. (AS1530.4).                                                                                                                                                                                                                                                                                                                                                                                                                             |
| C4D17<br>C3.17 | Columns protected with lightweight construction to achieve an FRL | ✓          | Compliance advice | Assumed no columns to be protected with lightweight construction. Where proposed, columns shall be protected in fire rated plasterboard to be compliant with this clause.                                                                                                                                                                                                                                                                                                                                                     |

## SPECIFICATIONS REFERENCE WITHIN SECTION C



| CLAUSE  | REFERENCE                                                       | APPLICABLE | COMPLIES | COMMENT                                                             |
|---------|-----------------------------------------------------------------|------------|----------|---------------------------------------------------------------------|
| Spec 5  | Fire-resisting construction                                     | ✓          | Applies  | Refer to Specification 5 assessment contained below.                |
| Spec 6  | Structural tests for lightweight construction                   | ✓          | Applies  | Applies where lightweight construction is proposed.                 |
| Spec 7  | Fire hazard properties                                          | ✓          | Applies  | Applies to the building as per BCA Clause C2D11.                    |
| Spec 8  | Performance of external walls in fire                           | X          | N/A      | Not applicable.                                                     |
| Spec 9  | Cavity barriers for fire-protected timber                       | X          | N/A      | Not applicable.                                                     |
| Spec 10 | Fire-protected timber                                           | X          | N/A      | Not applicable.                                                     |
| Spec 11 | Smoke-proof walls in health-care and residential care buildings | X          | N/A      | Not applicable.                                                     |
| Spec 12 | Fire doors, smoke doors, fire windows and shutters              | ✓          | Applies  | Applies to the building as per the requirements of BCA Clause C3D15 |
| Spec 13 | Penetration of walls, floors and ceilings by services           | ✓          | Applies  | Applies to the building as per BCA Clause C4D13.                    |

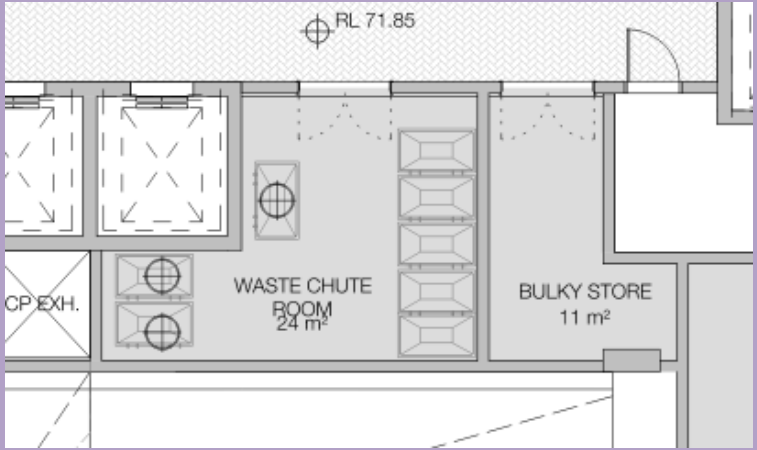
| CLAUSE | REFERENCE | APPLICABLE | COMMENT |
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## SPECIFICATION 5 – FIRE RESISTING CONSTRUCTION

|      |                                                                                 |              |                                                                                                                                                                                                                                                                                                                                  |
|------|---------------------------------------------------------------------------------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S5C2 | Exposure to fire source feature                                                 | <b>Noted</b> | The building is required to be constructed in accordance with BCA Specification 5 throughout.                                                                                                                                                                                                                                    |
| S5C3 | Fire protection for a support of another part                                   | <b>Noted</b> | Where a part of a building required to achieve a fire resistance level depends upon the direct or lateral support from another part to maintain its fire resistance level, the supporting part must have FRL not less than that required by BCA Specification 5 throughout.                                                      |
| S5C4 | Lintels                                                                         | <b>Noted</b> | A lintel must achieve the fire resistance level required for the part of building. This does not apply to non-loading bearing walls of a Class 2 part of the building.                                                                                                                                                           |
| S5C5 | Method of attachment not to reduce the fire-resistance of the building elements | <b>Noted</b> | The method of attaching or installing a finish, lining, ancillary element or service installation to the building element must not reduce the fire resistance of that element to below that required. Refer to BCA Clause C2D14 for details regarding achieving compliance for attachments to the external wall of the building. |

### S5C6 General concessions

|         |                               |                |                                                                                                                                                           |
|---------|-------------------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| S5C6(1) | Steel columns                 | <b>N/A</b>     | Concession is noted but is not applicable.                                                                                                                |
| S5C6(2) | Timber structures             | <b>N/A</b>     | Concession is noted but is not applicable.                                                                                                                |
| S5C6(3) | Structures on roofs           | <b>N/A</b>     | Concession is noted but is not applicable.                                                                                                                |
| S5C6(4) | Curtain walls and panel walls | <b>Noted</b>   | Concession is noted and may be considered applicable where curtain walls or panel walls are proposed in accordance with the deemed-to-satisfy provisions. |
| S5C6(5) | Balconies and verandahs       | <b>N/A</b>     | Concession is noted but is not applicable.                                                                                                                |
| S5C7    | Mezzanine Floors: Concession  | <b>N/A</b>     | Concession is noted but is not applicable.                                                                                                                |
| S5C8    | Enclosure of shafts           | <b>Applies</b> | Shafts which were required to achieve a fire resistance level must be enclosed at the top and bottom by construction achieving a fire                     |

| CLAUSE                                                                                 | REFERENCE                                             | APPLICABLE   | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------|-------------------------------------------------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                        |                                                       |              | <p>resistance level not less than that required for the wall of a non-loadbearing shaft in the same building.</p> <p>This does not apply to the top of a shaft extending beyond the roof covering, other than one enclosing a fire-isolated stairway or ramp or the bottom of a shaft if it is non-combustible and laid directly on the ground.</p> <p>The shafts throughout are required to be constructed in accordance with this clause. Typically, where a waste shaft contains a room at the base i.e. garbage room) this does not strictly comply the requirements of a shaft as this contains a room below and contains other items other than services.</p> |
|                                                                                        |                                                       |              |  <p><b>Figure 12 – Shafts which are located</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| S6C9                                                                                   | Car parks in Class 2 and 3 buildings                  | N/A          | Concession is noted but is not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| C5C10                                                                                  | Residential care buildings                            | N/A          | Not applicable – the building is not considered a residential care building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Type A Construction</b>                                                             |                                                       |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>S5C11 Type A fire resisting construction – fire-resistance of building elements</b> |                                                       |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| S5C11(1)                                                                               | Fire resistance of building elements                  | <b>Noted</b> | Each building element listed in Table S5C11a to S5C11g and any beam or column incorporated in it must have an fire resistance level. An extract of the required fire resistance levels is provided below.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| S5C11(2)                                                                               | Fire protected timber                                 | <b>Noted</b> | Not applicable – fire protected timber is not permitted within this building as the effective height exceeds 25m.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| S5C11(3)                                                                               | External wall includes any column incorporated within | <b>Noted</b> | For the purposes of Table S5C11a and Table S511b, external wall includes any column and other building element incorporated within it.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| S5C12                                                                                  | Concessions for floors                                | <b>Noted</b> | A floor need not comply with Table S5C11a to S5C11g if its laid directly on the ground or is within a sole-occupancy unit in a Class 2 building. Notably, the multistorey units within the building may adopt this concession where the floors do not support another part which require a fire resistance level, as per BCA Clause S5C3.                                                                                                                                                                                                                                                                                                                           |
| S5C13                                                                                  | Floor loading of Class 5 and 9b buildings: Concession | N/A          | The concession is noted but is not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| S5C14                                                                                  | Roof superimposed on concrete slab                    | N/A          | The concession is noted but is not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |



| CLAUSE | REFERENCE                                                    | APPLICABLE     | COMMENT                                                                                                                           |
|--------|--------------------------------------------------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------|
| S5C15  | Roof: Concession                                             | <b>Applies</b> | This concession applies, a roof need not comply with Table 3 if its covering is non-combustible (and is of Class 2 construction). |
| S5C16  | Roof lights                                                  | <b>N/A</b>     | Not applicable – no roof lights are proposed as part of this development.                                                         |
| S5C17  | Internal columns and walls concession                        | <b>N/A</b>     | The concession is noted but is not applicable as the effective height is greater than 25m.                                        |
| S5C18  | Open spectator stands and indoor sports stadiums: Concession | <b>N/A</b>     | Not applicable.                                                                                                                   |
| S5C19  | Carparks                                                     | <b>Applies</b> | The concession may apply in parts.                                                                                                |
| S5C20  | Class 2 and 3 buildings: Concession                          | <b>N/A</b>     | This concession is noted but is not applicable.                                                                                   |



| DISTANCE FROM A FIRE SOURCE<br>FEATURE                                                                   | TYPE A CONSTRUCTION<br>FRL (IN MINUTES): STRUCTURAL ADEQUACY/INTEGRITY/INSULATION |                  |             |               |
|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------|-------------|---------------|
|                                                                                                          | CLASS 2, 3 OR 4                                                                   | CLASS 5, 7A OR 9 | CLASS 6     | CLASS 7B OR 8 |
|                                                                                                          | PART                                                                              |                  |             |               |
| Table S5C11a: Type A Construction: FRL of loadbearing parts of external walls                            |                                                                                   |                  |             |               |
| Less than 1.5m                                                                                           | 90/90/90                                                                          | 120/120/120      | 180/180/180 | 240/240/240   |
| 1.5m to less than 3m                                                                                     | 90/60/60                                                                          | 120/90/90        | 180/180/120 | 240/240/180   |
| 3m 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                        |                                                                                   |                  |             |               |
| Less than 1.5m                                                                                           | -/90/90                                                                           | -/120/120        | -/180/180   | -/240/240     |
| 1.5m to less than 3m                                                                                     | -/60/60                                                                           | -/90/90          | -/180/120   | -/240/180     |
| 3m or more                                                                                               | -/-/-                                                                             | -/-/-            | -/-/-       | -/-/-         |
| Table S5C11c: Type A Construction: FRL of external columns not incorporated in an external wall          |                                                                                   |                  |             |               |
| Loadbearing                                                                                              | 90/-/-                                                                            | 120/-/-          | 180/-/-     | 240/-/-       |
| Non-loadbearing                                                                                          | -/-/-                                                                             | -/-/-            | -/-/-       | -/-/-         |
| Table S5C11d: Type A Construction: FRL of common walls and fire walls                                    |                                                                                   |                  |             |               |
| Loadbearing or non-load bearing                                                                          | 90/90/90                                                                          | 120/120/120      | 180/180/180 | 240/240/240   |
| Table S5C11e: Type A Construction: FRL of loadbearing internal walls                                     |                                                                                   |                  |             |               |
| Fire-resisting lift and stair shafts                                                                     | 90/90/90                                                                          | 120/120/120      | 180/120/180 | 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-load bearing internal walls                                |                                                                                   |                  |             |               |
| 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 |                                                                                   |                  |             |               |
| Other loadbearing internal walls, internal beams and trusses                                             | 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     |



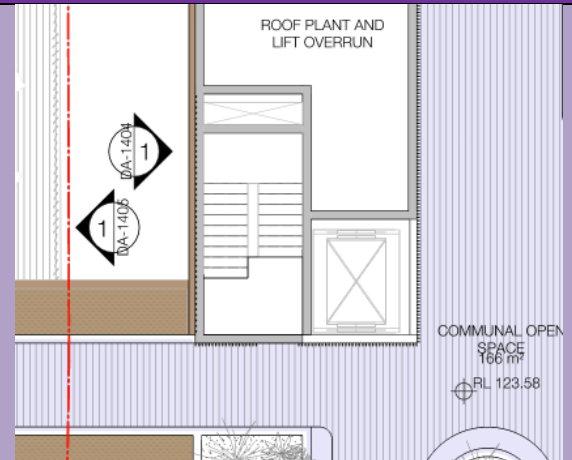
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## SECTION D - ACCESS AND EGRESS

### PART D2 - PROVISION FOR ESCAPE

|              |                              |   |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| D2D1<br>D1.0 | Deemed-to-Satisfy Provisions | ✓ | ✓         | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| D2D2<br>D1.1 | Application of Part          | ✓ | Note only | Applies as noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| D2D3<br>D1.2 | Number of exits required     | ✓ | X         | <p>In a building with an effective height of greater than 25m, in addition to any horizontal exit, not less than two exits must be provided from each storey.</p> <p>The requirements do not apply to a part of a storey that is provided with direct egress to a road or open space and stratifies BCA Clause D2D5 by the provision of a single exit.</p> <p><u>Basement Levels (B2-B5):</u></p> <p>The basement level is generally provided with two exits throughout.</p> <p><u>Basement B1:</u></p> <p>Is generally provided with access to two exits from each level.</p> <p>The retail tenancy travel distance complies with BCA Clause D2D5 and therefore a single exit is permitted from this tenancy.</p> <p><u>Ground:</u></p> <p>The ground level is provided with an exit directly to Oxford Street and a fire isolated stair located adjacent to the bicycle store.</p> <p><i>Note. As the curved stair is not permitted under BCA Clause D3D14 this is not considered to form part of the required egress route. Where this is acting as a required exit for the purpose of compliance with BCA Clause D2D3 and D2D5 then additional non-compliances will be noted throughout.</i></p> <p><u>Level 1:</u></p> <p>Two fire isolated exits are provided within the level however, occupants are required to egress through Commercial A1 to access this stair this does not comply with subclause (7) in that occupants require access without passing through another SOU. This is shown below.</p> <p>Similarly, Level 2 requires occupants of the Class 2 portion of the building to egress through the fire isolated stair. This is shown below.</p> <p>The remaining Class 2 levels are provided with access to two exits and comply with the requirements of this clause.</p> <p><u>Roof Top Terrace:</u></p> <p>No egress door is shown on the doorway to the fire isolated stair. This is shown below.</p> |

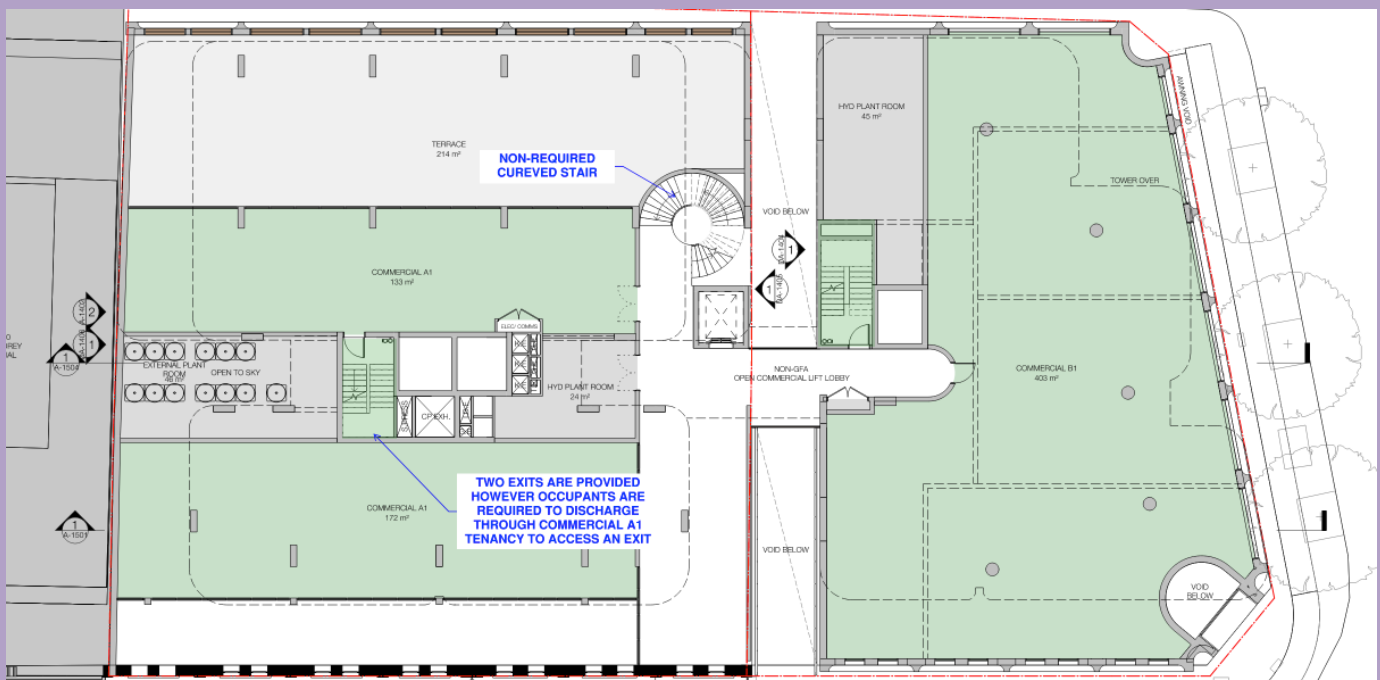
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**Figure 13 - Roof top terrace egress**

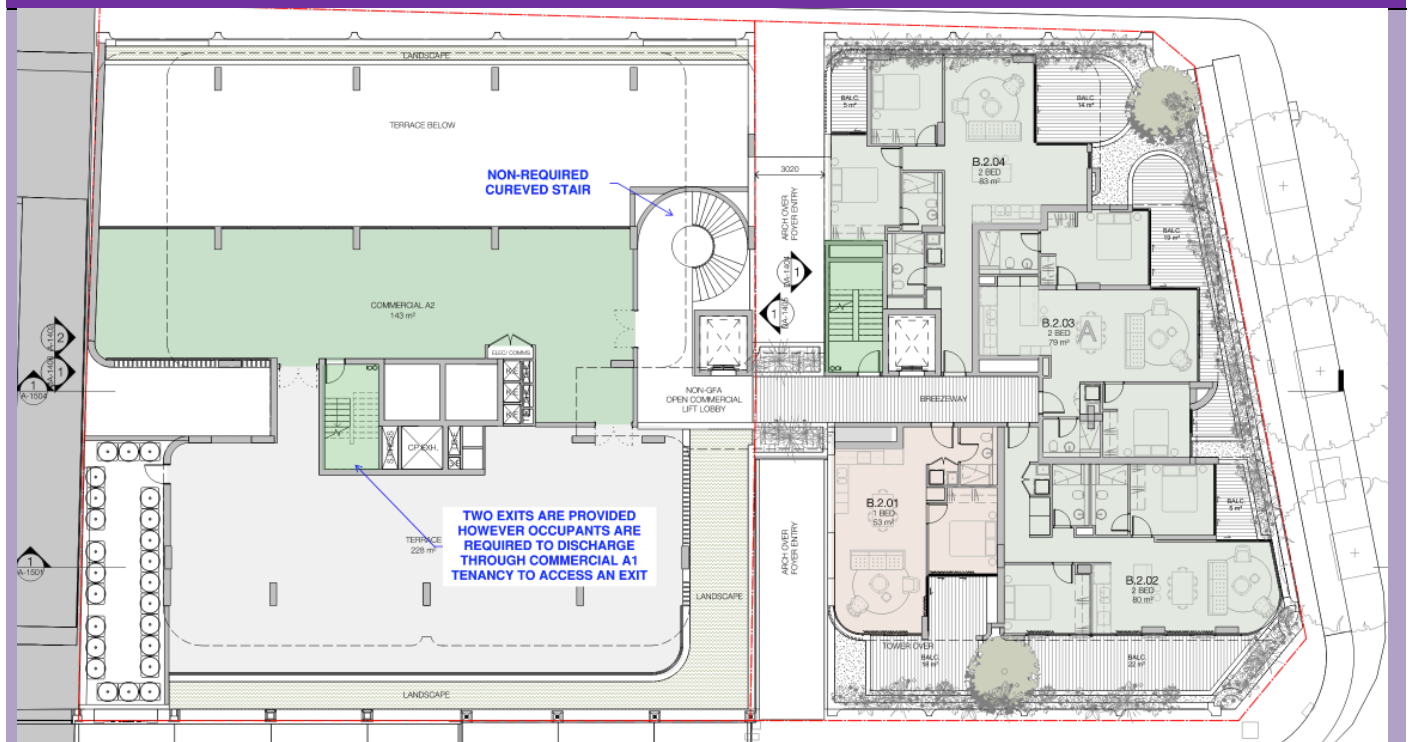
It is recommended that two exits are provided from the roof top terrace.

