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**57 - 61 Archer Street & 34 Albert
Avenue, Chatswood**

BCA Assessment Report Report 2023/2107 R1.2

**Prepared for Chatswood Property Pty Ltd
October 2024**



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Revision History

Revision No:	Date:	Revision Details:	Author:	Verifier:
R1.0	Monday, 18 December 2023	Draft Report – for review	Josh Harvey	Jarryd Beckman
R1.1	Monday, 23 September 2024	SSDA Report – for review	Josh Harvey	Jarryd Beckman
R1.2	Friday, 27 September 2024	SSDA Report – Final Report	Josh Harvey	Jarryd Beckman

Disclaimer:

This report is based on a desktop audit of preliminary documentation only. Details contained in the report address issues of significance to broad BCA compliance relevant to this stage of design resolution.

This report is based on a review of the design documentation only. It represents a compliance report for “documentation to this point in time” and will be subject to amendment and expansion as project documentation develops.



Executive Summary

An assessment of the design of the proposed design mixed use building containing one hundred and fifty seven (150) sole-occupancy units, across thirty seven (37) storeys, including five (5) levels of basement carparking containing one hundred and sixty five (169) carparking spaces, three levels of commercial tenancies and a standalone class 5 building located within the heritage house at 57 - 61 Archer Street & 34 Albert Avenue, Chatswood has been undertaken against the Deemed-to-Satisfy (DTS) provisions of the relevant sections of the Building Code of Australia and the applicable Building Regulations.

This report details the non-compliances identified that require either amendments to plans or a Performance Solution to satisfy the Performance Requirements of the BCA.

Summary of BCA Parameters:

Building Use:	Residential, Commercial, Retail, Carparking & Storage
Class of Occupancy	Class 2,5, 6, 7a & 9b
Type of Construction Required	Type A
Rise Storeys:	Thirty-two (32)
Number of Storeys:	Thirty-seven (37)
Effective Height:	105.45m (RL193.550.- 88.1)



1. Issues Requiring Resolution

1.1. Fire Engineering Performance solutions required.

It is proposed to satisfy the following non-compliances via performance solutions:

Item	Non-Compliance	DTS Clause	Description
1.	Fire resisting construction.	C3D8, C3D9 & Spec 5 -	The basement levels contain multiple classifications which are required to be fire separated. It is proposed to rationalise the FRL's to the following areas via Fire Engineering Performance Solution; Storage cages and basement carpark
2.	Fire resisting construction.	C2D2 & Specification 5	It is proposed to have a waste chute discharge within a bin room, therefore, the bottom of the shaft will not be enclosed with fire rated construction as required by Specification 5.
3.	Fire resisting construction.	C2D2, D3D9, Specification 5	Storage cages located on ground level will not be provided with an FRL in accordance with D3D9
4.	Exit travel distances	D2D5	The following areas have been identified with distances exceeding 20m to a point of choice: - B5-B3 25 metres to a point of choice. - B2 – 50m to a point of choice - B1 - 36m to a point of choice - GF – 22m to point of choice. - L1 – 29 m to point of choice. - L3-L8- 8m to point of choice. - Residential Levels 3-10- up to 9m to a single exit (point of choice) The following areas have been identified with distances exceeding 40m to an exit: - B2 – 53m to a point of choice
5.	Distance between alternative exits	D2D6	The distance between alternate exits serving the residential levels measures less than 9 metres. The distance between alternate exits in the following locations exceed 60m: - Level 1 – Measured up to 70m. - Level 2- Measured up to 75m
6.	Discharge from exits	D2D15	The fire isolated stairs serving as required exits for basement and residential levels do not discharge as far apart as practical.
7.	Roof as open space	D3D13	The Ground podium will serve as roof as open space for exits discharging from the building, drainage openings will be located within 3m of the path of travel to the road, technically in accordance with BCA Clause D3D13 no openings are permitted within 3m of the path of travel. Furthermore, the podium area technically does not meet the definition of "open space" as the path of travel to the road is not suitably protected.
8.	Provisions for special hazards	E1D17 & E2D21	EV charging stations are proposed to be installed within the carparking area. PV Panels are proposed to be installed to the roof.



Item	Non-Compliance	DTS Clause	Description
			The installation of EV charging stations & PV Panels will be addressed as a Special Hazard via BCA Clause E1D17.

1.2. BCA Performance Solution Solutions required.

Item	Non-Compliance	DTS Clause	Description
1.	Height of rooms and other spaces	F5D2	It has been identified that within the basement level there will be reduced floor to ceiling height within the following areas; • Carpark exhaust plant room.

The design is capable of complying with the requirements of the relevant sections of the Environmental Planning Assessment Act 1979, the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 and the Building Code of Australia 2022. Compliance is subject to resolution of the identified areas of non-compliance and compliance with the recommendations provided within the report.

Further detailed regulatory reviews will need to be progressively undertaken as designs advance and become more resolved to ensure compliance is achieved. Whilst not precluding the issue of a Development Application, it is noted that many detailed design issues are not indicated on the drawings. These issues are designated "Compliance Readily Achievable" in the "Status" column of the assessment in Section 14 of the report and should be resolved prior to construction.

Key issues which require additional details have been listed under Section 1.1 in this report and will need to be clarified with SWP or the building certifier for the project prior to the issue of a Construction Certificate.



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GLOSSARY

Building Code of Australia - BCA, National Construction Code - NCC

Deemed-to-Satisfy - DTS

Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 - EPAR (DCFS)

Environmental Planning and Assessment Act 1979 No 203 - EPAA

Environmental Planning and Assessment Regulation 2021 - EPAR

1. Introduction

This report presents the findings of a preliminary assessment of the proposed construction of a 32 storey shop top housing development incorporating in-fill affordable housing at 57 - 61 Archer Street & 34 Albert Avenue, Chatswood to accompany a detailed State Significant Development (SSD) against the Deemed-to-Satisfy (DtS) provisions of Building Code of Australia BCA 2022.

The site is located at 57-61 Archer Street and 34 Albert Avenue, Chatswood, within the Willoughby Local Government Area (LGA). The site has a total area of 2,644.7sqm and consists of two lots that are legally identified as SP81015 and SP101358.

The proposal (SSD-72891212) seeks development consent for:

- Construction of a three-storey podium comprising non-residential uses (Ground Level to Level 2);
- Construction of a 29-storey residential tower above the podium comprising of 150 residential apartments;
- Construction of a five-level basement levels that includes a total of 169 car parking spaces;
- Adaptive reuse of the heritage item at 34 Albert Avenue, as a restaurant/café and a pocket park;
- Associated landscaping and site establishment works; and
- Services and infrastructure improvements as required.