To be redesigned to comply or a Fire Engineered Performance Solution may be sought at the Construction Certificate stage to address this item.



**Figure 14 - Level 1, egress to second fire isolated stair requires occupants to discharge through an adjacent sole occupancy unit (Commercial A1)**

| CLAUSE | REFERENCE | APPLICABLE | COMPLIES | COMMENT |
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**Figure 15 – Level 2, egress to second fire isolated stair requires occupants to discharge through an adjacent sole occupancy unit (Commercial A2)**

|              |                                       |   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------|---------------------------------------|---|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| D2D4<br>D1.3 | When Fire isolated exits are required | ✓ | ✓ | <p>In a Class 2 building, every stairway or ramp serving as a required exit must be fire-isolated unless it connects not more than three storeys.</p> <p>In a Class 5, 6 or 7 building every stairway or ramp serving as a required exit must be fire isolated where connecting more than two storeys.</p> <p>All stairs throughout the development are required to be constructed as a fire isolated exit. The stairs throughout are proposed to be constructed within fire rated shafts.</p> <p>The curved stair connecting the Ground, First and Second levels is permitted to connect the three levels of the building as the building is sprinkler protected with an AS2118.1-2017 sprinkler system.</p> |
| D2D5<br>D1.4 | Exit Travel Distances                 | ✓ | X | <p>In a Class 2 portion of the building, the entrance doorway of any sole occupancy unit must be not more than 6m from an exit or from a point from which travel in different directions to two exits is available or 20m from a single exit serving the storey at the level of egress to a road or open space.</p> <p>No point on the floor of a room which is not within a sole occupancy unit must be more than 20m from an exit or from a point at which travel in different directions to two exits is available.</p> <p>In a Class 5, 6, 7 or 9 portion of the building, no point on a floor must be more than 20m from an exit, or from a point from which travel in different directions</p>          |



| CLAUSE | REFERENCE | APPLICABLE | COMPLIES | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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|        |           |            |          | <p>to two exits is available, in which case the maximum distance to one of those exits must not exceed 40m.</p> <p>In a Class 5 or 6 portion, the distance to a single exit, serving a storey at the level of access to a road or open space may be increased to 30m. This applies to the retail tenancies located on the Ground Level discharging to Oxford Street.</p> <p>The following distance of travel is exceeded within the development.</p> <p><u>Basement B6 and B2:</u></p> <p>Distance to a point of choice is within 20m, with an overall exit located within 45m in lieu of 40m. This arrangement is shown below.</p> <p>A Fire Engineered Performance Solution may be sought to address this item.</p> <p><u>Basement B1:</u></p> <ul style="list-style-type: none"> <li>• Retail: Distance to a single exit is within 20m and complies with the requirements of this clause.</li> <li>• EOT: Distance from the EOT facility is approximately 36m to a point of choice (in lieu of 20m) with an exit located within 43m. This is shown below.</li> <li>• Loading Bay: Distance to a point of choice within 20m to a point of choice and 40m to an overall exit. Compliance is achieved.</li> <li>• Retail/Resi waste/Bulky Store/Waste chute room: Distance to a point of choice is within 20m and an overall exit is within 40m.</li> </ul> <p><u>Ground:</u></p> <ul style="list-style-type: none"> <li>• Retail Tenancy R.01 to R.07 is provided with a single exit located facing Oxford Street. Distance of travel is within 20m to this exit.</li> <li>• Retail.09: Distance of travel to an exit is within 30m to a single exit discharging to Oxford Street. As this is at a level serving a road/open space this travel distance is permitted to be 30m to a single exit.</li> <li>• Retail BOH: Distance to a point of choice is approximately 21m in lieu of 20m. This is shown below.</li> <li>• Bicycle Storage: Distance to a point of choice is within 20m to a point of choice and 40m to an overall exit.</li> <li>• OSD/Residential Lobby/Commercial Lobby/Parcel Room: Is located within 20m to a point of choice and 40m to an overall exit.</li> </ul> <p><u>Level 1:</u></p> <p>As the curved stair is a non-required non fire isolated stair (due to the winder configuration). The following Travel Distances have been calculated:</p> <ul style="list-style-type: none"> <li>• Commercial B1: Distance to a single exit is in the order of 23m in lieu of 20m. This is shown below.</li> </ul> |



| CLAUSE | REFERENCE | APPLICABLE | COMPLIES | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------|-----------|------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |           |            |          | <ul style="list-style-type: none"> <li>• Open Commercial lift lobby: distance to a single exit is within 20m to a single exit.</li> <li>• Commercial: Distance to a single exit is in the order of 38m in lieu of 20m. It is recommended that access to the fire isolated exit is provided.</li> <li>• Hyd Plant Room: Distance to a single exit is within 20m.</li> <li>• Commercial A1: Depending on the location of the doorway access to the outdoor terrace, distance to a point of choice is capable of being within 20m with an overall exit located within 40m.</li> </ul> <p>The above extended travel distances should be resolved in conjunction with BCA Clause D2D3 above and accessing the single exits.</p> <p><u>Level 2:</u></p> <ul style="list-style-type: none"> <li>• Commercial A2/Terrace: Distance to a point of choice is within 20m to an exit and 40m to an overall exit. Compliance is achieved.</li> <li>• Commercial lift lobby: Distance to a single exit is within 20m to a single exit.</li> <li>• Residential sole occupancy units: Distance to B2.03 and B2.02 exceeds 6m to a single exit. This measures approximately 7.5m.</li> </ul> <p>The above extended travel distances should be resolved in conjunction with BCA Clause D2D3 above and accessing the single exits or this is to be addressed by way of a Fire Engineered Performance Solution.</p> <p><u>Level 3 to Level 12:</u></p> <p>Distance to a point of choice is in the order of 7.5m in lieu of 6m.</p> <p><u>Level 13 and 14:</u></p> <p>Distance to a point of choice is within 6m to a point of choice.</p> <p><u>Level 14: Roof top/swimming pool:</u></p> <p>Distance to a point of choice is within 20m to a point of choice and 40m to an overall exit.</p> <p>To be redesigned to comply or a Fire Engineered Performance Solution may be sought to address this item.</p> |

| CLAUSE | REFERENCE | APPLICABLE | COMPLIES | COMMENT |
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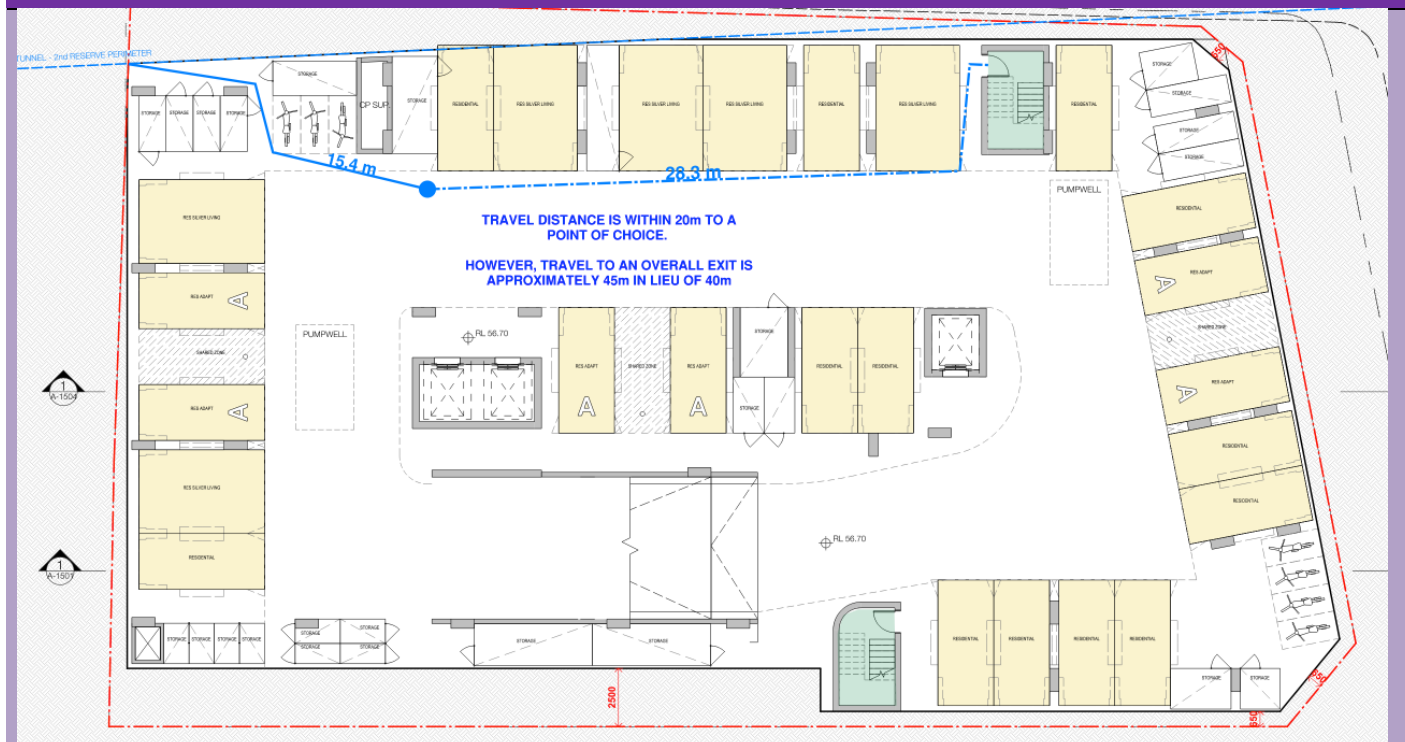


Figure 16 – B6 and B2 Level (Typ): Distance of travel is within 20m to a point of choice and in the order of 45m in lieu of 40m

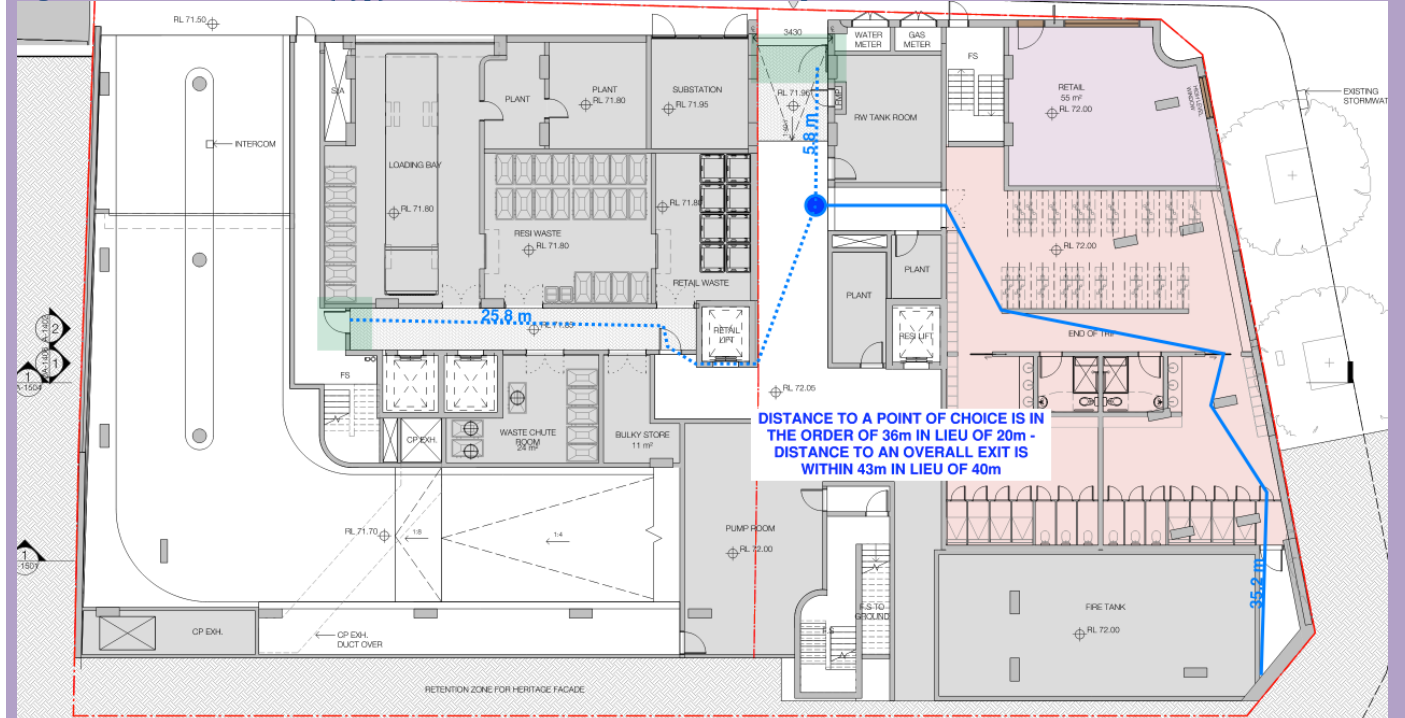


Figure 17 – B1 Level: Distance of travel measured from the end of trip facility to a point of choice is in the order of 30m

| CLAUSE | REFERENCE | APPLICABLE | COMPLIES | COMMENT |
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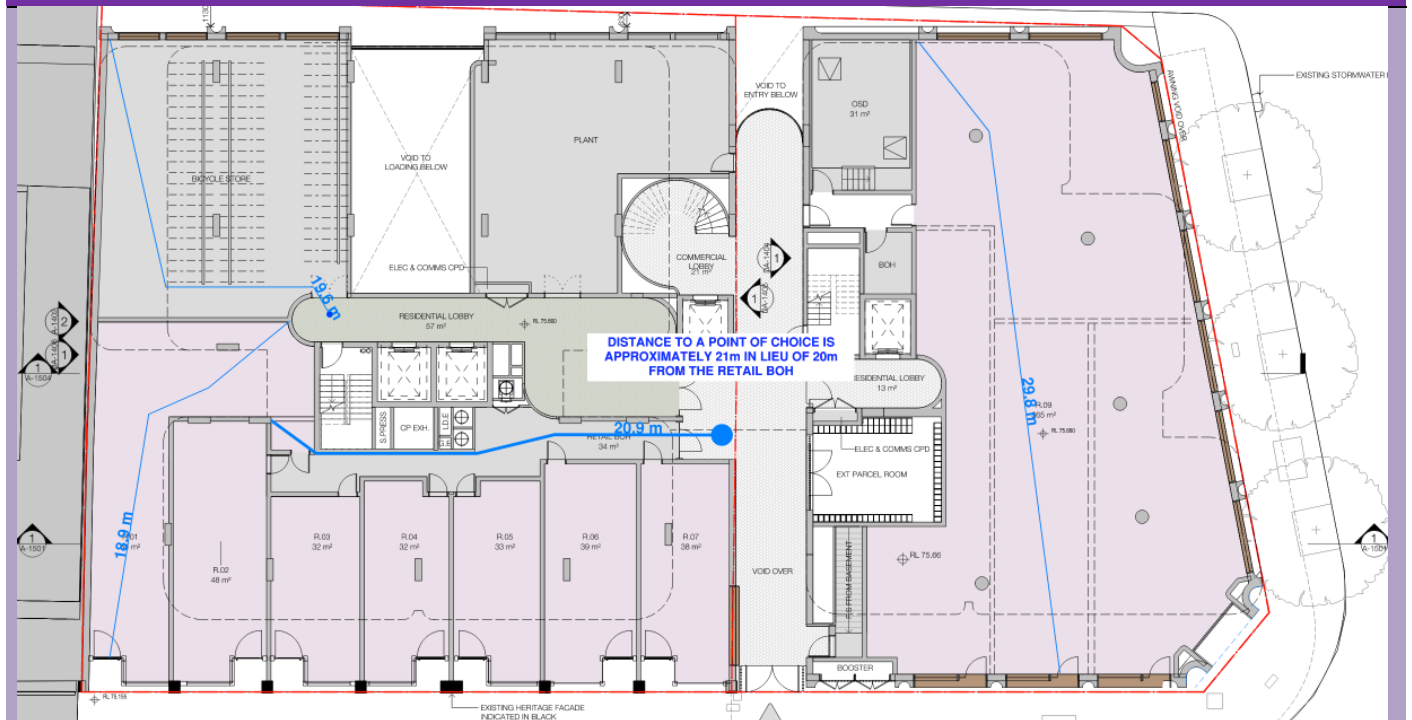


Figure 18 - Ground Level: Distance to a point of choice from the Retail BOH is in the order of 21m in lieu of 20m