Pedestrian and vehicular access have been provided to the building via Albert Avenue and Archer Street, whilst vehicular access is provided via Bertram Street



Figure 1 – 3D render courtesy of Wood Bagot

The report has been prepared by Steve Watson and Partners for Chatswood Property Pty Ltd.



2. Purpose

The purpose of this report is to evaluate the design proposal based on the Deemed-to-Satisfy Provisions of BCA 2022. This assessment pertains to the plans submitted for the SSDA, which require a lower level of technical detail than what is necessary for a Construction Certificate. Therefore, this assessment focuses on a higher-level evaluation of the building's compliance with the BCA provisions.

The primary objective of this report is to identify any significant modifications necessary for the building's design, installation of services, and compliance with sections C, D, E, F, G, and H (where applicable) of the BCA. However, it should be noted that this report does not address the specific design requirements for the building's structure (Section B) or the detailed design of services (Section E). In cases where compliance cannot be achieved, the report will suggest a performance-based assessment of the relevant criteria in a separate report on fire safety engineering, which will be prepared separately.

3. Scope and Limitations

3.1. Scope

The scope of this assessment is limited to the design documentation referenced in Appendix A of this report.

3.2. Limitations

The following limitations apply to the assessment:

- The report considers matters of a significant nature only and should not be considered exhaustive.
- The plans are assessed to the extent necessary to issue a construction certificate under Part 6 of The Act. This means the design has been assessed to be capable of complying with the BCA without necessarily having all the detailed design completed at this stage.
- Details in regard to access for people with disabilities have been assessed to the extent of the deemed-to-satisfy provisions of the BCA/Premises Standard only. A detailed assessment against AS 1428 series, AS/NZS 2890.6 - 2009 and AS 4299 - 1995 is outside the scope of this report.
- Generally, the assessment does not incorporate a detailed assessment of the requirements of the Australian Standards.
- Structural and services documentation have not been reviewed.
- Appraisals are limited to the provisions of the BCA and the Premises Standards. Other legislative requirements have not been considered. It does not address additional or specific requirements stipulated under other areas such as Safety in Design, Construction Safety, Disability Discrimination, Planning and Environment, Occupational Health and Safety, Health, Dangerous Goods, etc, which may impact on the design and use of the building. It is recommended that appropriate advice from suitably qualified consultants should be obtained for further information on these areas.
- The BCA report and associated compliance advice is not intended or permitted to be relied on by any other party with respect to their obligations to ensure compliance, including but not limited to the making of a compliance declaration under the NSW Design and Building Professionals Act.



3.3. Certification Works

This report is provided as part of SWP's contracted scope for this project, which is "Certification Work", as defined in the Building and Development Certifiers Regulation 2020. Due to the strict requirements and limits in terms of conflicts of interest imposed under that regulation, SWP cannot undertake any services other than Certification Work services on this project. Hence, the contents of this report, and any associated correspondence, are provided in the context of a preliminary certification assessment of plans, and may not be construed to constitute involvement in building design, the preparation of plans and specifications, the provision of advice on how to amend a plan or specification to ensure that the aspect will comply with legislative or code requirements, or to breach any other restriction or limitation imposed under the conflict of interest provisions of that or any other legislation.

4. National Construction Code BCA 2022- Volume 1: Building Code of Australia Class 2 to Class 9 Buildings

The National Construction Code (NCC) is a uniform set of technical provisions for the design and construction of buildings, structures and plumbing/drainage systems which is separated into 3 volumes. Volume 1 of the NCC is the Building Code of Australia (BCA) for Class 2 to 9 buildings which is the document to which the assessment in this report has been undertaken against. The BCA is legislated under The Act and specifies the Performance Requirements for the design and construction of Class 2 to 9 buildings that must be satisfied to achieve compliance. The Performance Requirements can only be satisfied by a Performance Solution, Deemed-to-Satisfy (DTS) solution or a combination of both.

5. Performance Solutions

The BCA is written in a performance format which allows performance-based buildings. This has allowed for innovation and variation from the prescriptive Deemed-to-Satisfy requirements of the BCA, whilst maintaining the principal levels of health, safety and amenity of building occupants.

Performance Solutions are generally adopted when a nominated Deemed-to-Satisfy provision appears inappropriate for the design, or when a proposed design varies from the prescriptive requirements of the BCA. Subsequently, a Performance Solution supported by Fire Engineering analysis can determine whether a proposed design that varies from prescriptive requirements, will satisfactorily meet the performance provisions of the BCA. Ultimately, it is with the discretion of the Building Surveyor whether to accept a deviation from the prescriptive code requirements.

Utilising the performance provisions may result in more economical and somewhat safer building, however performance solutions may require additional on-going maintenance. It is in this instance that all parties, such as the building owner, insurance companies, proposed tenants, etc., are aware of this decision making process and are kept informed of any additional requirements needed to maintain the level of safety.



6. Statutory Framework

The following table summarises the key statutory issues relating to fire safety and the BCA in relation to the certification of new building works.

Issue	Legislative reference	Comment
New Work	EPAR (DCFS) S19	All new works must comply
BASIX	EPAR (DCFS) S10	BASIX certificate required for residential projects

6.1. New Work

Section 19 of the EPAR (DCFS) requires that all new work comply with the current requirements of the BCA. This means that all works proposed in the plans are required to comply but that existing features of an existing building need not comply with the BCA unless required to under other clauses of the legislation.

6.2. Fulfilment of BASIX Commitments

Section 10 of the EPAR (DCFS) requires the certifying authority to monitor fulfilment of any commitments listed on the BASIX certificate, where the BASIX certificate requires the certifying authority to monitor those commitments. A final occupation certificate must not be issued until the certifying authority is satisfied that each of the commitments has been fulfilled.



7. Methodology

7.1. Process adopted

The following method of assessment has been used in the preparation of this report:

- 1) Determine the basic assessment data for the building.
- 2) Assess the design of the building against the current Deemed-to-Satisfy requirements of Sections B, C, D, E, F, G, H and J of the BCA. Establish the status of each clause into the following categories:
 - a) Clause is administrative information only (**Noted**);
 - b) Clause is or is not relevant to the proposed work (**Applicable or N/A**)
 - c) The proposed work complies with the requirements of the clause (**Complies**);
 - d) Compliance with the requirements of the clause is unable to be determined from the documentation provided (**Compliance Readily Achievable**). A recommendation in the “Comments” column will indicate what is required to achieve compliance. The design and construction teams are responsible to ensure compliance is achieved;
 - e) Compliance with the requirements of the clause is unable to be determined from the documentation provided. Additional details or relevant information required to verify compliance (**Additional Details Required**);
 - f) Proposed work does not comply with the requirements of the clause (**Does Not Comply**). An indication will be given in the Comments field as to the nature of the issue and whether a Performance Solution has been/will be proposed to address the issue;
 - g) Proposed work is to be addressed on a performance basis via a Performance Solution satisfying the relevant Performance Requirements. (**Performance Solution**);
- 3) Nominate the status of the design against each BCA requirement;
- 4) Provide comments against each BCA requirement as appropriate.

8. Assessment Data Summary

The following basic assessment data has been drawn from the provisions of the BCA 2022.

8.1. Interpretations

A number of issues within the BCA are recognised to be interpretive in nature. Where these issues are encountered, interpretations are made that are consistent with Standard Industry Practise and/or Steve Watson & Partners policy formulated in regard of each issue.

1. The basement carpark is not required to be provided with dedicated sanitary facilities to comply with Part F4 of the BCA as it is ancillary to the residential, commercial and retail uses of the building.
2. The main building sanitary facilities are proposed to serve the overflow of the adjoining café.



9. Relevant Authorities

Consultation with the Fire Commissioner is required under Section 26 and 27 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 for performance-based design briefs and performance solutions prepared for a fire safety requirement if:

- a) the building is a class 2, 3, 4, 5, 6, 7, 8 or 9 building, and
- b) a construction certificate is required for the building work comprising the performance solution.

10. Statutory Fire Safety Measures

All fire/essential safety measures installed within the building are required to be certified upon completion of the project and prior to occupation of the building by the owner of the building, by issuing a Final Fire Safety Certificate under the Act.

The owner is also required under the Act to certify each of the Fire Safety Measures annually by issuing a Fire Safety Statement.

With Performance Solutions, additional or more frequent maintenance may result.

11. Conclusion

The design is capable of complying with the requirements of the relevant sections of the of the Act and EPAR (DCFS) 2021, EPAR 2021 and the BCA 2022 subject to resolution of the identified areas of non-compliance and compliance with the recommendations provided within the during design development stage without significant alterations to the proposal.

Further detailed regulatory reviews will need to be progressively undertaken as designs advance and become more resolved to ensure compliance is achieved.



12. BCA 2022 - Clause by Clause Assessment

Clause	Description	Comment	Status										
BCA Version													
BCA 2022	BCA version The BCA is generally updated every 3 years with amendments influencing health, safety and amenity features required within the building. Legislation typically allows future BCA changes to be ignored provided substantial progress on the design of the development has previously occurred.	This report assumes that the applicable BCA version is BCA 2022. In addition, requirements of the Premises Standards (PS) are covered as relevant. NCC 2022 uses a new structure and clause referencing system. This system is called Section-Part-Type-Clause (SPTC). An example of the (SPTC) referencing system is expanded upon below: <table><tr><th>Ref</th><th>Description</th></tr><tr><td>Section</td><td> Refers to the applicable section of the NCC. e.g., <i>Section D - Access and egress</i> Section lettering will mostly stay as per previous editions of the National Construction Code. </td></tr><tr><td>Part</td><td> Part identifies the part of the applicable section. e.g., Part D2 - Provisions for escape. </td></tr><tr><td>Type</td><td> Type refers to the type of Clause: O - Objective F - Functional Statement P - Performance Requirement V - Verification Method D - Deemed-to-Satisfy C - Specification G - Governing Requirements </td></tr><tr><td>Clause</td><td> Clause refers to the number within the Type group. </td></tr></table>	Ref	Description	Section	Refers to the applicable section of the NCC. e.g., <i>Section D - Access and egress</i> Section lettering will mostly stay as per previous editions of the National Construction Code.	Part	Part identifies the part of the applicable section. e.g., Part D2 - Provisions for escape.	Type	Type refers to the type of Clause: O - Objective F - Functional Statement P - Performance Requirement V - Verification Method D - Deemed-to-Satisfy C - Specification G - Governing Requirements	Clause	Clause refers to the number within the Type group.	Noted
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Type	Type refers to the type of Clause: O - Objective F - Functional Statement P - Performance Requirement V - Verification Method D - Deemed-to-Satisfy C - Specification G - Governing Requirements												
Clause	Clause refers to the number within the Type group.												
Section A: General Provisions													
A5G3	Suitability of materials Every part of a building must be constructed in an appropriate manner to achieve the requirements of the BCA, using materials that are fit for the purpose for which they are intended.	The builder is responsible to adopt and install appropriate proprietary accredited building products and is to ensure that those products/assemblies are fit for the purpose they are intended and are installed in accordance with the manufacturer’s specifications/ requirements for that system.	Noted										
Part A6	Classification and usage Usage on each level of the building is as follows:	<table><tr><th>LEVEL</th><th>USE</th><th>CLASS</th></tr><tr><td>Basement 1-5</td><td>Carpark & Storage</td><td>7a & 7b</td></tr><tr><td>Ground</td><td>Retail, loading dock common</td><td>6, 7b & 9b</td></tr></table>	LEVEL	USE	CLASS	Basement 1-5	Carpark & Storage	7a & 7b	Ground	Retail, loading dock common	6, 7b & 9b	Noted	
LEVEL	USE	CLASS											
Basement 1-5	Carpark & Storage	7a & 7b											
Ground	Retail, loading dock common	6, 7b & 9b											



Clause	Description	Comment	Status
		area & Assembly building Level 1 & 2 Assembly Building 9b Level 3 – Level 31 Residential sole-occupancy units & common areas 2	
Part A7	United buildings	N/A – The Heritage house is a standalone building and not located above the Basement Level Carparks	N/A
Section B: Structure			
B1D2	Resistance to actions The resistance of the building must be greater than the most critical action effect resulting from different combinations of actions	Certification from a qualified Structural Engineer will need to be provided at CC stage.	Compliance Readily Achievable
B1D3	Determination of individual actions The magnitude of individual actions must be determined in accordance with Clause B1D3 of the BCA. The building has an importance level 3 in accordance with Table B1D3a.	Certification from a qualified Structural Engineer will need to be provided at CC stage.	Compliance Readily Achievable
B1D4	Determination of structural resistance of materials and forms of construction The structural resistance of materials and forms of construction must be determined in accordance with the relevant Australian Standards in accordance with Clause B1D4 of the BCA.	Certification from a qualified Structural Engineer will need to be provided at CC stage.	Compliance Readily Achievable
B1D5	Structural software Structural software used in computer aided design of a building or structure that uses design criteria based on DTS provisions of the BCA must comply with the ABCB Protocol for Structural Software.	Certification from a qualified Structural Engineer will need to be provided at CC stage.	Compliance Readily Achievable
B1D6	Construction of buildings in flood hazard areas A Class 2, 3, 4, 9a or 9c building located in a flood hazard area must comply with the ABCB Standard for Construction of Buildings in Flood Hazard Areas.	Certification from a qualified Structural Engineer will need to be provided at CC stage.	Compliance Readily Achievable
Section C: Fire Resistance			
Part C2 - Fire Resistance and Stability			
C2D2	Type of construction required Type A Construction BCA Type A fire resisting construction is required. Refer to Appendix Specification 5 for the required FRLs for each building element.	Details of the proposed construction and how it will achieve the required FRL is to be provided. Certification from a Structural Engineer will be required for FRL's of all structural elements. Please refer to comments in Specification 5 in relation to project specifics.	Compliance Readily Achievable