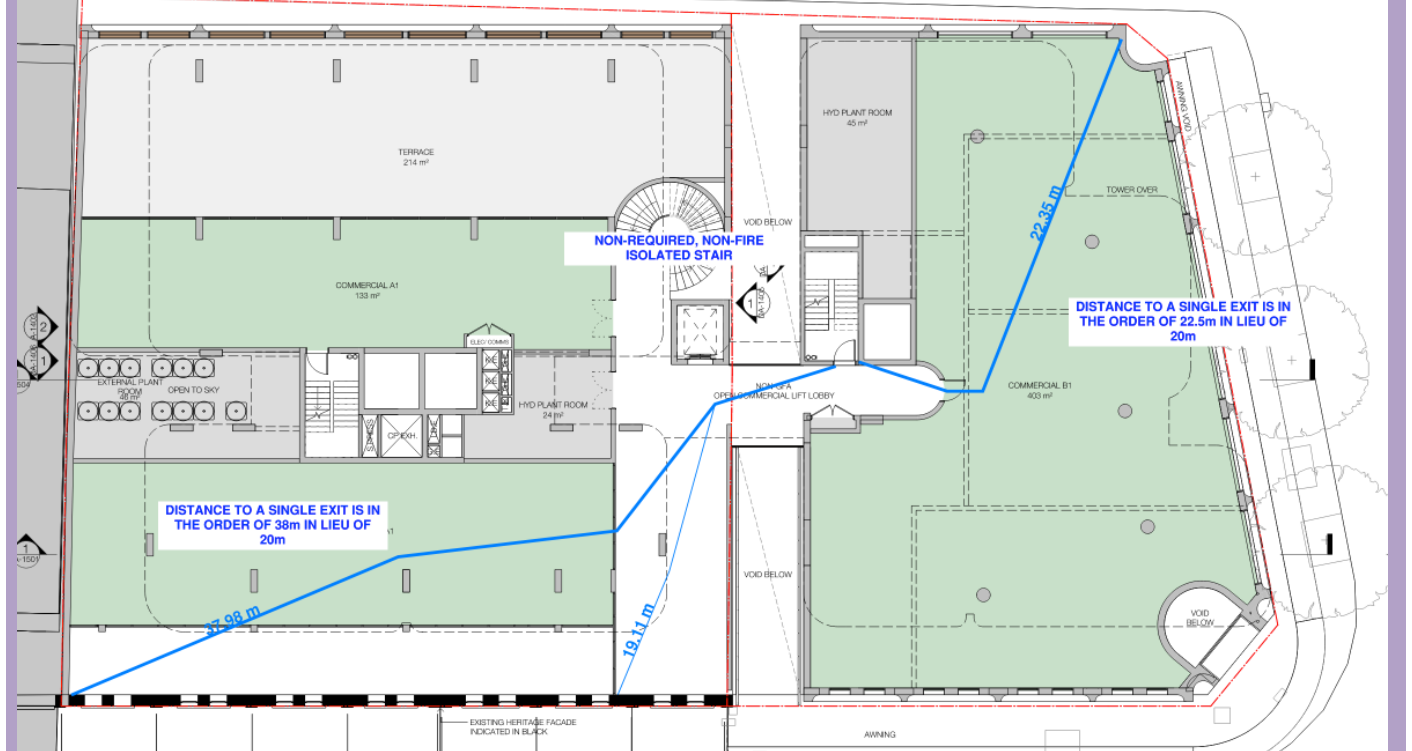


Figure 19 - First Level: Distance to a single exit is in the order of 38m

| CLAUSE | REFERENCE | APPLICABLE | COMPLIES | COMMENT |
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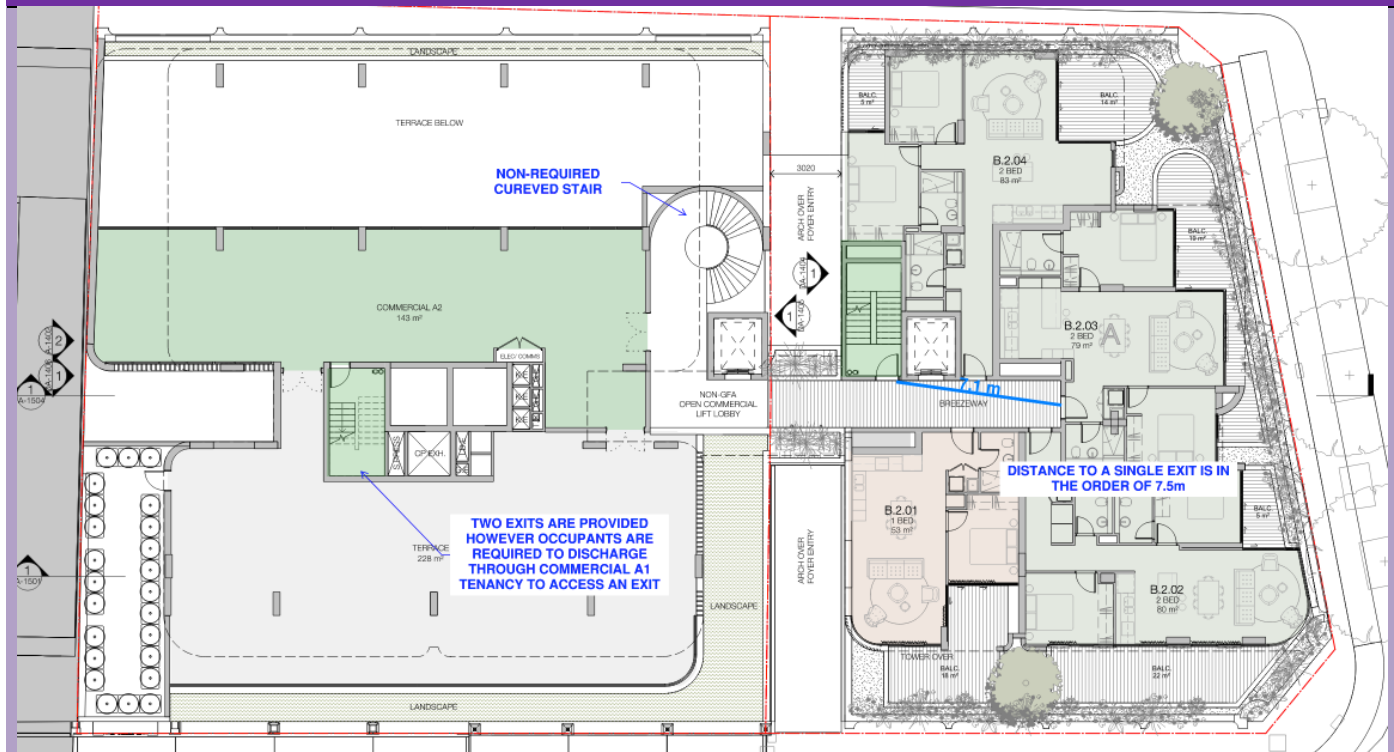


Figure 20 – Second Level: Distance from the SOUs to a single exit is in the order of 7.5m in lieu of 6m

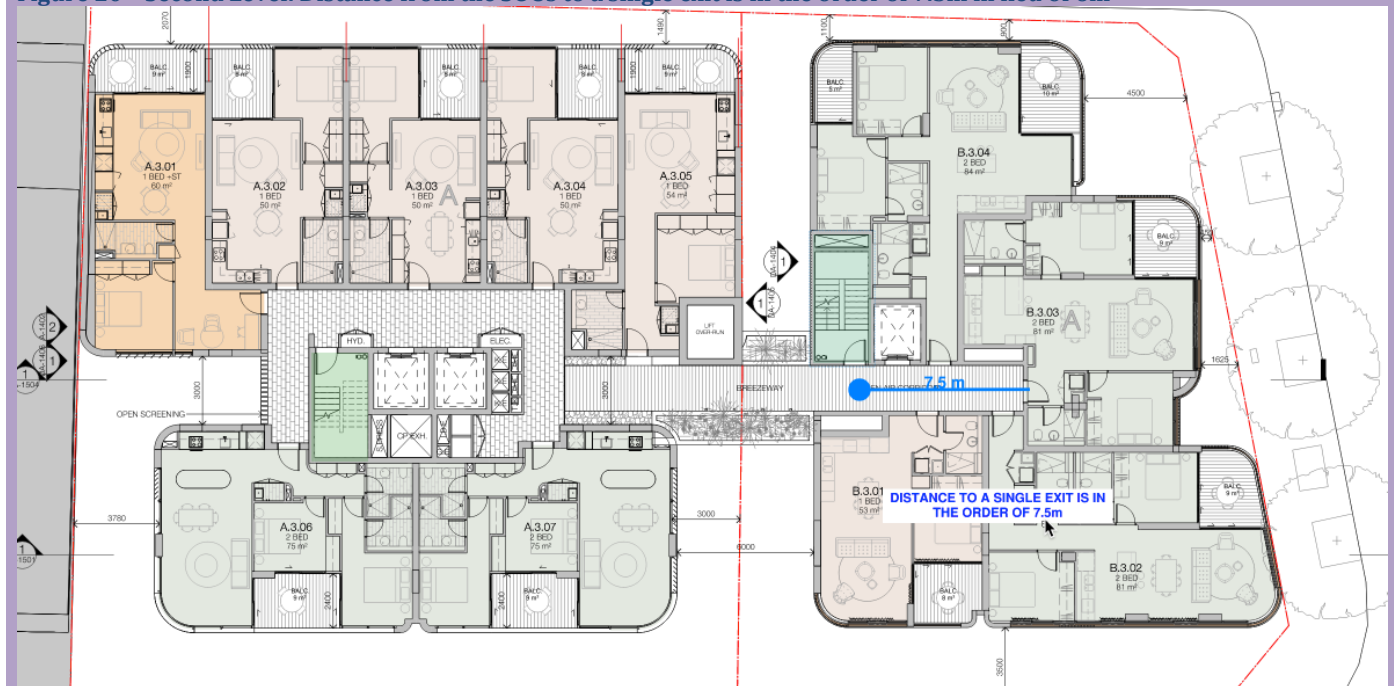


Figure 21 – Level 3 to 8 (Typical): Distance from the SOUs to a single exit is in the order of 7.5m in lieu of 6m

|              |                                     |   |   |                                                                                                                                                                                                                                   |
|--------------|-------------------------------------|---|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| D2D6<br>D1.5 | Distances between alternative exits | ✓ | ✓ | Exits are required as alternative means of exits must be distributed as uniformly as practicable within or around the storeys where access to at least two exits is readily available from all points including lift lobby areas. |
|--------------|-------------------------------------|---|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| CLAUSE | REFERENCE | APPLICABLE | COMPLIES | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------|-----------|------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |           |            |          | <p>Alternative exits is not less than 9m and not more than 45m apart in a Class 2 building or 60m in all other cases.</p> <p>Basement Level 6 to 2 contains a separation of exits in the order of 65m in lieu of 60m, this is measured through the point of choice and is shown below.</p> <p>A Fire Engineered Performance Solution may be sought to address this item.</p> <p>Alternative paths of travel are to be located to not converge such that they become less than 6m. This is considered generally compliant throughout.</p> <p><i>(Distance between alternative exits is measured through the point of choice as nominated in BCA Clause D2D5).</i></p> |

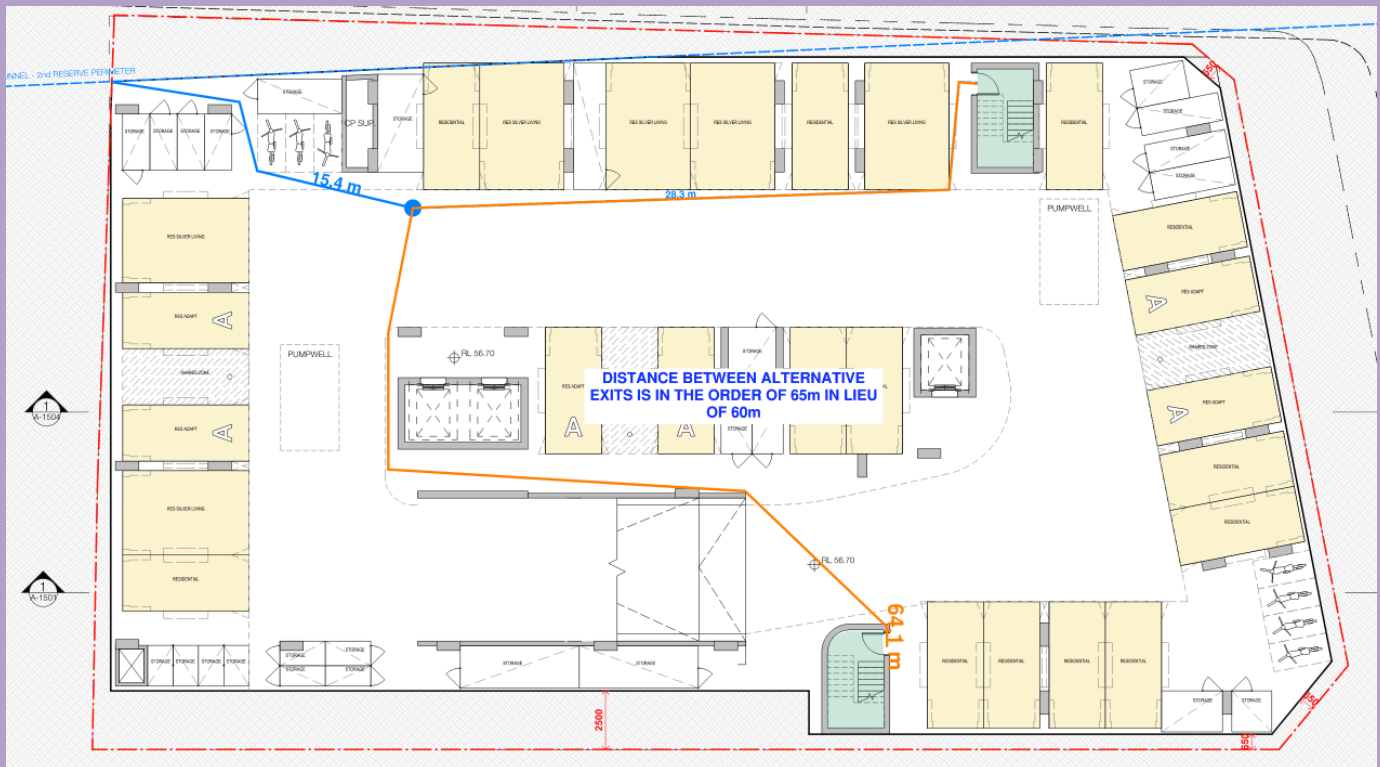
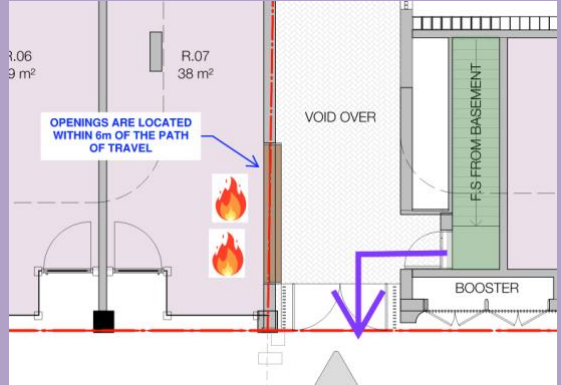


Figure 22 - B6 and B2 Level (Typ): Separation of exits is approximately 65m in lieu of 60m

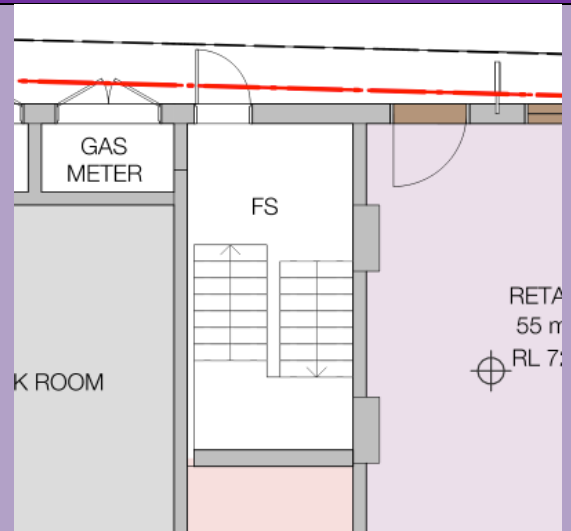
|              |                                                         |   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------|---------------------------------------------------------|---|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| D2D7<br>D1.6 | Heights of exits, paths of travel to exits and doorways | ✓ | Compliance advice | In a required exit or path of travel to an exit the unobstructed height throughout must not be less than 2m, except the unobstructed height of any doorway may be reduced to not less than 1980mm.                                                                                                                                                                                                                                                                                             |
| D2D8<br>D1.6 | Width of exits and paths of travel to exits             | ✓ | Compliance advice | <p>The unobstructed width of each required exit or path of travel to an exit (except for ladders, provided in accordance with BCA Clause D2D21, D3D23 or I3D5) and doorways must not be less than: 1m.</p> <p>If the storey accommodates more than 100 persons but not more than 200 persons, the aggregate unobstructed width of each required exit or path of travel to an exit (except for doorways) must not be less than 1m plus 250mm for each 25 persons (or part) in excess of 10.</p> |



| CLAUSE        | REFERENCE                                                           | APPLICABLE | COMPLIES                     | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------|---------------------------------------------------------------------|------------|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| D2D9<br>D1.6  | Width of doorways in exits or paths of travel to exits              | ✓          | Compliance advice            | <p>In a required exit or path of travel to an exit, the unobstructed width must be not less than 750mm wide.</p> <p>Note. <i>BCA Part D4 requires a minimum of 850mm unobstructed width to doorways in buildings required to be accessible.</i></p> <p>This is capable of achieving compliance, details demonstrating compliance with this clause must be incorporated within the Construction Certificate documentation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| D2D10<br>D1.6 | Exit width not to diminish in direction of travel                   | ✓          | Compliance advice            | <p>The unobstructed width of a required exit must not diminish in the direction of travel to a road or open space, except where the width is increased in accordance with BCA Clause D2D8(1)(b) or D2D9(a)(i).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| D2D11<br>D1.6 | Determination and measurement of exits and paths of travel to exits | ✓          | Note – method of measurement | <p>The required width of a stairway or ramp in a required exit or path of travel is to be measured clear of all obstructions such as handrail, projecting parts of barriers and the like. This must extend without interruption, except for ceiling cornices to a height not less than 2m vertically above a line along the nosing of the treads or the floor surface of the ramp or landing.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| D2D12<br>D1.7 | Travel via fire isolated exits                                      | ✓          | X                            | <p>A doorway from a room must not open directly into a stairway, passageway or ramp that is required to be fire isolated unless its from, a public corridor, public lobby or the like, a sole occupancy unit occupying all of a storey or sanitary compartment, airlock or the like.</p> <p>Each fire isolated stairway or fire-isolated ramp must provide independent egress from each storey served directly, or by way of its own fire isolated passageway:</p> <p>To a road or open space;</p> <p>To a point:</p> <p>(i) in a storey or space, within the confines of the building, that is used only for pedestrian movement, carp parking or the like and is open for at least 2/3 of its perimeter; and</p> <p>(ii) from which an unimpeded path of travel, not further than 20m, is available to a road or open space; or</p> <p>Into a covered area that:</p> <p>(i) adjoins a road or open space;</p> <p>(ii) is open for at least 1/3 of its perimeter; and</p> <p>(iii) has an unobstructed clear height throughout, including the perimeter openings, of not less than 3m; and</p> <p>(iv) provides an unimpeded path of travel from the point of discharge to the road or open space of not more than 6m.</p> |

| CLAUSE | REFERENCE | APPLICABLE | COMPLIES | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------|-----------|------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |           |            |          | <p>Where the fire isolated exit discharges whereby occupant pass within 6m of any part of the external wall of the same building (measured horizontally at right angles) to the path of travel, the part of the wall must achieve an FRL of not less than 60/60/60 and any openings protected internally in accordance with C4D5. The protection required above must extend for a distance of 3m above or below as appropriate the level of the path or for the height of the wall, whichever is lesser.</p> <p>The following items are noted as not complying with this clause:</p> <p>FS Serving Basement Levels:</p> <p>This stair discharges into the confines of the building located (arch/canopy over entry foyer) on the Ground Level (discharging to Oxford Street):</p> <p>Openings are located within 6m of the path of travel:</p>  <p><b>Figure 23 – Stair discharges into the confines of the building and requires occupants to pass by windows</b></p> <p>Basement Stair discharging to Rowe Lane appears to comply with the requirements of this clause. This stair is shown below:</p> |