Clause	Description	Comment	Status
Spec. 5	Fire resisting construction <u>Support of another part</u> Where a part of a building required to have an FRL depends upon direct vertical or lateral support from another part to maintain its FRL, that supporting part must have an FRL not less than that required for the part if supports and be non-combustible. <u>Attachments</u> The method of attaching or installing a finish, lining, ancillary element or service to a building element must not reduce the fire resistance of that element. <u>Enclosure of shafts</u> Shafts required to have an FRL must be enclosed at the top and bottom by construction have an FRL not less than that required for the walls of the shaft. Shafts, other than one enclosing a fire isolated stairway or ramp, do not require an FRL at the top if the shaft extends beyond the roof covering.	Details of the proposed method of fire separation at the junction of floors and the external wall and the junction of fire rated internal walls and the external wall are needed for review. It is likely that the building will require cavity barriers to be installed between the slab edge and the façade. It is recommended that where cavity barriers are proposed, the product is identified within the Fire Engineering Performance Solution. Large-scale sections illustrating how lightweight fire rated construction encloses the top of shafts or how the shafts extend beyond the roof covering per this clause are needed for review. Compartment drawings and detailed wall schedules are required to be submitted detailing the required FRL for the various building elements at CC stage. It is proposed to have a waste chute discharge within a bin room, therefore, the bottom of the shaft will not be enclosed with fire rated construction as required by Specification 5. The basement levels contain multiple classifications which are required to be fire separated. It is proposed to rationalise the FRL's to the following areas via Fire Engineering Performance Solution; Storage cages and basement carpark	Performance Solution
C2D3	Calculation of rise in storeys Effective Height / Calculation of rise in storeys. Rise in storeys is a defined BCA term addressing the number of main building levels excluding basements. Effective height is defined under the BCA as vertical distance between the floor of the lowest storey included in the calculation of rise in storeys and the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service	The following parameters apply: Rise Storeys: Thirty-two (32) Number of Storeys: Thirty-seven (37) Effective Height: 105.45m (RL193.550.- 88.1)	Noted



Clause	Description	Comment	Status
	units). These parameters influence the BCA provisions applicable to the building.		
C2D4	Buildings of multiple classification	The building is required to be constructed of Type A fire resisting construction as the classification of the top storey is a Class 2	Noted
C2D5	Mixed types of construction	N/A	N/A
C2D6	Two storey Class 2, 3 or 9c buildings	N/A	N/A
C2D7	Class 4 parts of buildings	N/A	N/A
C2D8	Open spectator stands and indoor sports stadiums	N/A	N/A
C2D9	Lightweight construction Lightweight construction used in a wall system must comply with Specification 6 - Structural tests for lightweight construction. Lightweight construction used as a fire-resisting covering of a steel column or the like, and where the covering is not in continuous contact with the column must have the voids filled to a height of not less than 1.2m above the floor and where the column is liable to be damaged must be protected by steel or other suitable material.	Fire rated wall types must match a tested prototype. Product codes should be noted on the wall type schedule and corresponding test reports provided for review at Construction Certificate stage. A Declared Design from a Qualified Practitioner is required to be provided for the fire rating of building elements.	Compliance Readily Achievable
C2D10	Non-combustible building elements In a building required to be of Type A or B construction, the following building elements and their components must be non-combustible: I. External walls and common walls, including all components incorporated within them including façade covering, framing and insulation; II. The flooring and floor framing of lift pits; III. Non-loadbearing internal walls where they are required to be fire-resisting; IV. Non-loadbearing shaft being a lift, ventilating, garbage or similar shaft. The following materials may be used where non-combustible materials are required:- • Plasterboard. • Perforated gypsum. • Fibrous-plaster sheeting to AS 2185. • Fibre-reinforced cement sheeting. • Pre-finished metal sheeting having a combustible surface finish not exceeding 1mm thickness and where the spread-of-flame index of the product is not greater than 0. • Sarking-type materials that do not exceed 1mm thickness and have a flammability index not greater than 5. • Bonded laminated materials where each lamina, including any core, is not combustible and each adhesive layer does not exceed 1mm	The Architect and Structural Engineer are to make provisions for this requirement in the design. A detailed review of the external cladding must be undertaken to ensure that there are no combustible materials and non-complaint claddings have not been nominated that could increase the risk of fire spread via the external façade. An architectural specification detailing the components of the external walls and their fire properties are needed for review including corresponding test reports verifying compliance with this clause at Construction Certificate Stage. Ensure all façade materials have a current Certificate of Conformity or a current Certificate of Accreditation, or the like to determine their acceptance by the Fire Safety Engineer and Fire Brigade Please refer to Appendix C2D10 at the end of the report for further details relating to non-combustible building elements.	Compliance Readily Achievable



Clause	Description	Comment	Status
	thickness and the total thickness of the adhesive layers does not exceed 2mm and the spread of flame index and smoke development index of the bonded laminated material as a whole do not exceed 0 and 3 respectively and when located externally, are fixed in accordance with C2D15. - Any product as determined by testing to AS 1530.1 - An appropriately BCA accredited product or system		
C2D11	Fire hazard properties <i>(NSW variation for Entertainment Venues)</i> Floor materials, floor coverings and wall and ceiling lining materials need to comply with prescribed fire hazard properties. Refer to Appendix C2D11 & compliance with AS5637.1-2015.	Compliance assumed and will require verification test data for all timber and other combustible linings and materials, including: - Carpets - Vinyls (walling and flooring) - Timber flooring and wall linings - Veneered wall panelling - Spray-on insulation material - Other combustible finishes - Carpark soffit insulation fire test reports, based on 'room fire testing' will be required to meet fire brigade consent conditions if applicable. A schedule of internal finishes and corresponding fire hazard test data for all combustible internal linings are needed for review.	Compliance Readily Achievable
C2D12	Performance of external walls in fire	N/A	N/A
C2D13	Fire-protected timber: Concession	N/A	N/A
C2D14	Ancillary elements An ancillary element must not be fixed, installed or attached to the internal parts or external face of an external wall that is required to be non-combustible unless it is non-combustible or is otherwise permitted under this clause.	At this stage, details of ancillary items that may be attached to the external wall have not been provided. In particular details should be provided for the following; - Awning, sunshade, canopy, blind or shading hood - signage fixed to the external wall. Further assessment is required at CC stage	Compliance Readily Achievable
C2D15	Fixing of bonded laminated cladding panels In a building required to be of Type A or B construction, externally located bonded laminated cladding panels must have all layers of cladding mechanically supported or restrained to the supporting frame.	Sufficient details have not been provided at this stage externally located bonded laminated cladding panels must have all layers of cladding mechanically supported or restrained to the supporting frame in accordance with C2D15. Further details are to be provided at CC stage for assessment.	Compliance Readily Achievable



Clause	Description	Comment	Status
Part C3 - Compartmentation and Separation			
C3D2	Application of Part	Clauses C3D3, C3D4 and C3D5 do not apply to a sprinkler protected carpark, an open deck carpark or an open spectator stand.	Noted
C3D3	General floor area and volume limitations (Type A construction) The floor area and volume limitations are: Class 9b: 8,000m ² and 48,000m ³ Class 7 : 5,000m ² and 30,000m ³	The BCA does not require Class 2 parts of the building to be considered. The Class 9b compartment connected by an internal non-fire isolated stair does not exceed 8,000m ² or 48,000m ³ The basement carpark levels are not required to be considered as they're provided with a sprinkler system throughout.	Complies
C3D4	Large isolated buildings	N/A	N/A
C3D5	Requirements for open space and vehicular access	N/A	N/A
C3D6	Class 9 buildings (NSW variation for Class 9c Buildings) Class 9a health-care buildings.	N/A	N/A
C3D7	Vertical separation of openings in external walls	The building is to be protected within a Sprinkler system in accordance with AS2118.1-2017 therefore the requirements of C3D7 are not applicable.	Noted
C3D8	Separation by fire walls A fire wall must extend to the underside of a floor having an FRL required for a fire wall or the roof covering.	Fire walls are to be constructed in accordance with C3D8 to separate fire compartments located within the same storey. Separation of fire compartments — A part of a building separated from the remainder of the building by a fire wall may be treated as a separate fire compartment if it is constructed in accordance with (a) and the fire wall extends to the underside of— (a) a floor having an FRL required for a fire wall; or (b) the roof covering.	Noted
C3D9	Separation of classifications in the same storey As the building has parts of different classifications located alongside one another in the same storey, each building element must have the higher FRL prescribed in Specification 5 of the BCA or the parts must be separated by a fire wall.	The Basement Level contains multiple Classifications which are required to be fire separated. It is proposed to rationalise the FRL's to the following areas via Fire Engineering Performance Solution; Storage Cages from Carpark The Class 7b loading dock will be fire separated from the Class 9b, part of ground floor, it is proposed to rationalise the FRL of the fire wall via Fire Engineering	Performance Solution



Clause	Description	Comment	Status
		Performance Solution . Please submit detailed compartment drawings including wall and FRL schedules for assessment at CC stage.	
C3D10	Separation of classifications in different storeys As different classifications are situated one above the other in adjoining storeys they must be separated in accordance with the DTS provisions of the BCA.	The Basement Level contains multiple Classifications which are required to be fire separated. It is proposed to rationalise the FRL's to the following areas via Fire Engineering; Storage Cages from Carpark The Class 7b loading dock will be fire separated from the Class 9b, part of ground floor, it is proposed to rationalise the FRL of the floor slabs separating classification Fire Engineering Performance Solution. Please submit detailed compartment drawings including wall and FRL schedules for assessment at CC stage.	Performance Solution
C3D11	Separation of lift shafts Openings for lift landing doors and services must be protected in accordance with the DTS provisions of Part C4 of the BCA.	It is assumed that the building can readily comply. Detailed architectural drawings including fire compartment/FRL drawings are to be submitted for further assessment.	Compliance Readily Achievable
C3D12	Stairways and lifts in one shaft	The current configuration is such that the stairway and lift shafts are contained in separate shafts therefore complying with the requirements of this clause.	Complies
C3D13	Separation of equipment 2hr fire separation is required for: - Lift motor rooms. - Emergency generators sustaining emergency equipment operating in emergency mode. - Central mechanical smoke control plant. - Boilers. - A battery system installed in the building that has a total voltage of 12 volts or more and a storage capacity of 200 kWh or more.	N/A – It is expected that all emergency equipment will be provided with battery backup.	N/A
C3D14	Electricity supply system	N/A -The substation has been located externally to the building.	N/A
C3D15	Public corridors in Class 2 & 3 buildings Public corridors must be divided at intervals of not more than 40m by smoke-proof walls complying with S11C2.	Public corridors do not exceed 40 metres in length	Complies
Part C4 - Protection of Openings			
C4D2	Application of Part	Noted	Noted
C4D3	Protection of openings in external walls	N/A – There are no window openings located within the external walls which require protection in accordance with this Clause.	N/A



Clause	Description	Comment	Status
C4D4	Separation of external walls and associated openings in different fire compartments	N/A – There are no window openings located within the external walls which require protection in accordance with this Clause.	N/A
C4D5	Acceptable method of protection Window openings are to be protected by internal or external wall wetting sprinklers and must automatically close or be permanently fixed in the closed position, -/60/- fire windows that are automatic closing or permanently fixed closed or -/60/60 automatic closing fire shutters. Doorways are to be protected by internal or external wall wetting sprinklers used with doors that are self-closing or automatic closing, or -/60/30 self-closing or automatic closing fire doors. Other openings, excluding voids, are to be protected with internal or external wall wetting sprinklers or construction having an FRL not less than -/60/-.	N/A	N/A
C4D6	Doorways in fire walls Doorways in firewalls are to be protected by a fire door or fire shutter that has an FRL of not less than that required for the firewall except that the insulation rating must be at least 30.	Sufficient details have not been provided at this stage for assessment, however, compliance is readily achievable subject to a door schedule being submitted at CC stage for assessment. Where the Class 7b loading dock parts have been separated from the remainder of a building via Fire Wall, any door openings located in the fire wall shall achieve FRL -240/30 except where varied via Fire Engineering Performance Solution.	Compliance Readily Achievable
C4D7	Sliding fire doors	N/A – Sliding fire doors are not proposed in the development.	Noted
C4D8	Protection of doorways in horizontal exits	Doorways to the horizontal exit are to achieve a minimum FLR -/240/30. Compliance is readily achievable subject to a door schedule being submitted at CC stage for assessment.	Compliance Readily Achievable
C4D9	Openings in fire-isolated exits -/60/30 self-closing fire doors are required to doorways providing access to fire isolated stairways. A window or other opening in the external wall of the fire isolated exit is to be protected in accordance with Clause C4D5 if it is within 6m of, and exposed to, a window or other opening in the wall of the same building.	Sufficient details have not been provided at this stage for assessment, however, compliance is readily achievable subject to a door schedule being submitted at CC stage for assessment.	Compliance Readily Achievable
C4D10	Service penetrations in fire-isolated exits Service penetrations other than electrical wiring for essential service installations, pressurisation ducts with an FRL of -/120/60, or water pipes for fire services are not permissible.	Service drawings have not been provided at this stage. It is assumed compliance can readily be achieved. Service contractors are to ensure that no services other than those associated with fire services are contained within the fire isolated stairs.	Compliance Readily Achievable