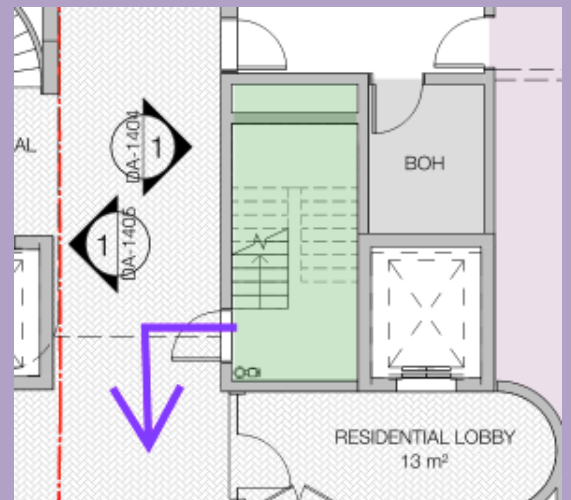
| CLAUSE | REFERENCE | APPLICABLE | COMPLIES | COMMENT |
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**Figure 24 – Basement Stair discharges to Rowe Lane**

**Tower B Stair serving upper levels:**

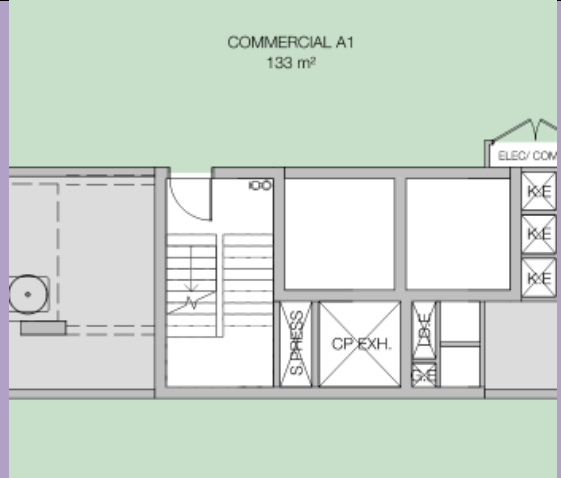
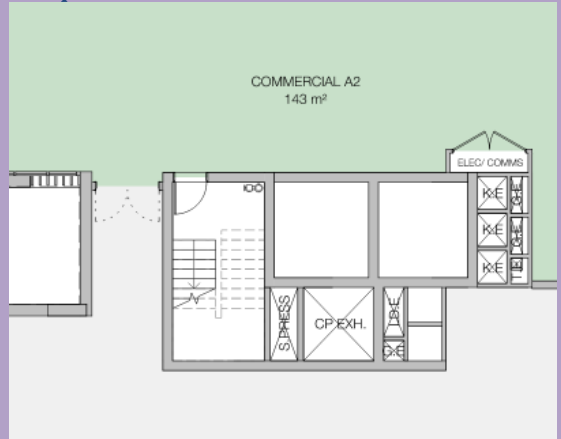
This stair discharges within the confines of the building, as shown below:

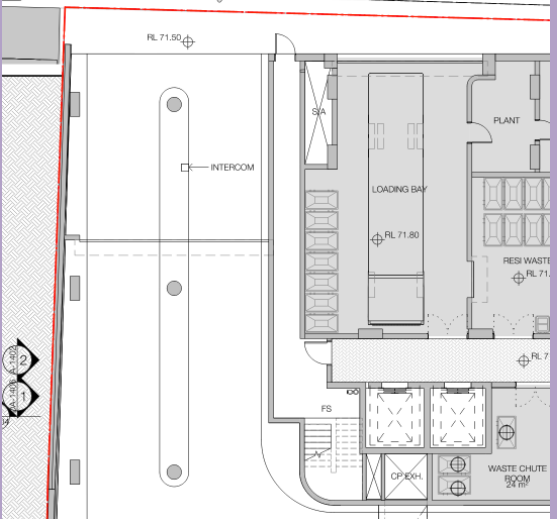


**Figure 25 – Tower B Stair discharges within the confines of the building, discharging to Oxford Street**

**Tower A Stair serving upper levels:**

The commercial tenancy are accessed directly from the Fire Isolated Stair on Level 1 and 2. This is shown below:

| CLAUSE | REFERENCE | APPLICABLE | COMPLIES | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------|-----------|------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |           |            |          |  <p><b>Figure 26 – Commercial tenancy located on level 1 requires an airlock to access this door</b></p>  <p><b>Figure 27 – Commercial tenancy located on level 2 requires an airlock to access this door</b></p> <p>To be redesigned by providing an airlock to access these fire isolated stairs.</p> <p>The fire isolated stair discharges to Rowe Lane and complies with the requirements of this clause. This is shown below:</p> |

| CLAUSE                      | REFERENCE                                                  | APPLICABLE | COMPLIES          | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------|------------------------------------------------------------|------------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                             |                                                            |            |                   |  <p><b>Figure 28 – Fire isolated passageway/stair discharges to the road/open space</b></p> <p>To be designed to comply in conjunction with a Fire Engineered Performance Solution may be sought to address this item.</p>                                                                                                                                                                                                                                                                                                                                                                                                                         |
| D2D13<br>D1.8               | External stairways or ramps in lieu of fire-isolated exits | X          | N/A               | Not applicable – no external stair is proposed as part of this development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| D2D14<br>D1.9               | Travel by non-fire-isolated stairways or ramps             | X          | N/A               | Not applicable – the stairs throughout are proposed to be constructed as fire isolated stairs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| D2D15<br>D1.10              | Discharge from exits                                       | ✓          | Compliance advice | <p>An exit must not be blocked at the point of discharge and where required suitable barriers must be provided to prevent vehicles from blocking the exit or access to it.</p> <p>The path of travel to a road or open space must have an unobstructed width throughout out of not less than 1m or the minimum width of the required exit, whichever is greater.</p> <p>Where an exit discharges to open space that is at a different level than the public road to which it is connected, the path of travel to the road must be a ramp or other incline having a gradient not steeper than 1:8 at any part, or 1:14 where required by BCA Part D4.</p> <p>Compliance is capable of being achieved with the above requirements.</p> |
| D2D15(6)<br>D1.10(f)<br>NSW | Class 9b - place of public entertainment                   | X          | N/A               | Not applicable – the building is not deemed place of public entertainment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| D2D16<br>D1.11              | Horizontal exits                                           | X          | N/A               | Not applicable – no horizontal exits have been considered                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| D2D17<br>D1.12              | Non-Required stairways ramps and escalators                | ✓          | Compliance advice | A non-required, non-fire isolated stairway must not more than three storeys if each of those storeys is provided with a sprinkler system (other than a FPAA101D system) complying with Specification 17 throughout and at least one of those storeys is                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |



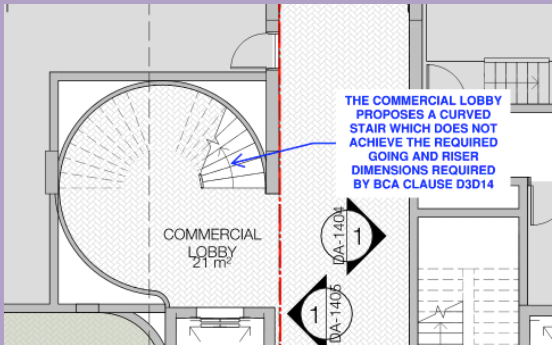
| CLAUSE         | REFERENCE                                  | APPLICABLE | COMPLIES          | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------|--------------------------------------------|------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                |                                            |            |                   | <p>situated at a level at which there is direct egress to a road or open space.</p> <p>The curved stair which connects the Ground, First and Second levels of the building connects a total of three storeys, is sprinkler protected in accordance with AS2118.1-2017 and egress is provided at the Ground Level directly to Oxford street.</p> <p>This stair has not been relied upon for the egress assessment contained within these levels and therefore is proposed as a non-required, non-fire isolated stairway.</p> |
| D2D18<br>D1.13 | Number of persons accommodated             | ✓          | Note only         | <p>NSW Table D2D18 outlines that the following occupant numbers may be provided per area:</p> <p>Retail (Class 6), serving ground level: 3m<sup>2</sup> per person<br/> Carpark (Class 7a): 30m<sup>2</sup> per person<br/> Swimming Pool: 1.5m<sup>2</sup> based on pool area.</p>                                                                                                                                                                                                                                         |
| D2D19<br>D1.14 | Measurement of distances                   | ✓          | Note only         | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| D2D20<br>D1.15 | Method of measurement                      | ✓          | Note only         | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| D2D21<br>D1.16 | Plant rooms & lift motor rooms: Concession | ✓          | Compliance advice | A ladder may be used in lieu of a stairway to provide egress from a plat room with a floor area of not more than 100m <sup>2</sup> . Where proposed, the ladder is required to comply with this clause.                                                                                                                                                                                                                                                                                                                     |
| D2D22<br>D1.17 | Access to lift pits                        | ✓          | Compliance advice | Access to lift pits must, where the pit depth is not more than 3m, be through the lowest landing doors or where the pit depth exceeds 3m, be provided through an access doorway complying with this clause.                                                                                                                                                                                                                                                                                                                 |
| D2D23<br>D1.18 | Egress from primary schools                | X          | N/A               | Not applicable – the building does not contain a primary school.                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

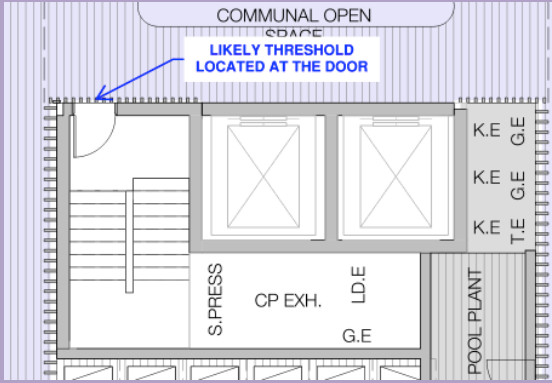
### PART D3 - CONSTRUCTION OF EXITS

|              |                                       |   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------|---------------------------------------|---|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| D3D1<br>D2.0 | Deemed-to-Satisfy Provisions          | ✓ | ✓                 | Noted.                                                                                                                                                                                                                                                                                                                                                                                                             |
| D3D2<br>D2.1 | Application of Part                   | ✓ | ✓                 | <p>Applies as noted:</p> <p>D3D14, D3D15(a), D3D17, D3D18, D3D19, D3D20, D3D22(5), D3D22(6), D3D23 and D3D29, the Deemed-to-Satisfy provisions of this Part do not apply to the internal parts of a sole occupancy unit in a Class 2 building.</p>                                                                                                                                                                 |
| D3D3<br>D2.2 | Fire-Isolated stairways & ramps       | ✓ | Compliance advice | <p>A stairway or ramp (including any landings) that is required to be within a fire-resisting shaft must be constructed of non-combustible materials and so that if there is local failure it will not cause structural damage to or impair the fire resistance of the shaft.</p> <p>Details demonstrating compliance with this clause must be incorporated within the Construction Certificate documentation.</p> |
| D3D4<br>D2.3 | Non-Fire-Isolated stairways and ramps | X | N/A               | Not applicable – no non-fire isolated stairs are proposed.                                                                                                                                                                                                                                                                                                                                                         |



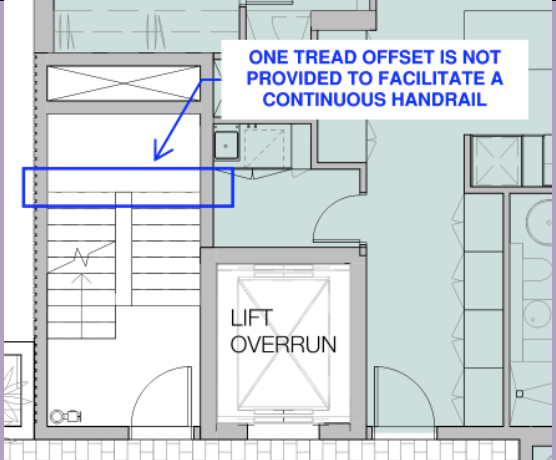
| CLAUSE         | REFERENCE                                         | APPLICABLE | COMPLIES          | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| D3D5<br>D2.4   | Separation of rising and descending stair flights | ✓          | ✓                 | <p>If a stairway serving as an exit is required to be fire isolated, there must be no direct connection between a flight rising from a storey below the lowest level of access to a road or open space and the flight descending from a store above that level.</p> <p>Common construction separating stairs must be non-combustible and smoke proof in accordance with S11C2.</p> <p>Compliance with this clause is achieved.</p>                                                                                                                                                                                                                                                                                                                                                                                                                  |
| D3D6<br>D2.5   | Open access ramps and balconies                   | X          | N/A               | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| D3D7<br>D2.6   | Smoke lobbies                                     | ✓          | Compliance advice | <p>A smoke lobby required by BCA Clause D2D12 must have a floor area not less than 6m<sup>2</sup> and be separated from the occupied areas in the storey by walls which are impervious to smoke and have an FRL of not less than 60/60/- and extend from slab to slab or the underside of a ceiling with a resistance to the incipient spread of fire and any construction joints between the top of the walls and the floor slab or roof or ceiling must be smoke sealed with intumescent putty or other suitable material.</p> <p>Opening from occupied areas must comprise of smoke door complying with BCA Specification S12C3 and S12C4 except that the smoke sensing device need only be located on the approach side of the opening and be pressurised as part of the exit if the exit required to be pressurised under BCA Clause E2D3.</p> |
| D3D8<br>D2.7   | Installations in exits and paths of travel        | ✓          | Compliance advice | Any electricity meters, distribution boards, telecommunications distribution boards or equipment, electrical motors or other motors within corridors, hallways and lobbies or the like must be enclosed with non-combustible construction of a fire protective covering with doorways suitably sealed against smoke spread.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| D3D9<br>D2.8   | Enclosure of space under stairs and ramps         | ✓          | ✓                 | <p>Fire isolated stairways and ramps must not be enclosed to form a cupboard or similar enclosed space.</p> <p>The stairs do not appear to be enclosed to form a cupboard. Compliance with this clause is compliant.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| D3D10<br>D2.9  | Width of stairways                                | ✓          | Compliance advice | A required stairway or ramp that exceeds 2m in width is counted as having a width of only 2m unless it is divided by a handrail or barrier continuous between landings and each division has a width of not more than 2m.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| D3D11<br>D2.10 | Pedestrian ramps                                  | ✓          | Compliance advice | <p>A ramp serving as a required exit must be constructed in accordance with BCA Part D4 and AS1428.1-2009 where required to be accessible or in any other case, achieve a gradient not steeper than 1:8.</p> <p>All new pedestrian ramps are required to achieve a non-slip finish complying with AS4586-2013 slip resistance classification of new pedestrian surface materials.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

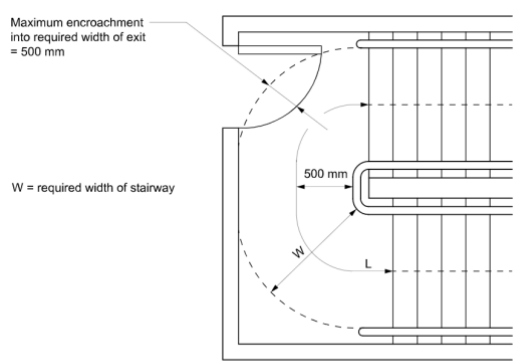
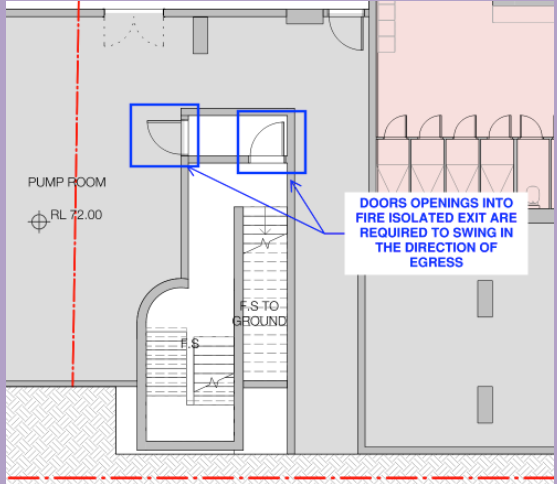
| CLAUSE         | REFERENCE                 | APPLICABLE | COMPLIES          | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------|---------------------------|------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| D3D12<br>D2.11 | Fire Isolated passageways | ✓          | Compliance advice | The enclosing construction of a fire isolated passageway must achieve a fire resistance level when tested for fire outside the passageway.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| D3D12<br>D2.12 | Roof as open space        | X          | N/A               | Not applicable – the roof is not acting as open space.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| D3D14<br>D2.13 | Goings and risers         | ✓          | X                 | <p>Stairways must comply with the following:</p> <ul style="list-style-type: none"> <li>• Not more than 18 and not less than two risers in each flight of stairs.</li> <li>• Goings must be between 240mm and 355mm within the residential units;</li> <li>• Goings must be between 250mm and 355mm in other area;</li> <li>• Risers must be between 115mm high and 190mm high;</li> <li>• The slope relationship (2x riser dimensions going dimension) must be within the range of 550-700mm;</li> <li>• The goings and risers must be constant (uniform) throughout each flight in accordance with this clause.</li> <li>• Each tread must have a non-slip finish or an adequate non-skid strip near the edge of the nosings;</li> <li>• Treads must be of solid construction (not mesh or perforated) if the stairway is more than 10m high or connects more than three storeys.</li> <li>• Treads must have a surface with a slip-resistant classification not less than that listed in BCA Table D3D14 when tested in accordance with AS4586-2013 slip resistance classification of new pedestrian surface materials.</li> </ul> <p>The commercial lobby connecting the Ground, First and Second level is connected by a curved stair, this is shown below:</p>  <p><b>Figure 29 – Curved stair within the Ground, First and Second levels</b></p> <p>A BCA Performance Solution may be sought to permit this arrangement where the curved stair is a non-required exit for the purpose of egress.</p> |
| D3D15<br>D2.14 | Landings                  | ✓          | Compliance advice | Landings must not be less than 750mm long and have a slip-resistant classification not less than that listed in BCA Table D3D15 when tested in accordance with AS4586-2013 slip resistance classification of new pedestrian surface materials.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

| CLAUSE         | REFERENCE                 | APPLICABLE | COMPLIES               | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------|---------------------------|------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                |                           |            |                        | <p>The Building Code of Australia 2022, Volume 1 does not directly specify slip-resistance classification(s) for all accessible paths of travel; however, we highlight the need under AS1428.1-2009 for all accessible paths of travel to have a slip-resistant surface. We recommend you should seek surface finish advice from an independent specialist slip safety consultant.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| D3D16<br>D2.15 | Thresholds                | ✓          | Additional information | <p>The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door unless:</p> <p>In a building required to be accessible by BCA Part D4, the doorway opens to a road or open space and is provided with a threshold ramp or step ramp in accordance with AS1428.1-2009.</p> <p>The doorways accessing the open balconies and roof top terraces may contain a setdown (either a step or threshold ramp) to achieve compliance with the weatherproofing requirements of the BCA. Where this occurs, as the doorways do not discharge to a road or open space this is considered a technical non-compliance.</p>  <p><b>Figure 30 – Potential threshold to the common areas</b></p> <p>To be designed to comply. Where this occurs, a Fire Engineered Performance Solution may be sought to address this item.</p> |
| D3D17<br>D2.16 | Barriers to prevent falls | ✓          | Compliance advice      | <p>A continuous barrier must be provided along the side of a roof to which general access is provided, a stairway or ramp, a floor, corridor, hallway, balcony, deck, verandah, mezzanine, access bridge or the like and any delineated path of access to a building.</p> <p>If the trafficable surface is 1m or more above the surface beneath.</p> <p>The barrier is required to be constructed in accordance with BCA Clauses D3D18, D3D19, D3D20 and if a wire barrier is used D3D21.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| D3D18<br>D2.16 | Heights of barriers       | ✓          | Compliance advice      | <p>The height of barriers required by BCA Clause D3D17 must be:</p> <p>Stairway or ramps with a gradient of 1:20 or steeper – 865mm.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |



| CLAUSE         | REFERENCE            | APPLICABLE | COMPLIES                                   | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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|                |                      |            |                                            | <p>Landing to a stair or ramp where the barrier is provided along the inside edge of the landing and does not exceed 500mm in length – 865mm.</p> <p>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 1m outwards from the top of the barrier – 700mm.</p> <p>For all other locations – 1m.</p> <p>Barrier heights are measured vertically from the surface beneath, except that for stairways the height must be measured above the nosing line of the stair tread.</p> <p>A transition zone may be incorporated where the barrier height changes from 865mm on a stair flight or ramp to 1m at the landing or floor.</p> |
| D3D19<br>D2.16 | Openings in barriers | ✓          | Compliance advice                          | <p>Opening in required barriers must not allow for a 125mm sphere to pass through.</p> <p>In a fire-isolated stairway, ramp or other area used primarily for emergency purposes, openings in a required barrier must not allow a 300mm sphere to pass through, or where rails are used a 150mm sphere must not be able to pass through the opening between the nosing line of the stair treads and the rail or between the rail and the floor of the landing, balcony or the like and the openings between rails must not be more than 460mm.</p>                                                                                                                                                                                |
| D3D20<br>D2.16 | Barrier climbability | ✓          | Compliance advice                          | <p>A barrier required by BCA Clause D3D17, located on a floor more than 4m above the surface beneath must not incorporate horizontal or near horizontal elements that could facilitate climbing between 150mm and 760mm above the floor.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| D3D21<br>D2.16 | Wire barriers        | ✓          | Compliance advice                          | <p>Where the barrier is proposed to be constructed of wire, compliance is achieved where proposed in accordance with this clause.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| D3D22<br>D2.17 | Handrails            | ✓          | Compliance advice – additional information | <p>Handrails are required to be installed at a height not less than 865mm and be continuous between stair flight landings and have no obstruction on or above them that tend to break a handhold. A minimum of one tread setback should be provided to ensure the handrail can be constructed as being continuous height throughout the flight:</p>                                                                                                                                                                                                                                                                                                                                                                              |

| CLAUSE               | REFERENCE                                       | APPLICABLE | COMPLIES          | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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|                      |                                                 |            |                   |  <p><b>Figure 31 – Stair construction to ensure continuous handrail construction</b></p> <p>Where a stair is required to be accessible, compliance is required in accordance with Clause 12 of AS1428.1-2009.</p> <p>The height of the handrail is measured above the nosing of the stair.</p> <p>Additional requirements apply to buildings where access is required in accordance with BCA Clause D4D4.</p> <p>To be redesigned to comply.</p> |
| D3D23<br>D2.18       | Fixed platforms, walkways stairways and ladders | ✓          | Compliance advice | Machinery rooms, boiler houses, lift machine rooms, plant rooms and the like may be access via a fixed platform, walkway, stairway or ladder complying with AS1657-2018 in lieu of the requirements contained above.                                                                                                                                                                                                                                                                                                               |
| D3D23<br>D2.19       | Doorways and doors                              | ✓          | Compliance advice | <p>A doorway serving as a required exit or forming part of a required exit must not be fitted with a revolving door, roller shutter or tilt up door.</p> <p>Sliding doors are only permitted where leading directly to a road or open space and the door is able to be opened manually under a force of not more than 110N if there is a malfunction to failure of the power source.</p>                                                                                                                                           |
| D3D25(1)<br>D2.20(a) | Swinging doors                                  | ✓          | Compliance advice | A swinging door in a required exit or forming part of a required exit must not encroach within 500mm on the required width (including any landings). This is shown within the figure below:                                                                                                                                                                                                                                                                                                                                        |

| CLAUSE               | REFERENCE                         | APPLICABLE | COMPLIES          | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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|                      |                                   |            |                   |  <p>Maximum encroachment into required width of exit = 500 mm</p> <p>W = required width of stairway</p> <p>Figure D2.20 Illustration of door to a fire-isolated stairway complying with D2.20(a)</p> <p><b>Figure 32 – Extract from BCA</b></p> <p>Compliance with this clause appears readily achievable, confirmation shall be incorporated within the Construction Certificate documentation to ensure compliance is achieved with this clause.</p>          |
| D3D25(2)<br>D2.20(b) | Swinging doors                    | ✓          | X                 | <p>A required exit must swing in the direction egress.</p> <p>The stairs discharging from the B1 Level from the pump room (discharging into the stair) are required to swing in the direction of egress. The affected doors are shown below:</p>  <p><b>Figure 33 – B1 Level doors are required to swing into the fire isolated stair</b></p> <p>To be redesigned to comply or a Fire Engineered Performance Solution may be sought to address this item.</p> |
| D3D26<br>D2.21       | Operation of latch                | ✓          | Compliance advice | <p>A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be openable without a key from the side that faces a person seeking egress in accordance with this clause.</p>                                                                                                                                                                                                                                                                                                                     |
| D3D27<br>D2.22       | Re-entry from fire isolated exits | ✓          | Compliance advice | <p>Doors of a fire-isolated exit must not be locked from the inside in a fire-isolated exit serving any storey above an effective height of 25m, throughout the exit.</p>                                                                                                                                                                                                                                                                                                                                                                         |



| CLAUSE         | REFERENCE                      | APPLICABLE | COMPLIES          | COMMENT                                                                                                                                                                                                                                           |
|----------------|--------------------------------|------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| D3D28<br>D2.23 | Signs on doors                 | ✓          | Compliance advice | Information clause relevant to the provision of signs on required fire doors to alert people that operation of these doors is not to be impaired.<br><br>Refer also to offence signage required by Clause 183 of the EP&A Regulation (EPAR) 2000. |
| D3D29<br>D2.24 | Protection of openable windows | ✓          | Compliance advice | A window opening must be provided with protection if the floor beneath the window is 2m or more above the surface beneath within a bedroom of a Class 2 building.                                                                                 |
| D3D30<br>D2.25 | Timber Stairways: Concession   | X          | Noted             | Noted – not applicable.                                                                                                                                                                                                                           |

## PART D4 - ACCESS FOR PEOPLE WITH DISABILITIES

**BCA PART D4 IS EXCLUDED FROM THIS BUILDING CODE OF AUSTRALIA ASSESSMENT – REFER TO SEPARATE ACCESS CONSULTANTS REPORT FOR COMPLIANCE DETAILS.**

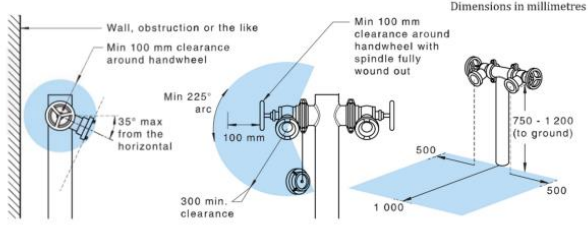
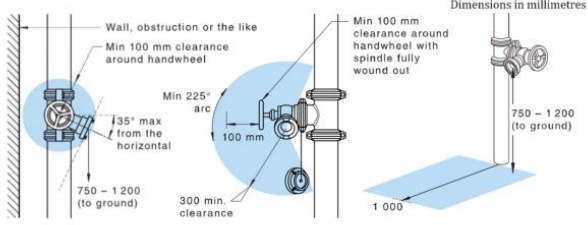
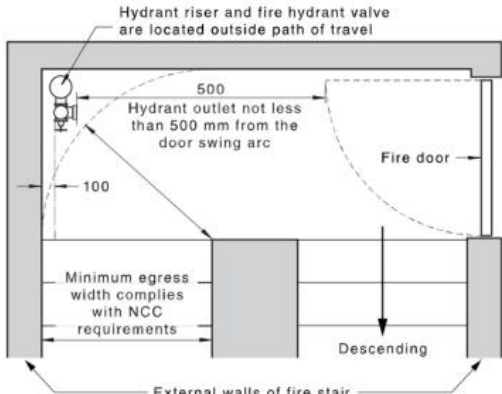
## SPECIFICATIONS REFERENCED WITHIN SECTION D

|         |                                                 |   |         |                                                                                                                                                                    |
|---------|-------------------------------------------------|---|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Spec 14 | Non-required stairways, ramps and escalators    | X | N/A     | Not applicable – The stair serving the Ground, First and Second level is not proposed to extend any number of storeys therefore this Specification does not apply. |
| Spec 15 | Braille and tactile signs                       | ✓ | Applies | Specification 15 applies to the assessment contained within BCA Part D4 – refer to Access Consultants requirements.                                                |
| Spec 16 | Accessible water entry/exit from swimming pools | ✓ | Applies | Specification 16 applies to the assessment contained within BCA Part D4 – refer to Access Consultants requirements.                                                |

## SECTION E - SERVICES AND EQUIPMENT

### PART E1 - FIRE FIGHTING EQUIPMENT

|              |                              |   |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------|------------------------------|---|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| E1D1<br>E1.0 | Deemed-to-Satisfy Provisions | ✓ | Note | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| E1D2<br>E1.3 | Fire Hydrants                | ✓ | X    | <p>A fire hydrant system is required to serve the entire building as it exceeds 500m<sup>2</sup>. Fire Hydrant coverage to be provided in accordance with AS2419.1-2021 (new adoption Australian Standard within BCA 2022).</p> <p>As the building is greater than 25m in effective height, the building is required to be provided with a ring main and a Grade 1 water supply.</p> <p>The fire hydrant booster assembly is located facing Oxford Street on the Ground Level and is adjacent to primary entrance of the building.</p> <p>The scope of AS2419.1-2021 applies to buildings and associated areas that do not include special hazards (refer to Clause 1.1 of AS2419.1-2021). Where the building incorporates electric vehicles and are considered special hazards (under BCA Clause E1D17 and E2D21 a Fire Engineered</p> |

| CLAUSE       | REFERENCE       | APPLICABLE | COMPLIES          | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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|              |                 |            |                   | <p>Performance Solution will be required to adopt this Australian Standard.</p> <p>Clearances are required in accordance with Clause 3.2.2.2 requiring a minimum of 1m directly in front of the fire hydrant outlets, a clearance of not less than 500mm from any point of a door-swing arc and the fire hydrant outlet, a clearance of not less than 100mm around the handwheel of the fire hydrant valve and a clearance around the fire hydrant valve outlet of not less than 300mm through an arc of 225 degrees in the plane of the valve outlet.</p> <p><b>Note.</b> Fire hydrant coverage has not been verified at this review. This is subject to the Hydraulic/fire services design.</p> <p>Details of the fire hydrant design is required to be incorporated within the Construction Certificate and fire services design documentation.</p>                                                                                                                                                                                                                                                                                              |
|              |                 |            |                   | <p>NOTE: In some circumstances, the authority having jurisdiction may require external fire hydrants to be installed below ground.</p>  <p>Figure H.3(A) — External fire hydrant clearances</p> <p>Figure H.3(B) highlights the application of the design principles and minimum clearances required in and around internal fire hydrants, including minimum and maximum heights for these fire hydrants. Additionally, Figure H.3(B) highlights that an internal above-ground on-site fire hydrant is required to have one valve-controlled outlet, except where the requirements of Clause 3.2.2.5(b) and (c) apply.</p>  <p>Figure H.3(B) — Internal fire hydrant clearances</p>  <p>Figure H.3(C) — Internal fire hydrant clearances required within a fire isolated stair</p> <p>Figure 34 and 35 – Extract from AS2419.1-2021, required circulation spaces around fire hydrants</p> |
| E1D3<br>E1.4 | Fire Hose Reels | ✓          | Compliance advice | <p>Fire hose reel coverage is required to be provided to the throughout the building including outdoor areas/balconies contained within the building. A fire hose reel system complying with AS2441-2005 must be provided to serve the whole building where internal fire hydrants are installed or where internal hydrants are not installed to serve any fire compartment with a floor area greater than 500m<sup>2</sup>.</p> <p>Fire hose reels are required to be located within 4m of an exit and must be provided with a fire hose reel to serve only the storey at which they are located.</p> <p>Fire hose reels are required to be provided on the storey that they are located on.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                   |



| CLAUSE        | REFERENCE                                                                                                            | APPLICABLE | COMPLIES          | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------|----------------------------------------------------------------------------------------------------------------------|------------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               |                                                                                                                      |            |                   | <p>Coverage is required to be provided throughout the building achieved by a 36m hose + 4m spray of water.</p> <p><u>Note: Extent of verification:</u> Fire Hose Reel coverage has not been confirmed as part of this assessment. Confirmation from the fire service design to confirm coverage is provided in accordance with AS2441-2005.</p> <p>Details demonstrating compliance with this clause must be incorporated in documentation for a construction certificate.</p> |
| E1D4<br>E1.5  | Sprinklers                                                                                                           | ✓          | Compliance advice | A sprinkler system must be installed in a building or part of a building when required by BCA Clause E1D5 to E1D12, as applicable and comply with Specification 17.                                                                                                                                                                                                                                                                                                            |
| E1D5<br>E1.5  | Where sprinklers are required: all classifications                                                                   | ✓          | Compliance advice | <p>Sprinklers are required throughout if any part of the building has an effective height of more than 25m including an open deck carpark.</p> <p>The building is required to be provided with a sprinkler system throughout. The building is required to be provided with an AS2118 sprinkler system throughout.</p>                                                                                                                                                          |
| E1D6<br>E1.5  | Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings                         | X          | N/A               | Not applicable – the building is greater than 25m in height and therefore Clause E1D5 applies in this instance.                                                                                                                                                                                                                                                                                                                                                                |
| E1D7<br>E1.5  | Where sprinklers are required: Class 3 building used as a residential care building                                  | X          | N/A               | Not applicable – the building is not considered a Class 3 building.                                                                                                                                                                                                                                                                                                                                                                                                            |
| E1D8<br>E1.5  | Where sprinklers are required: Class 6 buildings                                                                     | X          | N/A               | Not applicable – the building is required to comply with BCA Clause E1D5 as the effective height is greater than 25m, requiring sprinklers to be installed throughout the building including the retail portions of the building.                                                                                                                                                                                                                                              |
| E1D9<br>E1.5  | Where sprinklers are required: Class 7a building, other than an open-deck carpark                                    | X          | N/A               | Not applicable – the building is required to comply with BCA Clause E1D5 as the effective height is greater than 25m, requiring sprinklers to be installed throughout the building.                                                                                                                                                                                                                                                                                            |
| E1D10<br>E1.5 | Where sprinklers are required: Class 9a health-care building used as a residential care building, Class 9c buildings | X          | N/A               | Not applicable – the building is required to comply with BCA Clause E1D5 as the effective height is greater than 25m, requiring sprinklers to be installed throughout the building.                                                                                                                                                                                                                                                                                            |
| E1D11<br>E1.5 | Where sprinklers are required: Class 9b buildings                                                                    | X          | N/A               | Not applicable – the building is required to comply with BCA Clause E1D5 as the effective height is greater than 25m, requiring sprinklers to be installed throughout the building.                                                                                                                                                                                                                                                                                            |
| E1D12<br>E1.5 | Where sprinklers are required: additional requirements                                                               | X          | N/A               | Not applicable – the building is required to comply with BCA Clause E1D5 as the effective height is greater than 25m, requiring sprinklers to be installed throughout the building.                                                                                                                                                                                                                                                                                            |



| CLAUSE         | REFERENCE                                                      | APPLICABLE | COMPLIES                            | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------|----------------------------------------------------------------|------------|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| E1D13<br>E1.5  | Where sprinklers are required: occupancies of excessive hazard | X          | N/A                                 | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| E1D14<br>E1.6  | Portable Fire Extinguishers                                    | ✓          | Compliance advice                   | <p>Portable Fire Extinguishers are required to be installed throughout carpark in accordance with AS2444.</p> <p>Portable fire extinguishers provided in the Class 2 parts of the building must be:</p> <ul style="list-style-type: none"> <li>• An ABE type fire extinguisher;</li> <li>• A minimum size of 2.5kg; and</li> <li>• Distributed outside a sole occupancy unit to serve only the storey which they are located and so that the travel distance from the entrance doorway of any sole-occupancy unit to the nearest fire extinguisher is not more than 10m.</li> </ul> |
| E1D15<br>E1.8  | Fire Control Centres                                           | ✓          | X                                   | <p>A fire control facility in accordance with BCA Specification 19 must be provided for a building with an effective height of more than 25m.</p> <p>As the effective height is greater than 50m a dedicated fire control room is required to be provided. This is required to comply with Specification 19.</p> <p>This room is not currently nominated on the architectural drawings.</p> <p>Full compliance with Specification 19 should be incorporated within the Fire Services documentation for Construction Certificate approval.</p>                                       |
| E1D16<br>E1.9  | Fire precautions during construction                           | ✓          | Compliance advice                   | <p>Not less than one fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each storey adjacent to each required exit or temporary stair or exit; and</p> <p>After the building has reached an effective height of 12m, the fire hydrants and fire hose reels must be operational in at least every storey that is covered by the roof or the floor structure above, except the two uppermost storeys and any required booster connections must be installed.</p>                                                                  |
| E1D17<br>E1.10 | Provision for special hazards                                  | ✓          | Compliance advice – additional note | <p>We note that the Certifier may consider electric cars/charging stations as a hazard within the building, where proposed. As there are no prescriptive requirements this will be required to be addressed via a Performance Solution.</p> <p>This is to be determined by the Principal Certifying Authority.</p>                                                                                                                                                                                                                                                                  |

## PART E2 - SMOKE HAZARD MANAGEMENT

|              |                              |   |      |                   |
|--------------|------------------------------|---|------|-------------------|
| E2D1<br>E2.0 | Deemed-to-Satisfy Provisions | ✓ | ✓    | Noted.            |
| E2D2<br>E2.1 | Application of Part          | ✓ | Note | Applies as noted. |