Clause	Description	Comment	Status
C4D11	Openings in fire-isolated lift shafts Openings in lift shafts are to be protected by -/60/- fire doors complying with AS1735.11. Lift indicator panels are to be backed by construction having an FRL of not less than -/60/60 if they exceed 35,000mm ² (175 X 200 mm).	Certification from the lift supplier or a lift specification noting compliance is needed for review.	Compliance Readily Achievable
C4D12	Bounding construction: Class 2 and 3 buildings and Class 4 parts <i>(NSW variation for Entertainment Venues)</i> Doorways opening to public corridors are to be protected with self-closing -/60/30 fire doors.	Sufficient details have not been provided at this stage for assessment, however, compliance is readily achievable subject to a door schedule being submitted at CC stage for assessment. Doors providing access from residential sole-occupancy units or rooms not contained within a residential sole occupancy unit are to be provide with -/60/30 self-closing fire doors in accordance with BCA Clause D4D12	Compliance Readily Achievable
C4D13	Openings in floors and ceilings for services Services passing through floors are to be placed within fire resisting shafts or in accordance with Clause C4D15.	Service drawings have not been provided at this stage. It is assumed compliance can readily be achieved. Service contractors are to ensure that no services other than those associated with fire services are contained within the fire isolated stairs.	Compliance Readily Achievable
C4D14	Openings in shafts In a building of Type A construction, an opening in a wall providing access to a ventilating, pipe, garbage, or other service shaft must be protected by: • If it is a sanitary compartment - a door or panel which together with its frame, is non-combustible or has an FRL of not less than -/30/30, or • A self-closing -/60/30 fire door or hopper, or • An access panel with an FRL of not less than -/60/30, or • If the shaft is a garbage shaft - a door or hopper of non-combustible construction.	A door schedule detailing protection to openings in shafts has not been provided at this stage. It is assumed the building can readily comply. Detailed architectural drawings, including door schedules and BCA specification are required to be submitted for further assessment.	Compliance Readily Achievable
C4D15	Openings for service installations Services penetrations through a building element (other than an external wall or roof) that is required to have an FRL with respect to integrity or insulation or a resistance to the incipient spread of fire, must comply with a tested system or Specification 13. Methods and materials used are to be identical to tested prototypes and in accordance with AS4072.1 and AS1530.4, and must achieve the required FRL or resistance to the incipient spread of fire or other specified method. Ventilation and air-conditioning systems are to be installed in accordance with AS/NZS 1668.1.	A schedule of penetrations prepared by an appropriately qualified BCA/Passive Fire consultant nominating the types of openings requiring protection and the method of protection including test reports for each fire-stopping product is needed for review at CC stage.	Compliance Readily Achievable
C4D16	Construction Joints Construction joints in elements required to have a	Construction joints are to be fire protected in a manner identical to a	Compliance Readily



Clause	Description	Comment	Status
	fire resistance with respect to integrity and insulation must be protected.	prototype tested in accordance with AS4072.1 and AS1530.4 to achieve the required FRL or must otherwise comply with the requirements of this clause.	Achievable
C4D17	Columns protected with lightweight construction to achieve an FRL	Columns must be protected in accordance with the identical tested prototype. Product codes should be noted on architectural plans and corresponding test reports provided for review.	Compliance Readily Achievable
Section D: Access and Egress			
Part D2 - Provision for Escape			
D2D2	Application of Part This part does not apply to the internal parts of a sole-occupancy in a Class 2 or 3 building or Class 4 part of a building.	Noted	Noted
D2D3	Number of exits required (NSW variation for Entertainment Venues) - At least two exits need to serve each storey of - Buildings over 25m in effective height. - Each basement level. Access to an exit must be provided without passing through another SOU.	Each storey or part of the building is provided with access to at least two exits.	Complies
D2D4	When fire-isolated stairways and ramps are required Every stair in a Class 5 to 9 building must be fire isolated unless it does not connect or pass through more than 3 consecutive floors in a sprinkler protected building, or 2 storeys in a non-sprinkler protected building. Required stairs in a Class 9b early childhood centre and Class 9c building must be fire-isolated.	All stairs required to be fire isolated are designed and detailed on the architectural drawings as such, therefore compliance with D2D4 has been demonstrated.	Complies
D2D5	Exit travel distances The BCA limits maximum travel distances to a point of choice and to an exit. No point on the floor must be more than 20m to an exit or a point in which travel in different directions to 2 exits is available, in which case, the maximum distance to 1 exit cannot exceed 40m. (Note Specification 18 concession for sprinkler protected Class 2 and 3 buildings not more than 25m in effective height)	The following areas have been identified with distances exceeding 20m to a point of choice: - B5-B3 25 metres to a point of choice. - B2 – 50m to a point of choice - B1 - 36m to a point of choice - GF – 22m to point of choice. - L1 – 29 m to point of choice. - L3-L8- 8m to point of choice. - Residential Levels 3-10- up to 9m to a single exit (point of choice) The following areas have been identified with distances exceeding 40m to an exit: - B2 – 53m to a point of choice	Performance Solution
D2D6	Distance between alternative exits Alternative exits must be at least 9m apart and no	The distance between alternate exits serving the residential levels measures	Performance Solution



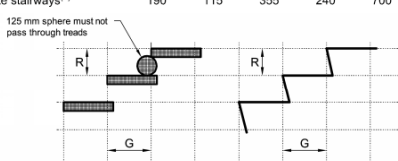
Clause	Description	Comment	Status
	more than: - Class 2 or 3 buildings and Class 9a patient care areas - 45m apart. - All other cases - 60m apart. Alternative paths of travel must not converge such that they become less than 6m apart.	less than 9 metres. The distance between alternate exits in the following locations exceed 60m: - Level 1 – Measured up to 70m - Level 2- Measured up to 75m	
D2D7	Height of exits, paths of travel to exits and doorways Except for doorways, paths of travel must have a clear height of at least 2m.	Sufficient details have been provided for assessment. However, it is assumed compliance is readily achievable subject to detailed design development. Architectural drawings are to be submitted for further assessment detailing the paths of travel must have a clear height of at least 2m.	Compliance Readily Achievable
D2D8	Width of exits and paths of travel to exits (NSW variation for Access and egress)	Generally, the architectural drawings demonstrate compliant egress widths throughout. The architectural drawings are to be detail a minimum egress width of 1000mm exclusive of the handrails throughout the fire isolated stairs. Within the Class 9b parts on Level 1 & Level 2, 2000mm of egress width has been provided and therefore, the storey is limited to 200 persons.	Complies
D2D9	Width of doorways in exits or paths of travel to exits (NSW variation for Access and egress)	The architectural drawings demonstrate that all doors have a minimum clear opening of 750mm.	Complies
D2D10	Exit width not to diminish in direction of travel	Where exits discharge to the roof as open space and require occupants egressing along a series of ramps, paths or stairs, the egress width does not diminish.	Complies
D2D11	Determination and measurement of exits and paths of travel to exits	Noted	Noted
D2D12	Travel via fire-isolated exits	The current configuration of the fire isolated stairways and the discharge of the fire isolated stairways demonstrate compliance with D2D12	Performance Solution
D2D13	External stairways or ramps in lieu of fire-isolated exits	N/A	N/A
D2D14	Travel by non-fire-isolated stairways or ramps	The non-fire-isolated stairway serving as a required exit provides a continuous means of travel by its own flights and landings from every storey served to the level at which egress to a road or open space is provided.	Complies
D2D15	Discharge from exits (NSW variation for Entertainment Venues) An exit must not be blocked nor be capable of being blocked at its point of discharge.	Exits are in locations where they are unlikely to be blocked, however, external factors are outside the control of Steve Watson and Partners.	Compliance Readily Achievable



Clause	Description	Comment	Status
		All stairs in the path of travel to road are to be constructed in accordance with the DtS provisions of part D4.	
		The fire isolated stairs serving as required exits for basement and residential levels do not discharge as far apart as practical.	Performance Solution
		A Fire Engineer is to be engaged at CC stage to address variations to the DtS requirements via Performance Solution	
D2D16	Horizontal exits	The doorway leading from the loading dock into the ground floor tenancy is considered a horizontal exit for the occupants within the loading dock. The doorway shall achieve a minimum FRL -/240/30	Complies
D2D17	Non-required stairways, ramps or escalators	N/A	N/A
D2D18	Number of persons accommodated	There will be no more than 5 persons per SOU. There will be no more than 200 persons per story on commercial levels (available egress width)	Noted
D2D19	Measurement of distances	Noted	Noted
D2D20	Method of measurement	Noted	Noted
D2D21	Plant rooms, lift machine rooms and electricity network substations: Concession A ladder may be used in lieu of a stairway as an exit from: a) a plant room with a floor area not more than 100m², or b) all but one point of egress from a plant room with a floor area not more than 200m².	Sufficient details have not been provided at this stage. At CC stage, details of how access will be provided to roof top level containing PV panels and plant equipment shall be detailed on the architectural drawings. It is recommended that access is not provided via an access hatch within the fire isolated stairs.	Compliance Readily Achievable
D2D22	Access to lift pits Access requirements apply to lift pits over 3m in depth.	Lift consultant to confirm.	Compliance Readily Achievable
D2D23	Egress from primary schools	N/A	N/A
Part D3 - Construction of Exits			
D3D2	Application of Part (NSW variation for Entertainment Venues)	Noted	Noted
D3D3	Fire-isolated stairways and ramps Fire resisting shafts must be constructed of non-combustible materials and so that if there is local failure it will not cause structural damage or impair	The Structural Engineer is required to provide design certification at CC stage with regards to the structural design.	Compliance Readily Achievable