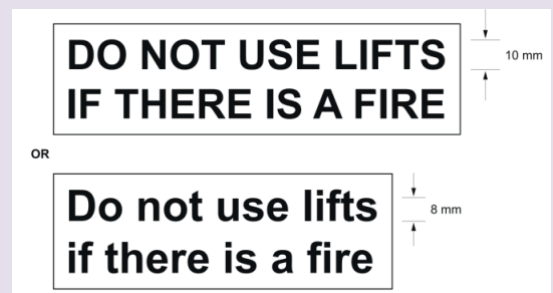
| CLAUSE        | REFERENCE                                                                                           | APPLICABLE | COMPLIES          | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------|-----------------------------------------------------------------------------------------------------|------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| E2D3<br>E2.2  | General requirements                                                                                | ✓          | Compliance advice | <p>An air-handling system which does not form part of a smoke hazard management system in accordance with BCA Clause E2D4 to E2D20 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 be designed and installed to:</p> <p>Operate as a smoke control system in accordance with AS1668; or</p> <p>Such that it incorporates smoke dampers where the air-handling ducts penetrate any elements separating the fire compartment 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 comply with Clause 7.5 of AS1670.1.</p>                                                                                        |
| E2D4<br>E2.2a | Fire-isolated exits                                                                                 | ✓          | Compliance advice | <p>Fire isolated exits are required to be provided with an automatic air pressurisation system for fire-isolated exits in accordance with AS1668.1 or provided with open access ramps or balconies in accordance with BCA Clause D3D6.</p> <p>This applies to any fire isolated stairs serving a storey above an effective height of 25m or more than two below ground storeys not counted in the rise in storeys.</p> <p>The automatic air pressurisation system for a fire isolated exit must serve the entire exit.</p> <p>The fire isolated exits are required to be constructed as a fire isolated exit.</p>                                                                                                                                                                                                                                                               |
| E2D5<br>E2.2a | Buildings more than 25m in effective height: Class 2 and 3 buildings and Class 4 part of a building | ✓          | Compliance advice | <p>An automatic smoke detection and alarm system complying with Specification 20 must be provided within a Class 2 or 3 building which is more than 25m in effective height or within a Class 2, 3 or 4 parts of a building in which a building is more than 25m in effective height.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| E2D6<br>E2.2a | Buildings more than 25m in effective height: Class 5, 6, 7b, 8 or 9b buildings                      | ✓          | Compliance advice | <p>A Class 5, 6, 7b, 8 or 9b building or part of a building must be provided with a zone pressurisation system between vertically separated fire compartments in accordance with AS1668.1, if the building has an effective height of more than 25m.</p> <p><i>Note. vertically separated fire compartments are fire compartments above and below each other and not fire compartments within the same storey.</i></p> <p>The building contains commercial classifications including, Class 5, Class 6 and Class 9b portions and is required to be provided with zone pressurisation systems between vertically separated fire compartments. Given the building is greater than 25m this is required to comply, Alternatively, this may be omitted via a Fire Engineered Performance Solution, subject to further assessment and commentary from the project Fire Engineer.</p> |



| CLAUSE                | REFERENCE                                                                                                                                                                    | APPLICABLE | COMPLIES          | COMMENT                                                                                                                                                         |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| E2D7<br><i>E2.2a</i>  | Buildings more than 25m in effective height: Class 9a buildings                                                                                                              | X          | N/A               | Not applicable.                                                                                                                                                 |
| E2D8<br><i>E2.2a</i>  | Buildings not more than 25m in effective height: Class 2 and 3 buildings and Class 4 part of a building                                                                      | X          | N/A               | Not applicable – the building is greater than 25m in effective height.                                                                                          |
| E2D9<br><i>E2.2a</i>  | Buildings not more than 25m in effective height: Class 5, 6, 7b, 8 and 9b buildings                                                                                          | X          | N/A               | Not applicable – the building is greater than 25m in effective height.                                                                                          |
| E2D10<br><i>E2.2a</i> | Buildings not more than 25m in effective height: large isolated buildings subject to C3D4                                                                                    | X          | N/A               | Not applicable – the building is not considered a Large Isolated Building.                                                                                      |
| E2D11<br><i>E2.2a</i> | Buildings not more than 25m in effective height: Class 9a and 9c buildings                                                                                                   | X          | N/A               | Not applicable – the building is not a 9a health care building or 9c building.                                                                                  |
| E2D12<br><i>E2.2a</i> | Class 7 buildings                                                                                                                                                            | ✓          | Compliance advice | A Class 7a building, including a basement, provided with a mechanical ventilation system in accordance with AS1668.2, must comply with Clause 5.5. of AS1668.1. |
| E2D13<br><i>E2.2a</i> | Basements (other than Class 7a buildings)                                                                                                                                    | X          | N/A               | Not applicable – the basement levels are Class 7a throughout.                                                                                                   |
| E2D14<br><i>E2.2b</i> | Class 6 buildings – in fire compartments more than 2,000m <sup>2</sup> (not containing an enclosed common walkway or mall serving more than one Class 6 sole occupancy unite | X          | N/A               | Not applicable – the retail fire compartments are less than 2,000m <sup>2</sup> .                                                                               |
| E2D15<br><i>E2.2b</i> | Class 6 buildings – in fire compartments more than 2,000m <sup>2</sup> : Class 6 Building (containing an enclosed common walkway or mall)                                    | X          | N/A               | Not applicable – the retail fire compartments are less than 2,000m <sup>2</sup> .                                                                               |
| E2D16<br><i>E2.2b</i> | Class 9b – assembly buildings: nightclubs, discotheques and the like                                                                                                         | X          | N/A               | Not applicable – the building does not contain an assembly portion, nightclub or discotheques.                                                                  |
| E2D17<br><i>E2.2b</i> | Class 9b – assembly buildings: exhibition halls                                                                                                                              | X          | N/A               | Not applicable.                                                                                                                                                 |
| E2D18<br><i>E2.2b</i> | Class 9b – assembly buildings: theatre and public halls                                                                                                                      | X          | N/A               | Not applicable.                                                                                                                                                 |
| E2D19<br><i>E2.2b</i> | Class 9b – assembly buildings: theatres and public halls (not listed in E2D18)                                                                                               | X          | N/A               | Not applicable.                                                                                                                                                 |
| E2D20<br><i>E2.2b</i> | Class 9b assembly buildings: other assembly buildings (not listed in E2D16 to E2D19)                                                                                         | X          | N/A               | Not applicable.                                                                                                                                                 |

| CLAUSE        | REFERENCE                    | APPLICABLE | COMPLIES                            | COMMENT                                                                                                                                                                                                                                                                                                            |
|---------------|------------------------------|------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| E2D21<br>E2.3 | Provision for special hazard | ✓          | Compliance advice – additional note | <p>We note that the Certifier may consider electric cars/charging stations as a hazard within the building, where proposed. As there are no prescriptive requirements this will be required to be addressed via a Performance Solution.</p> <p>This is to be determined by the Principal Certifying Authority.</p> |

### PART E3 - LIFT INSTALLATIONS

|              |                                             |   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------|---------------------------------------------|---|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| E3D1<br>E3.0 | Deemed-to-Satisfy Provisions                | ✓ | Note              | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| E3D1<br>E3.1 | Lift installations                          | ✓ | Compliance advice | An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with BCA Specification 24.                                                                                                                                                                                                                                                                                                                                                                                                                    |
| E3D3<br>E3.2 | Stretcher facility in lifts                 | ✓ | Compliance advice | <p>A stretcher facility must be provided in at least one emergency lift as required by BCA Clause E3D4.</p> <p>A stretcher facility must accommodate a raised stretcher with a patient lying on it horizontally by providing a clear space not less than 600mm wide x 2000mm long x 1400mm high above the floor level.</p>                                                                                                                                                                                                                            |
| E3D4<br>E3.3 | Warning against use of lifts in fire        | ✓ | Compliance advice | <p>Signage is required to warn occupants against the use of lifts in a fire:</p> <div data-bbox="911 1068 1466 1359" data-label="Image">  </div> <p><b>Figure 36 – Lift signage required</b></p>                                                                                                                                                                                                                                                                  |
| E3D5<br>E3.4 | Emergency lifts                             | ✓ | Compliance advice | <p>At least one emergency lift complying must be provided where the building has an effective height of more than 25m. Where two or more passenger lifts are installed and serve the same storeys (excluding a lift that is within an atrium), at least two emergency lifts must be provided to serve those storeys and if located within different shafts, at least one emergency lift must be provided in each shaft.</p> <p>An emergency lift is required to be constructed within a fire-resisting shaft in accordance with BCA Clause C3D11.</p> |
| E3D6<br>E3.5 | Landings                                    | ✓ | Compliance advice | Access and egress to and from lift well landings must comply with Parts D3, D3 and D4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| E3D7<br>E3.6 | Passenger lifts types and their limitations | ✓ | Compliance advice | <p>As the building is required to be accessible, every passenger lift installed must comply with this clause:</p> <p>Electric passenger lifts, electrohydraulic passenger lifts or inclined lifts have no limitations on the use.</p>                                                                                                                                                                                                                                                                                                                 |



| CLAUSE         | REFERENCE                                        | APPLICABLE | COMPLIES          | COMMENT                                                                                                                                                                                                                                                                                                                                                                      |
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| E3D8<br>E3.6a  | Accessible features required for passenger lifts | ✓          | Compliance advice | The passenger lift must have the following features, including the provisions of a handrail complying AS1735.12.<br><br>The lift shall achieve the floor dimensions of not less than 1400mm wide x 1600mm deep for all lifts which travel more than 12m.                                                                                                                     |
| E3D9<br>E3.7   | Fire Service Controls                            | ✓          | Compliance advice | Effective height of >12 m which requires lifts serving any storey above 12m, must be provided with:<br><br>(a) a fire service recall control switch complying with E3D11 for –<br><br>(i) a group of lifts; or<br><br>(ii) a single lift not in a group that serves the storey.<br><br>(b) a lift car fire service drive control switch complying with E3D12 for every lift. |
| E3D10<br>E3.8  | Residential care buildings                       | X          | N/A               | Not applicable – not an aged care building.                                                                                                                                                                                                                                                                                                                                  |
| E3D11<br>E3.9  | Fire Service Recall Control Switch               | ✓          | Compliance advice | The lifts must be provided with one fire service recall control switch required by E3D9 that activates the fire service recall operation. The switch must be installed to the requirements of BCA Clause E3D11.                                                                                                                                                              |
| E3D12<br>E3.10 | Lift Car Fire Service Drive Control Switch       | ✓          | Compliance advice | The lift car fire service drive control switch required by BCA Clause E3D9 must be activated from within the lift car. The switch must be installed as per the requirements of E3D12.                                                                                                                                                                                        |

#### PART E4 – VISABILITY IN AN EMERGENCY, EXIT SIGNS AND WARNING SYSTEMS

|              |                                 |   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------|---------------------------------|---|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| E4D1<br>E4.0 | Deemed-to-Satisfy Provisions    | ✓ | Note              | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| E4D2<br>E4.2 | Emergency Lighting Requirements | ✓ | Compliance advice | Emergency lighting is required to be installed throughout the building, in the following areas:<br><br>Fire-isolated stairway, fire-isolated passageway or fire-isolated ramps.<br><br>In every storey of Class 7 and 9 building where the storey has an area more than 300m <sup>2</sup> in any room having a floor area more than 100m <sup>2</sup> that does not open to a corridor or space that has emergency lighting or in any room having a floor area more than 300m <sup>2</sup> .<br><br>In every room of space to which there is public access in every storey in a Class 6 portion of the building, emergency lighting is required.<br><br>In every passageway, corridor, hallway or like having a length of more than 6m from the entrance doorway of the sole occupancy unit in a Class 2 or 3 building.<br><br>In every required non-fire isolated stairway.<br><br>In every room or space to which there is public access in every storey in a Class 6 or 9b building. |



| CLAUSE       | REFERENCE                                             | APPLICABLE | COMPLIES          | COMMENT                                                                                                                                                                                                                                                                                                                                                                                   |
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| E3D3<br>E4.3 | Measurement of distances                              | ✓          | Note              | Noted.                                                                                                                                                                                                                                                                                                                                                                                    |
| E4D4<br>E4.4 | Design and operation of emergency lighting            | ✓          | Compliance advice | The emergency lighting provided must comply with AS2293.1-2018.                                                                                                                                                                                                                                                                                                                           |
| E4D5<br>E4.5 | Exit signs                                            | ✓          | Compliance advice | Exit signs must be provided above or adjacent to each door providing direct egress from a storey to an enclosed stairway passageway or ramp serving as a required exit and any door serving as, or forming part of, a required exit in a storey required to be provided with emergency lighting in accordance with E4D2.                                                                  |
| E4D6<br>E4.6 | Direction signs                                       | ✓          | Compliance advice | Directional exit signs are required where an exit is readily apparent to persons occupying or visiting the building then exit signs must be installed in appropriate positions indicating the direction to a required exit.                                                                                                                                                               |
| E4D7<br>E4.7 | Class 2 and 3 Buildings and Class 4 parts: exemptions | ✓          | Note              | Informational clause – Exit doors in Class 2 parts need not comply with E4.5 provided every exit door is clearly and legibly labelled on the side remote from the exit with the word “EXIT” in capital letters 25mm high in a colour contrasting with that of the background or some other suitable method.<br><br>Additionally, an entrance door of a SOU does not require exit signage. |
| E4D8<br>E4.8 | Design and operation of exit signs                    | ✓          | Compliance advice | Exit signs must comply with AS/NZS2293.1-2018 or for a photoluminescent exit sign, Specification 25 and be clearly visible at all times when the building is occupied by any person having the right of legal entry to the building.                                                                                                                                                      |
| E4D9<br>E4.9 | Emergency warning and intercom systems                | ✓          | Compliance advice | An emergency warning and intercom system complying with AS1670.4-2018 is required to be installed throughout as the effective height is greater than 25m.                                                                                                                                                                                                                                 |

## SPECIFICATIONS REFERENCED WITHIN SECTION E

|         |                                                               |   |         |                                                                              |
|---------|---------------------------------------------------------------|---|---------|------------------------------------------------------------------------------|
| Spec 17 | Fire sprinkler systems                                        | ✓ | Applies | Fire sprinklers are required to be installed in accordance with this clause. |
| Spec 18 | Class 2 and 3 buildings not more than 25m in effective height | X | N/A     | Not applicable – the building is greater than 25m in effective height.       |
| Spec 19 | Fire control centres                                          | ✓ | Applies | Applies.                                                                     |
| Spec 20 | Smoke detection and alarm systems                             | ✓ | Applies | Applies.                                                                     |
| Spec 21 | Smoke exhaust systems                                         | ✓ | Applies | Applies.                                                                     |
| Spec 22 | Smoke-and-heat vents                                          | ✓ | Applies | Applies.                                                                     |
| Spec 23 | Residential fire safety systems                               | X | N/A     | Not applicable.                                                              |
| Spec 24 | Lift installations                                            | ✓ | Applies | Applies.                                                                     |
| Spec 25 | Photoluminescent exit signs                                   | ✓ | Applies | Applies.                                                                     |



| CLAUSE | REFERENCE | APPLICABLE | COMPLIES | COMMENT |
|--------|-----------|------------|----------|---------|
|--------|-----------|------------|----------|---------|

## SECTION F - HEALTH AND AMENITY

### PART F1 – SURFACE WATER MANAGEMENT, RISING DAMP AND EXTERNAL WATERPROOFING

*BCA Part F1 applies as noted throughout the project Façade Consultant/Structural Engineer shall confirm the building envelope and weatherproofing requirements to achieve compliance with the prescriptive and Performance Requirements of the BCA.*

|                            |                                       |   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------|---------------------------------------|---|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| F1D1<br><i>F1.0</i>        | Deemed-to-Satisfy Provisions          | ✓ | Note              | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                |
| F1D2<br><i>New to 2022</i> | Application of Part                   | ✓ | ✓                 | Applies as noted.                                                                                                                                                                                                                                                                                                                                                                                                                     |
| F1D3<br><i>F1.1</i>        | Stormwater drainage                   | ✓ | Compliance advice | Stormwater draining is required to be designed and constructed in accordance with AS/NZS3500.3.                                                                                                                                                                                                                                                                                                                                       |
| F1D4<br><i>New to 2022</i> | Exposed joints                        | ✓ | Compliance advice | Exposed joints in the drainage surface on a roof, balcony, podium or similar horizontal surface part of a building must be protected in accordance with Section 2.9 of AS4654.2 and not be located beneath or run through a planter box, water feature or similar part of the building.                                                                                                                                               |
| F1D5<br><i>F1.4</i>        | External waterproofing membrane       | ✓ | Compliance advice | A roof, balcony, podium or similar horizontal surface part of a building must be provided with a waterproofing membrane which complies with AS4654.1 and is designed and installed in accordance with AS4654.2.                                                                                                                                                                                                                       |
| F1D6<br><i>F1.9</i>        | Damp-proofing                         | ✓ | Compliance advice | The building is required to be designed to prevent moisture from the ground reaching the lowest floor timbers and the walls above the lowest floor joists, the walls above the damp-proof course and the underside of a suspended floor constructed of a material other than timber, and the supporting beams or girders.<br><br>Materials must comply with AS/NZ2904 or be an impervious sheet material in accordance with AS3660.1. |
| D1D7<br><i>F1.10</i>       | Damp-proofing of floors on the ground | ✓ | Compliance advice | Where floors are directly laid on the ground a vapour barrier must be provided in accordance with AS2870.                                                                                                                                                                                                                                                                                                                             |
| F1D8<br><i>F1.12</i>       | Subfloor ventilation                  | X | N/A               | Not applicable – no raised or suspended floors are proposed.                                                                                                                                                                                                                                                                                                                                                                          |

### PART F2 – WET AREAS AND OVERFLOW PROTECTION

|                            |                              |   |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------|------------------------------|---|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| F2D1<br><i>New to 2022</i> | Deemed-to-Satisfy Provisions | ✓ | ✓                          | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| F2D2<br><i>F1.7</i>        | Wet area construction        | ✓ | Additional compliance note | In a Class 2 building, building elements must be water resistant or waterproof in accordance with Specification 26. Alternatively, compliance with AS3740 is required.<br><br>In a Class 5, 6, 7 or 9 building, building elements in a bathroom or shower room, a slop hopper or sink compartment, a laundry or sanitary compartment must be water resistant or waterproof in accordance with Specification 26. Alternatively, compliance with |



| CLAUSE        | REFERENCE                | APPLICABLE | COMPLIES          | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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|               |                          |            |                   | <p>AS3740 is required as if they were in a Class 2, 3 or Class 4 building.</p> <p>The requirements of AS3740 does not recognise that a window is a water-resistant substrate and therefore a Performance Solution is required to detail the waterproofing junction requirements for any windows within a shower.</p> <p>Detailing of this can be included within the Construction Certificate documentation.</p>                                                                                              |
| F2D3<br>F1.7  | Rooms containing urinals | ✓          | Compliance advice | Where urinals are proposed, compliance with this clause is required.                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| F2D4<br>F1.11 | Floor wastes             | ✓          | Compliance advice | <p>Where a bathroom or laundry is located at any level above a sole occupancy unit or public space, the room must be provided with a floor waste.</p> <p>A floor waste is required to achieve:</p> <p>A minimum continuous fall of a floor plane to the waste must be 1:80; and</p> <p>The maximum continuous fall of a floor plane to the waste must be 1:50.</p> <p>Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.</p> |

### PART F3 – ROOF AND WALL CLADDING

**BCA Part F3 applies as noted throughout the project Façade Consultant/Structural Engineer shall confirm the building envelope and weatherproofing requirements to achieve compliance with the prescriptive and Performance Requirements of the BCA.**

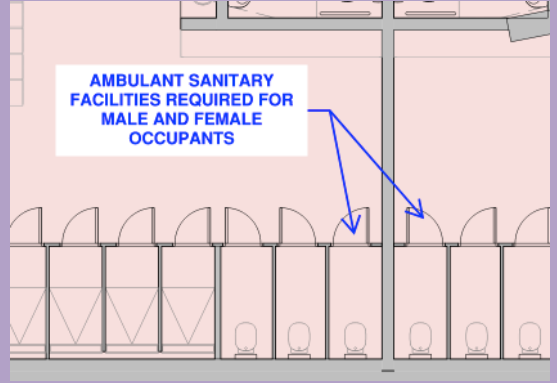
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| F3D1<br>New to 2022 | Deemed-to-Satisfy Provisions | ✓ | ✓                 | Noted.                                                                                                                                                                                                                                                                                                 |
| F3D2<br>F1.5        | Roof coverings               | ✓ | Compliance advice | The roof covering must comply with: Metal sheet roofing complying with AS1562.1.                                                                                                                                                                                                                       |
| F3D3<br>F1.6        | Sarking                      | ✓ | Compliance advice | Sarking type materials used for weatherproofing of roofs and walls must comply with AS4200.1 and AS4200.2.                                                                                                                                                                                             |
| F3D4<br>F1.13       | Glazing                      | ✓ | Compliance advice | Glazed assemblies are required to comply with AS2047.                                                                                                                                                                                                                                                  |
| F3D5<br>New to 2022 | Wall cladding                | ✓ | Compliance advice | <p>External wall cladding must comply with one or a combination of the following:</p> <p>Masonry, including masonry veneer, unreinforced and reinforced masonry to AS3700.</p> <p>Autoclaved aerated concrete in accordance with AS5146.3.</p> <p>Metal wall cladding in accordance with AS1562.1.</p> |

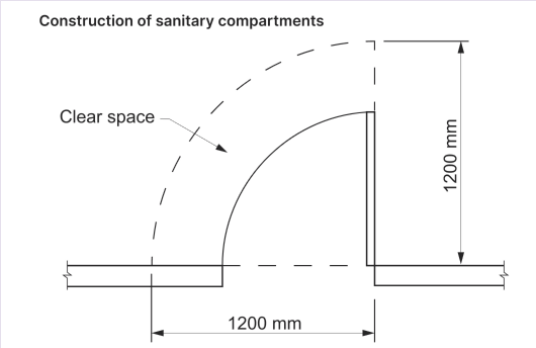
### PART F4 - SANITARY AND OTHER FACILITIES

|              |                                     |   |                   |                                                               |
|--------------|-------------------------------------|---|-------------------|---------------------------------------------------------------|
| F4D1<br>F2.0 | Deemed-to-Satisfy Provisions        | ✓ | ✓                 | Noted – Applies as noted.                                     |
| F4D2<br>F2.1 | Facilities in residential buildings | ✓ | Compliance advice | In a Class 2 building, the following facilities are required: |



| CLAUSE       | REFERENCE                                       | APPLICABLE | COMPLIES                                     | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------|-------------------------------------------------|------------|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|              |                                                 |            |                                              | <p>Within a sole occupancy unit:</p> <p>A kitchen sink and facilities for the preparation of food; and</p> <p>A bath or shower; and</p> <p>A closet pan; and</p> <p>A washbasin.</p> <p>For laundry facilities:</p> <p>In each sole occupancy unit, clothes washing facilities, comprising of at least one washtub and space for a washing machine and clothes drying cabinet or appliance in the same room as the clothes washing facility. Or</p> <p>A separate laundry for each four sole occupancy units, or part thereof must contain clothes washing facilities comprising of at least one washtub and space for a washing machine and clothes drying facilities comprising clothesline or a hoist with not less than 7.5m of line per sole occupancy unit.</p> <p>Note. A kitchen sink or washbasin must not be counted as a laundry washtub.</p> <p>This is capable of achieving compliance, details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.</p> |
| F4D3<br>F2.2 | Calculation of number of occupants and fixtures | ✓          | Method of calculating occupants and fixtures | <p>The number of persons accommodated must be calculated according to D2D18 if it cannot be more accurately determined by other means.</p> <p>Unless the premise is used predominantly by one sex, sanitary facilities must be provided on the basis of equal number of males and females.</p> <p>In calculating the number of sanitary facilities to be provided under F4D4, a unisex facility required for people with a disability (other than a facility under F4D12) may be counted once for each sex.</p> <p>For the purposes of this Part, a unisex facility comprises of one closet pan, one washbasin and means for the disposal of sanitary products.</p>                                                                                                                                                                                                                                                                                                                                                                          |
| F4D4<br>F2.3 | Facilities in Class 3 to 9 Buildings            | ✓          | Compliance advice                            | <p>Separate facilities must be provided for Class 3-9 buildings. If not more than 10 people are employed, a unisex facility may be provided instead of separate facilities for each sex.</p> <p>Adequate means of disposal of sanitary products must be provided in sanitary facilities for use by females.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| F4D5<br>F2.4 | Accessible Sanitary Facilities                  | ✓          | Compliance advice – additional advice        | <p>In a building required to be accessible, accessible unisex sanitary compartments must be provided within accessible parts of the building in accordance with F4D6.</p> <p>At each bank of toilets, where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, not less than one</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

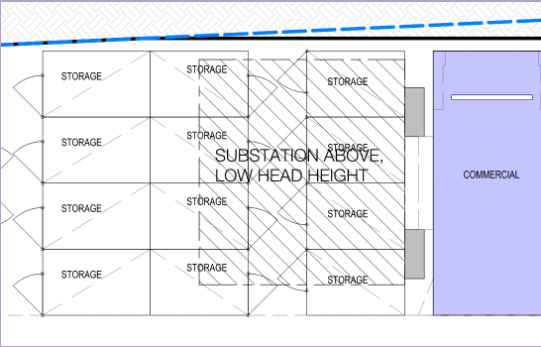
| CLAUSE        | REFERENCE                               | APPLICABLE | COMPLIES          | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------|-----------------------------------------|------------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               |                                         |            |                   | <p>sanitary compartment suitable for a person with an ambulant disability for use by males and one sanitary compartment suitable for a person with an ambulant disability for use by females must be provided.</p> <p>The end of trip facilities located in the Basement 1 plan do not contain an ambulant male and female facility.</p> <p>This is shown below:</p>  <p><b>Figure 37 - End of trip facilities</b></p> <p>An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary produces.</p> <p>Circulation spaces, fixtures and fittings of all accessible sanitary facilities provided must comply with the requirements of AS1428.1-2009.</p> <p>Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation. Confirmation shall be sought from the project Access Consultant in regard to compliance.</p> |
| F4D6<br>F2.4a | Accessible unisex sanitary compartments | ✓          | Compliance advice | <p>In a Class 5, 6, 7 or 9 building, at every bank of sanitary compartments containing male and female sanitary compartments, not less than one accessible sanitary compartment is required to be provided.</p> <p>This is capable of achieving compliance. Refer to separate Access Consultant for advice relating to the arrangement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| F4D7<br>F2.4b | Accessible unisex showers               | ✓          | Compliance advice | <p>In a Class 9 building, where F4D4 requires 1 or more showers, not less than 1 for every 10 showers or part thereof is required.</p> <p>An accessible shower is provided within the designated accessible sanitary compartment.</p> <p>This is capable of achieving compliance. Refer to separate Access Consultant for advice relating to the arrangement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| F4D8<br>F2.5  | Construction of sanitary compartments   | ✓          | Compliance advice | <p>The door to a fully enclosed sanitary compartment must open outwards or slide or be readily removable from the outside of the sanitary compartment, unless there is a clear space of at least 1.2m, measured in accordance with Figure F4D8,</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| CLAUSE | REFERENCE | APPLICABLE | COMPLIES | COMMENT                                                                                                                                                                                                                                                   |
|--------|-----------|------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |           |            |          | <p>extract provided below, between the closet pan within the sanitary compartment and the doorway.</p>  <p><b>Figure 38 – Construction of sanitary compartments</b></p> |

|                       |                                         |   |                       |                                                                                                                                                                                                                                                                                           |
|-----------------------|-----------------------------------------|---|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| F4D9<br>F2.6          | Interpretation: urinals and wash basins | ✓ | Note – Interpretation | <p>A urinal may be considered an individual stall or wall-hung urinal or each 600mm length of continuous urinal trough or a closet pan used in place of a urinal.</p> <p>A wash basin may be considered an individual basin or part of a hand washing through served by a single tap.</p> |
| NSW F4D10<br>F2.7 NSW | Microbial (legionella) control          | ✓ | Compliance advice     | Hot water, warm water and cooling water systems to be installed in accordance with AS3666.1.                                                                                                                                                                                              |
| F4D11<br>F2.8         | Waste Management                        | X | N/A                   | Not applicable - not a class 9a or 9c building.                                                                                                                                                                                                                                           |
| F4D12<br>F2.9         | Accessible adult change facilities      | X | N/A                   | Not applicable to the proposed design – the building does not contain a Class 6 or nominated Class 9b portion.                                                                                                                                                                            |

## PART F5 - ROOM HEIGHTS

|              |                                  |   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------|----------------------------------|---|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| F5D1<br>F3.0 | Deemed-to-Satisfy Provisions     | ✓ | ✓                 | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| F5D2<br>F3.1 | Height of rooms and other spaces | ✓ | Compliance advice | <p>The height of rooms and other spaces in a Class 2 building, the height of rooms must not be less than –</p> <ul style="list-style-type: none"> <li>For a kitchen, laundry or the like – 2.1m</li> <li>For a corridor, passageway or the like – 2.1m</li> <li>For a habitable room, excluding a kitchen – 2.4m</li> </ul> <p>In a habitable room, or space within a habitable room, with a sloping ceiling or projections below the ceiling line –</p> <ul style="list-style-type: none"> <li>In an attic – a height of not less than 2.2m for not less than two-thirds of the floor area of the room or space; and</li> <li>In other rooms – a height of not less than 2.4m for not less than two-thirds of the floor area of the room or space.</li> </ul> <p>The heights of rooms and other spaces in a Class 5, 6, 7 or 8 building must not be less than</p> |

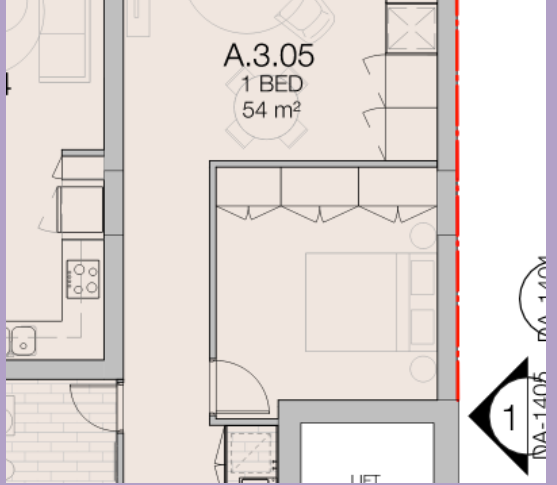
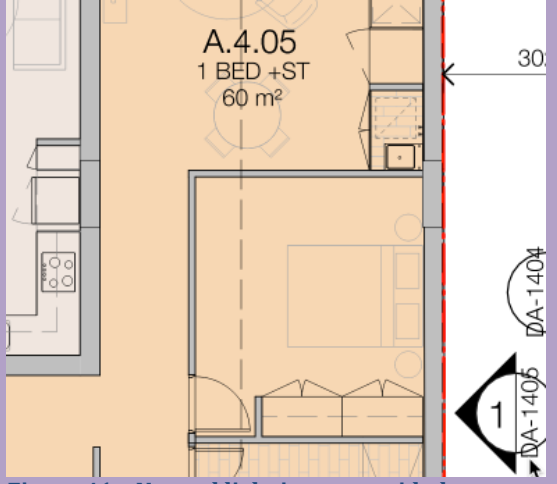
| CLAUSE | REFERENCE | APPLICABLE | COMPLIES | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------|-----------|------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |           |            |          | <p>Except otherwise permitted – 2.4m;</p> <p>A corridor, passageway or the like – 2.1m.</p> <p>The height of rooms and other spaces in any buildings must not be less than –</p> <p>For a bathroom, shower room, sanitary compartment, other than an accessible adult change facility, airlock, tea preparation room, pantry, storeroom, garage, car parking area or the like – 2.1m.</p> <p>For a commercial kitchen – 2.4m; and</p> <p>Above a stairway, ramp, landing or the like – 2m, measured vertically above the nosing line of stairway treads of the floor surface of the ramp, landing or the like.</p> <p>For a required accessible adult change facility.</p> <p>The Basement Level nominates a ‘Substation above – Low Head Height’. It is unclear what the achieve (unobstructed) ceiling height is located within this level. This is shown below:</p>  <p><b>Figure 39 – Ceiling height within basement levels</b></p> <p>Where less than 2.1m a BCA Performance Solution is required to be sought to address this item.</p> <p>Storage cages throughout are required to achieve a minimum 2.1m clearance. Where this is reduced, a BCA Performance Solution is required to be sought.</p> <p>Coordination between the services consultants is required to ensure the minimum unobstructed ceiling height is achieved throughout the building as nominated above.</p> |

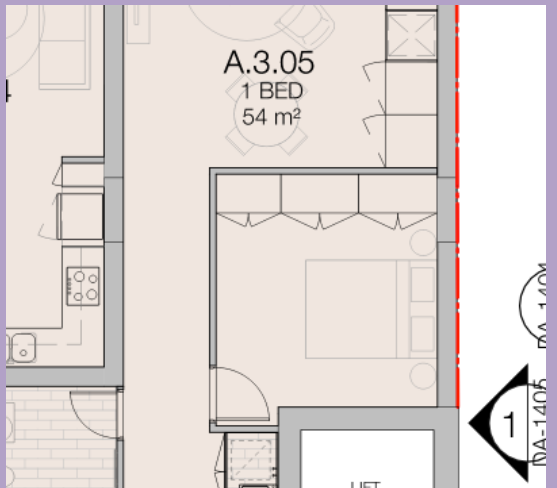
## PART F6 - LIGHT AND VENTILATION

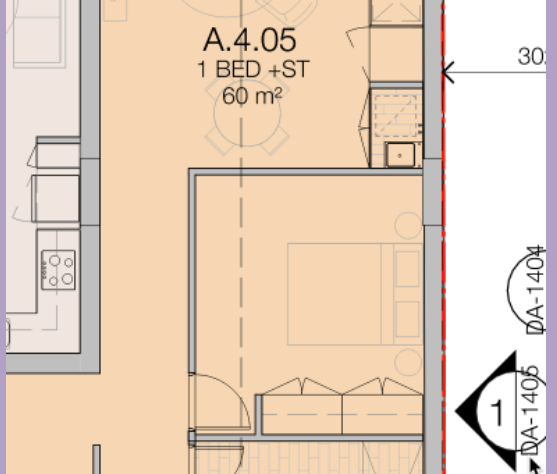
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| F6D1<br>F4.0 | Deemed-to-Satisfy Provisions           | ✓ | ✓                                             | Noted.                                                                                                          |
| F6D2<br>F4.1 | Provision of Natural light             | ✓ | Compliance advice                             | Natural light must be provided in a Class 2 building and a Class 4 part of the building to all habitable rooms. |
| F6D3<br>F4.2 | Methods and extent of natural lighting | ✓ | Compliance advice – Additional information is | Natural lighting must be provided by way of:<br>Windows (excluding roof lights), which:                         |



| CLAUSE | REFERENCE | APPLICABLE | COMPLIES                       | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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|        |           |            | required to confirm compliance | <p>(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</p> <p>(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.</p> <p>Roof lights, that –</p> <p>(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</p> <p>(i) are open to the sky.</p> <p>In a Class 2, 3 or 9 building, or Class 4 portion, a required window that faces a boundary of an adjoining allotment or a wall of the same building or another building on the allotment must not be less than a horizontal distance from that boundary or wall that is the greater of:</p> <p>(a) Generally – 1m; and</p> <p>(b) In a patient care area or other room used for sleeping purposes in a Class 9a building – 3m; and</p> <p>(c) 50% of the square root of the exterior height of the wall in which the window is located, measured from its sill height.</p> <p>In a Class 9b early childhood centre, the sills of 50% of windows in children's rooms must be located not more than 500mm above the floor level.</p> <p>The setback of the building is required to be 50% of the square root of the exterior height of the wall, measured from the sill height. The approximate height of the building 80m (measured the uppermost level to level 2 being the level containing the SOUs).</p> <p>The minimum setback required is approximately 3m from the allotment boundaries. Typically, the building achieves the required setback on all elevations. Where the allotment boundaries are amalgamated in conjunction with Section C of this assessment.</p> <p>Apartment A.305 and A.405 contains a bedroom which is not provided with natural light / ventilation via a window. This is shown below:</p> |

| CLAUSE                  | REFERENCE                                  | APPLICABLE | COMPLIES          | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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|                         |                                            |            |                   |  <p><b>Figure 40 – Natural light is not provided to bedroom</b></p>  <p><b>Figure 41 – Natural light is not provided to bedroom</b></p> <p>Compliance may be achieved by providing a window or where achieve by borrowed light, details confirming this is required to be incorporated within the Construction Certificate documentation.</p> |
| F6D4<br>F4.3            | Natural light borrowed from adjoining room | ✓          | Compliance advice | Natural light to a room in a Class 2 building may come through one or more glazed panels or openings from an adjoining room (including an enclosed verandah) where designed this is required in accordance with this clause.                                                                                                                                                                                                                                                                                       |
| F6D5<br>F4.4            | Artificial lighting                        | ✓          | Compliance advice | Artificial lighting is required to be provided throughout the building in accordance with this Clause.<br><br>Artificial lighting is required to comply with AS1680.0.                                                                                                                                                                                                                                                                                                                                             |
| F6D6<br>NSWF6D6<br>F4.5 | Ventilation of rooms                       | ✓          | Compliance advice | 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 achieve natural ventilation complying with BCA Clause F6D7 or a mechanical                                                                                                                                                                                                                                                                    |

| CLAUSE       | REFERENCE                                 | APPLICABLE | COMPLIES                                                                       | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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|              |                                           |            |                                                                                | <p>ventilation or air-conditioning system complying with AS1668.2 and AS/NZS3666.1.</p> <p>Note. where mechanical ventilation is proposed, this requires outside make up (fresh air) to be provided in accordance with AS1668.2.</p> <p>Note. NSW F6D6 deletes the reference to AS/NZS3666.1 as the need to comply with this standard is regulated in the Public Health Regulation, 2012, under the Public Health Act, 2010.</p>                                                                                                                                                                                         |
| F6D7<br>F4.6 | Natural ventilation                       | ✓          | Compliance advice – Additional information is required to determine compliance | <p>Natural ventilation must consist of opening, windows, doors or other devices which can be opened achieving an area not less than 5% of the floor area of the room required to be ventilated.</p> <p>The openings must open to a suitably size court or space open to the sky, an open verandah, carport or an adjoining room in accordance with BCA Clause F6D8.</p>                                                                                                                                                                                                                                                  |
| F6D8<br>F4.7 | Ventilation borrowed from adjoining rooms | ✓          | Compliance advice – Additional information is required to determine compliance | <p>Borrowed natural ventilation may be borrowed through a window, opening, door or other device from an adjoining room (or enclosed verandah) where the rooms are within the same sole occupancy units.</p> <p>Borrowed natural ventilation is required to be determined in accordance with this clause.</p> <p>Apartment A.305 and A.405 contains a bedroom which is not provided with natural light / ventilation via a window. This is shown below:</p>  <p><b>Figure 42 – Natural ventilation is not provided to bedroom</b></p> |

| CLAUSE         | REFERENCE                                        | APPLICABLE | COMPLIES          | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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|                |                                                  |            |                   |  <p><b>Figure 43 – Natural ventilation is not provided to bedroom</b></p> <p>Compliance may be achieved by providing a window or where achieve by borrowed ventilation, details confirming this is required to be incorporated within the Construction Certificate documentation.</p>                                                                                                                                    |
| F6D9<br>F4.8   | Restriction on location of sanitary compartments | ✓          | Note              | <p>A sanitary compartment must not open directly into a kitchen, pantry, public dining room, or restaurant, a room used for public assembly or a workplace normally occupied by more than one person.</p> <p>Where this occurs compliance with F6D10 is required to be provided to achieve compliance.</p>                                                                                                                                                                                                 |
| F6D10<br>F4.9  | Airlocks                                         | ✓          | Compliance advice | <p>If an airlock is not permitted to open directly into a room or space, access must be provided via an airlock, hallway or other room or the sanitary compartment may be provided with mechanical ventilation.</p>                                                                                                                                                                                                                                                                                        |
| F6D11<br>F4.11 | Carparks                                         | ✓          | Compliance advice | <p>Each storey of a carpark is required to have a system of mechanical ventilation complying with AS1668.2 or natural ventilation complying with Section 4 of AS1668.4.</p> <p>Mechanical ventilation is required to be provided throughout the carpark levels.</p>                                                                                                                                                                                                                                        |
| F6D12<br>F4.12 | Kitchen local exhaust ventilation                | ✓          | Compliance advice | <p>A commercial kitchen must be provided with a kitchen exhaust hood complying with AS1668.1 and AS1668.2 where the cooking apparatus has a total maximum electrical input exceeding 8kW or total gas power input exceeding 29MJ/h or the total maximum power input to more than one apparatus exceeds 0.5kW electrical power.</p> <p>Details demonstrating compliance with this clause (base building) requirements is required to be incorporated within the Construction Certificate documentation.</p> |

## PART F7 - SOUND TRANSMISSION AND INSULATION



| CLAUSE       | REFERENCE                                          | APPLICABLE | COMPLIES          | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------|----------------------------------------------------|------------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| F7D1<br>F5.0 | Deemed-to-Satisfy Provisions                       | ✓          | ✓                 | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| F7D2<br>F5.1 | Application of Part                                | ✓          | ✓                 | Applies as noted – applies to Class 2 portions of the building.<br><br>To be confirmed by the Acoustic Consultant on the proposed project – the below is informative only.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| F7D3<br>F5.2 | Determination of airborne sound insulation ratings | ✓          | Compliance advice | A form of construction required to have an airborne sound insulation rating must –<br><br>Have the required value for weighted sound reduction ( $R_w$ ) or weighted sound reduction index with spectrum adaption term ( $R_w + C_{tr}$ ) determined in accordance with AS/NZISO717.1 using results from laboratory measurements or comply with Specification 28.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| F7D4<br>F5.3 | Determination of impact sound insulation ratings   | ✓          | Compliance advice | A floor in a building required to have an impact sound insulation rating must –<br><br>Have the required value for weighted normalised impact sound pressures level ( $L_{n'w}$ ) determined in accordance with AS ISO717.2 using results from laboratory measurements or comply with Specification 28.<br><br>A wall in a building required to have an impact insulation rating must be of dissentionous construction in a Class 2 building.<br><br>Discontinuous construction means a wall having a minimum 20mm cavity between two separated leaves and be in accordance with this Clause.                                                                                                                                                                                                                                                                                                                                                                                                          |
| F7D5<br>F5.4 | Sound insulation rating of floors                  | ✓          | Compliance advice | A floor in a Class 2 building must have an $R_w + C_{tr}$ (airborne) not less than 50 and an $L_{n'w}$ (impact) not more than 62 where it separates sole-occupancy units or sole occupancy units from a plant room, lift shaft, stairway, public corridor, public lobby or the like or parts of different classifications.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| F7D6<br>F5.5 | Sound Insulation of walls                          | ✓          | Compliance advice | A wall in a Class 2 building must achieve:<br><br>A $R_w + C_{tr}$ (airborne) not less than 50 if it separated sole occupancy units.<br><br>Have an $R_w$ (airborne) not less than 50, if it separates a sole-occupancy unit from a plant room, lift shaft, stairway, public corridor, public lobby, or the like, or different parts of classifications.<br><br>The construction must comply with F7D4 (i.e. discontinuous construction) where it separates a bathroom, sanitary compartment, laundry or kitchen in one sole-occupancy unit from a habitable room (other than a kitchen) in an adjoining unit or from a sole occupancy unit from a plant room or lift shaft.<br><br>The wall is required to extend to the underside of the floor above or ceiling that provides the sound insulation where there is a floor located above.<br><br>A wall is required to extend to the underside of the roof above or a ceiling that provides the sound insulation where there is a roof located above. |



| CLAUSE       | REFERENCE                                    | APPLICABLE | COMPLIES          | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------|----------------------------------------------|------------|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| F7D7<br>F5.6 | Sound insulation rating of internal services | ✓          | Compliance advice | If a duct, soil, waste or water supply pipe, including a duct or pipe that is located in a wall or floor cavity, serves or passes through more than one sole-occupancy unit the duct must be separated from the rooms of an any sole occupancy unit by construction with an $R_w + C_{tr}$ (airborne) not less than – 40 if the adjacent room is a habitable room or 25 if the adjacent room is a kitchen or non-habitable room. |
| F7D8<br>F5.7 | Sound isolation of pumps                     | ✓          | Compliance advice | A flexible coupling must be used at the point of connection between the service pipes in a building and any circulating or other pump.                                                                                                                                                                                                                                                                                           |

## PART F8 – CONDENSATION MANAGEMENT

|              |                              |   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------|------------------------------|---|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| F8D1<br>F6.0 | Deemed-to-Satisfy Provisions | ✓ | ✓                 | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| F8D2<br>F6.1 | Application of part          | ✓ | ✓                 | Applies as noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| F8D3<br>F6.2 | External wall construction   | ✓ | Compliance advice | <p>Where a pliable building membrane is installed in an external wall, it must comply with AS4200.1, be installed in accordance with AS4200.2 and be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.</p> <p>Except for single skin masonry and single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials water sensitive materials.</p> <p>Materials that have an inherent capacity to absorb water vapour and include timber, plasterboard, plywood, oriented strand board and the like by a drained cavity.</p>                                                                                                                                                                                                                                                             |
| F8D4<br>F6.3 | Exhaust systems              | ✓ | Compliance advice | <p>An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of—</p> <ul style="list-style-type: none"> <li>• 25L/s for a bathroom or sanitary compartment; and</li> <li>• 40L/s for a kitchen or laundry.</li> </ul> <p>Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.</p> <p>Where space for a clothes drying appliance is provided in accordance with F4D2(1)(b), space must also be provided for ducting from the clothes drying appliance to outdoor air.</p> <p>An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with F6D7 must— be interlocked with the room's light switch; and</p> <p>include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.</p> |



| CLAUSE       | REFERENCE                  | APPLICABLE | COMPLIES          | COMMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------|----------------------------|------------|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|              |                            |            |                   | Except for rooms that are ventilated in accordance with F6D7, a room with space for ducting a clothes drying appliance to outdoor air in accordance with (3) must be provided with make-up air in accordance with AS 1668.2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| F8D8<br>F6.4 | Ventilation of roof spaces | ✓          | Compliance advice | <p>In climate zones 6, 7 and 8, a roof must have a roof space that—</p> <p>is located—</p> <ul style="list-style-type: none"> <li>immediately above the primary insulation layer; or</li> <li>immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer; or</li> <li>immediately above ceiling insulation which meets the requirements of J3D7(3) and J3D7(4); and</li> </ul> <p>has a height of not less than 20 mm; and</p> <p>is either—</p> <ul style="list-style-type: none"> <li>ventilated to outdoor air through evenly distributed openings in accordance with Table F8D5; or</li> <li>located immediately underneath roof tiles of an unsarked tiled roof.</li> </ul> |

#### SPECIFICATIONS REFERENCE WITHIN SECTION F

|         |                                                                                    |   |         |                                                                                                                                      |
|---------|------------------------------------------------------------------------------------|---|---------|--------------------------------------------------------------------------------------------------------------------------------------|
| Spec 26 | Waterproofing and water-resistance requirements for building elements in wet areas | ✓ | Applies | Compliance with this specification is required in accordance with BCA Clause F2D2.                                                   |
| Spec 27 | Accessible adult change facilities                                                 | X | N/A     | Not applicable – no accessible adult change facilities are proposed or required as part of this development.                         |
| Spec 28 | Sound insulation for building elements                                             | ✓ | Applies | This specification may apply to the proposed development – Refer to separate Acoustic Consultant for assessment against BCA Part F7. |
| Spec 29 | Impact sound – test of equivalence                                                 | ✓ | Applies | This specification may apply to the proposed development – Refer to separate Acoustic Consultant for assessment against BCA Part F7. |

#### SECTION G - ANCILLARY PROVISIONS

##### PART G1 - MINOR STRUCTURES AND COMPONENTS

|              |                              |   |                   |                                                                                                                                                                                                                                                            |
|--------------|------------------------------|---|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| G1D1<br>G1.0 | Deemed-to-Satisfy provisions | ✓ | ✓                 | Noted.                                                                                                                                                                                                                                                     |
| G1D2<br>G1.1 | Swimming pools               | ✓ | Compliance advice | A swimming pool with a depth of water more than 300mm and which is associated with a Class 2 building must have suitable barriers to restrict access by young children to the immediate pool surrounds in accordance with AS1926.1-2012 and AS1926.2-2007. |



| CLAUSE             | REFERENCE                                      | APPLICABLE | COMPLIES          | COMMENT                                                                                                                             |
|--------------------|------------------------------------------------|------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
|                    |                                                |            |                   | Additionally, a water recirculation system in a swimming pool with a depth of water more than 300mm must comply with AS1926.3-2010. |
| G1D3<br>G1.2       | Refrigerated chambers, strong rooms and vaults | X          | N/A               | Not applicable – no refrigerated chambers, strong vaults are currently detailed on the architectural drawings.                      |
| G1D4<br>G1.3       | Outdoor Play spaces                            | X          | N/A               | Not applicable – no early childhood centres are proposed as part of this development.                                               |
| G1D5<br>NSW G1.101 | Provision for cleaning windows                 | ✓          | Compliance advice | A building must provide a safe manner of cleaning any windows located three or more storeys above ground level.                     |

## PART G2 – BOILERS, PRESSURE VESSELS, HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUES

|              |                              |   |     |                                                     |
|--------------|------------------------------|---|-----|-----------------------------------------------------|
| G2D1<br>G2.0 | Deemed to satisfy provisions | ✓ | ✓   | Noted – Does not apply to the proposed development. |
| G2D2<br>G2.2 | Installation of appliances   | X | N/A | No solid fuel burning heaters proposed.             |
| G2D3<br>G2.3 | Open fireplaces              | X | N/A | No open fireplaces proposed.                        |
| G2D4<br>G2.4 | Incinerator rooms            | X | N/A | No incinerators proposed.                           |

## PART G3 - ATRIUM CONSTRUCTION

|              |                                        |   |     |                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------|----------------------------------------|---|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| G3D1<br>G3.1 | Application of Part                    | X | N/A | Not applicable. The three storey connection of the non-fire isolated stair has not been determined to be an atrium as this only connects three levels of the building and is provided with access to a level accessing the road/open space. The building is also provided with an AS2118.1-2017 sprinkler system throughout the building. The remaining 'void' is located outside of the building envelope. |
| G3D2<br>G3.2 | Dimensions of atrium well              | X | N/A | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                             |
| G3D3<br>G3.3 | Separation of atrium by bounding walls | X | N/A | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                             |
| G3D4<br>G3.4 | Construction of Bounding walls         | X | N/A | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                             |
| G3D5<br>G3.5 | Construction at balconies              | X | N/A | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                             |
| G3D6<br>G3.6 | Separation at roof                     | X | N/A | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                             |
| G3D7<br>G3.7 | Means of egress                        | X | N/A | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                             |
| G3D8<br>G3.8 | Fire and smoke control systems         | X | N/A | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                             |

## PART G4 - CONSTRUCTION IN ALPINE AREAS

|              |                              |   |   |        |
|--------------|------------------------------|---|---|--------|
| G4D1<br>G4.0 | Deemed to satisfy provisions | ✓ | ✓ | Noted. |
|--------------|------------------------------|---|---|--------|



| CLAUSE       | REFERENCE                            | APPLICABLE | COMPLIES | COMMENT                                     |
|--------------|--------------------------------------|------------|----------|---------------------------------------------|
| G4D2<br>G4.1 | Application of Part                  | ✓          | Note     | Not applicable to the proposed development. |
| G4D3<br>G4.3 | External doors                       | X          | N/A      | Not applicable.                             |
| G4D4<br>G4.4 | Emergency lighting                   | X          | N/A      | Not applicable.                             |
| G4D5<br>G4.5 | External trafficable structures      | X          | N/A      | Not applicable.                             |
| G4D6<br>G4.6 | Clear space around buildings         | X          | N/A      | Not applicable.                             |
| G4D7<br>G4.8 | Fire-fighting services and equipment | X          | N/A      | Not applicable.                             |
| G4D8<br>G4.9 | Fire orders                          | X          | N/A      | Not applicable.                             |

## PART G5 - CONSTRUCTION IN BUSHFIRE PRONE AREAS

|                         |                                        |   |      |                                                                                                                                  |
|-------------------------|----------------------------------------|---|------|----------------------------------------------------------------------------------------------------------------------------------|
| G5D1<br>G5.0            | Deemed-to-Satisfy provisions           | ✓ | ✓    | Noted.                                                                                                                           |
| G5D2<br>G5.1            | Application of this Part               | ✓ | Note | Not applicable – The building is not located within a bushfire hazard area as identified within the NSW planning spatial viewer. |
| G5D3<br>G5.2            | Protection – residential buildings     | X | N/A  | Not applicable – The building is not located within a bushfire hazard area as identified within the NSW planning spatial viewer. |
| G5D4<br>New to BCA 2022 | Protection – certain Class 9 buildings | X | N/A  | Not applicable – The building is not located within a bushfire hazard area as identified within the NSW planning spatial viewer. |

## PART G6 – OCCUPIABLE OUTDOOR AREAS

|              |                        |   |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------|------------------------|---|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| G6D1<br>G6.1 | Application of Part    | ✓ | ✓                 | <p>The part applies to the Level 13 and 14 roof top terrace.</p> <p><i>Note. This part does not apply to occupiable outdoor areas of SOUs. Additionally, the outdoor area is provided with a gate to the road and is not considered an occupiable outdoor area for the purposes of this report.</i></p>                                                                                                                                                                                                                                                 |
| G6D2<br>G6.2 | Fire Hazard Properties | ✓ | Compliance advice | <p>Fire hazard properties of a lining, material or assembly within the outdoor occupiable area must comply with BCA Clause C2D11 as for an internal element.</p> <p>The following fire hazard properties of a lining, material or assembly in an occupiable area are not required to comply with BCA Clause C2D11:</p> <ul style="list-style-type: none"> <li>(i) average specific extinction area.</li> <li>(ii) smoke developed index.</li> <li>(iii) smoke development rate.</li> <li>(iv) Smoke growth rate index (SMOGR<sub>ARC</sub>).</li> </ul> |
| G6D3<br>G6.3 | Fire Separation        | ✓ | Compliance advice | For the purposes of the Deemed-to-Satisfy Provisions of C3D8, C3D9 and C3D10, a reference to                                                                                                                                                                                                                                                                                                                                                                                                                                                            |



| CLAUSE        | REFERENCE                                                  | APPLICABLE | COMPLIES          | COMMENT                                                                                                                                                                                                                                                                                   |
|---------------|------------------------------------------------------------|------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               |                                                            |            |                   | a storey includes an occupiable outdoor area, however a fire wall cannot be used to separate an occupiable outdoor area into different fire compartments.<br><br>Refer to Section C of this report for details in relation to the occupiable outdoor area.                                |
| G6D4<br>G6.4  | Provision for escape                                       | ✓          | Compliance advice | For the purposes of the Deemed-to-Satisfy provisions of Part D2, a reference to a storey or room includes an occupiable outdoor area.                                                                                                                                                     |
| G6D5<br>G6.5  | Construction of exits                                      | ✓          | Compliance advice | For the purposes of the Deemed-to-Satisfy provisions of Part D3, a reference to a storey or room includes an occupiable outdoor area.<br><br>Refer to Part D4 of this report for further detail in relation to the construction of exits for the occupiable outdoor areas.                |
| G6D6<br>G6.6  | Fire Fighting equipment                                    | ✓          | Compliance advice | Except for S17C7(2)(a), for the purposes of the Deemed-to-Satisfy provisions of Part E1, a reference to a storey includes an occupiable area.<br><br>Refer to Part E1 of this report for further details in relation to firefighting equipment required for the occupiable outdoor areas. |
| G6D7<br>G6.7  | Lift installations                                         | ✓          | ✓                 | For the purposes of the Deemed-to-Satisfy provisions of Part E3, a reference to a storey includes an occupiable outdoor area.<br><br>Lift access is generally provided throughout the building and outdoor areas in accordance with this clause.                                          |
| G6D8<br>G6.8  | Visibility in an emergency, exit signs and warning systems | ✓          | Compliance advice | For the purposes of the Deemed-to-Satisfy provision of Part E4, a reference to a storey includes and occupiable outdoor area.<br><br>Directional exit signs shall be provided to direct occupants from the outdoor spaces to an exit in accordance with AS2293.1-2009 and this Clause.    |
| G6D9<br>G6.9  | Light and ventilation                                      | ✓          | ✓                 | For the purposes of the Deemed-to-Satisfy provisions of F6D5, F6D9 and F6D10, a reference to a room includes and occupiable outdoor area.<br><br>Occupiable outdoor areas are generally open to air and therefore satisfactory.                                                           |
| G6D7<br>G6.10 | Fire orders                                                | X          | N/A               | Not applicable.                                                                                                                                                                                                                                                                           |

## PART G7 – LIVABLE HOUSING DESIGN

|                         |                              |   |     |                                                                                                                                         |
|-------------------------|------------------------------|---|-----|-----------------------------------------------------------------------------------------------------------------------------------------|
| G7D1<br>New to BCA 2022 | Deemed-to-Satisfy Provisions | ✓ | ✓   | Noted.                                                                                                                                  |
| G7D2<br>New to BCA 2022 | Livable housing design       | X | N/A | Part G7 does not apply in NSW as Livable housing design requirements do not apply to sole-occupancy units in a Class 2 building in NSW. |

## SPECIFICATIONS REFERENCED WITHIN SECTION G



| CLAUSE  | REFERENCE                                                     | APPLICABLE | COMPLIES | COMMENT                                                                                                                                                                                                                                |
|---------|---------------------------------------------------------------|------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Spec 30 | Installation of boilers and pressure vessels                  | X          | N/A      | Not applicable – It is assumed that no boilers or pressure vessels are proposed. Where proposed, details confirming compliance with Specification 30 is required to be incorporated within the Construction Certificate documentation. |
| Spec 31 | Fire and smoke control systems in building containing atriums | X          | N/A      | Not applicable – No atriums are proposed as part of this development.                                                                                                                                                                  |
| Spec 43 | Bushfire protection for certain Class 9 buildings             | X          | N/A      | Not applicable – The building is not located within a bushfire hazard area as identified within the NSW planning spatial viewer.                                                                                                       |

## 4.0 CONCLUSION

The primary purpose of this report is to identify non-compliance matters in comparison to the current Deemed-to-Satisfy provisions of the BCA under Sections C, D, E and F. This report has identified several non-compliances, which need to be addressed via a change in the architectural details or via a Performance Solution or Fire Engineered Performance Solution.

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