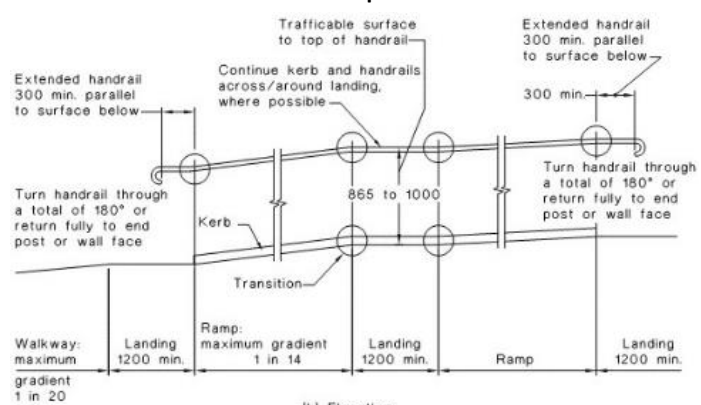


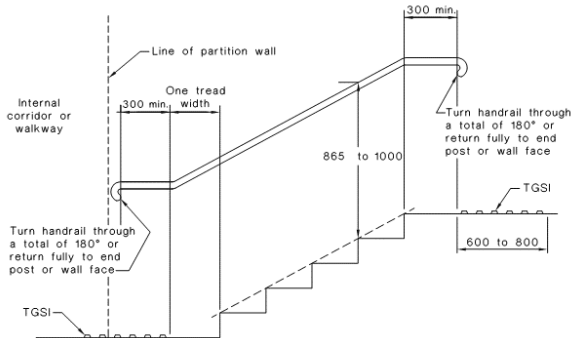
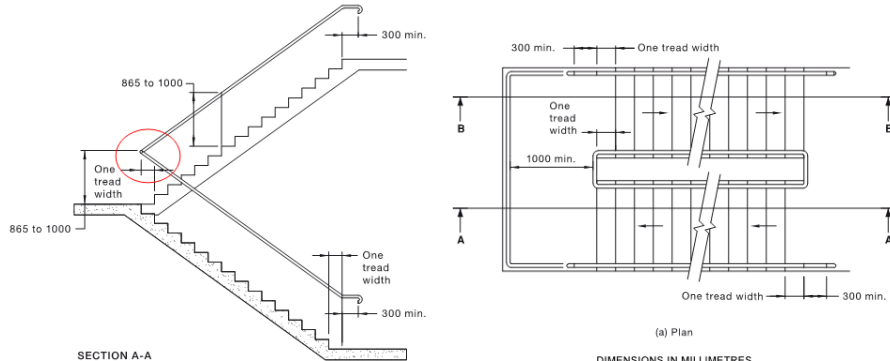
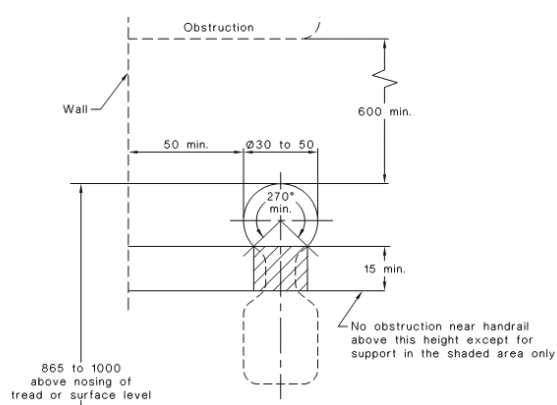
Clause	Description	Comment	Status
	the fire resistance of the shaft.		
D3D4	Non-fire-isolated stairways and ramps Required stairs in a building having a rise in storeys of more than 2 must be constructed only of reinforced or prestressed concrete, or steel not less than 6mm thick, or timber that has a finished thickness of not less than 44mm and an average density of not less than 800 kg/m ³ at a moisture content of 12%.	The Structural Engineer is required to provide design certification at CC stage with regards to the structural design.	Compliance Readily Achievable
D3D5	Separation of rising and descending stair flights	The fire isolated stairs serving the upper residential storeys and those serving basement level are detailed to be separated via a doorway. Any construction that separates or is common to the rising and descending flights must be— (i) non-combustible; and (ii) smoke proof in accordance with S11C2.	Compliance Readily Achievable
D3D6	Open access ramps and balconies	N/A	N/A
D3D7	Smoke lobbies	N/A	N/A
D3D8	Installations in exits and paths of travel Electrical meters and motors, distribution boards and telecommunication boards must not be accessed from fire isolated exits and, if located in corridors leading to exits, should occur in non-combustible or fire protective smoke sealed enclosures. No openings to ducts conveying hot products of combustion permitted in required exits. Gas or fuel services are not permitted in required exits. Electric or services equipment in paths of travel to exits must be within a non-combustible and smoke sealed enclosure.	Distribution board enclosures must either be non-combustible or a fire protective covering with doorways or openings suitably sealed against smoke spreading from the enclosure. Compliance should be illustrated in the drawings.	Compliance Readily Achievable
D3D9	Enclosure of space beneath stairs and ramps	N/A	N/A
D3D10	Width of required stairways and ramps A stairway or ramp more than 2m in width is only counted as having a width of 2m unless it is divided by a continuous handrail or balustrade between landings and each division is less than 2m wide.	Noted	Noted
D3D11	Pedestrian ramps Ramps serving as required exit must have a gradient not less steep than 1:8. If the ramp is required for disabled access under Part D4 it must comply with AS1428.1. The surface of the ramp must have a non-slip finish.	There are no pedestrian ramps serving as a required exit.	Noted
D3D12	Fire-isolated passageways	N/A	N/A
D3D13	Roof as open space The roof is required to have an FRL of not less than 120/120/120 and not incorporate any roof lights or	The Ground Podium will serve as roof as open space for exits discharging from the building, drainage openings will be located	Performance Solution

Clause	Description	Comment	Status																												
	other openings within 3m of the path of travel.	within 3m of the path of travel to the road, technically in accordance with BCA Clause D3D13 no openings are permitted within 3m of the path of travel. Furthermore, the podium area technically does not meet the definition of “open space” as the path of travel to the road is not suitably protected. It is recommended that a Fire Engineer is engaged to assess the feasibility of a Performance Solution to address variations in the DtS requirements.																													
D3D14	Going and risers <i>(NSW variation for Entertainment Venues)</i> To provide safe passage, stairways must comply with the following: • minimum 2 risers / maximum 18 in each flight • risers 115mm min 190 mm max - going 250mm min 355mm max - 2R+G 550mm min 700mm max. • Adjacent risers, or between adjacent goings a variation no greater than 5mm is permitted and the largest and smallest riser within the flight or the largest and smallest going within a flight is not to exceed a variation of 10mm. • Under the requirements of AS1428.1-2009 open riser are not permitted. • All treads to be fitted with non-slip finish or non-skid strips. • Treads are required to have a surface or nosing strip with a slip-resistance classification not less than listed in Table D3D15 when tested in accordance with AS 4586 <table><thead><tr><th></th><th colspan="2">Riser (R)</th><th colspan="2">Going (G) ⁽²⁾</th><th colspan="2">Quantity (2R+G)</th></tr><tr><th></th><th>Max</th><th>Min</th><th>Max</th><th>Min</th><th>Max</th><th>Min</th></tr></thead><tbody><tr><td>Public stairways</td><td>190</td><td>115</td><td>355</td><td>250</td><td>700</td><td>550</td></tr><tr><td>Private stairways⁽¹⁾</td><td>190</td><td>115</td><td>355</td><td>240</td><td>700</td><td>550</td></tr></tbody></table> 		Riser (R)		Going (G) ⁽²⁾		Quantity (2R+G)			Max	Min	Max	Min	Max	Min	Public stairways	190	115	355	250	700	550	Private stairways ⁽¹⁾	190	115	355	240	700	550	Large-scale stair details are needed for review and should demonstrate compliance with the requirements of this clause.	Compliance Readily Achievable
	Riser (R)		Going (G) ⁽²⁾		Quantity (2R+G)																										
	Max	Min	Max	Min	Max	Min																									
Public stairways	190	115	355	250	700	550																									
Private stairways ⁽¹⁾	190	115	355	240	700	550																									
D3D15	Landings Ramps Surfaces, stair tread surfaces or nosing strips, and stair landing surfaces, or landing nosing strips to a flight below, must achieve slip-resistance classifications to AS4586-2013 as follows: <table><thead><tr><th><u>Application</u></th><th><u>Dry Surface Conditions</u></th><th><u>Wet Surface Condition</u></th></tr></thead><tbody><tr><td>1:14 or steeper ramps</td><td>P4 or R11</td><td>P5 or R12</td></tr><tr><td>Ramps of 1:14 to 1:20</td><td>P3 or R10</td><td>P4 or R11</td></tr><tr><td>Tread or</td><td>P3 or R10</td><td>P4 or R10</td></tr></tbody></table>	<u>Application</u>	<u>Dry Surface Conditions</u>	<u>Wet Surface Condition</u>	1:14 or steeper ramps	P4 or R11	P5 or R12	Ramps of 1:14 to 1:20	P3 or R10	P4 or R11	Tread or	P3 or R10	P4 or R10	A finishes schedule specifying ramp and stairway finishes and corresponding slip resistance certification/test reports are needed for review.	Compliance Readily Achievable																
<u>Application</u>	<u>Dry Surface Conditions</u>	<u>Wet Surface Condition</u>																													
1:14 or steeper ramps	P4 or R11	P5 or R12																													
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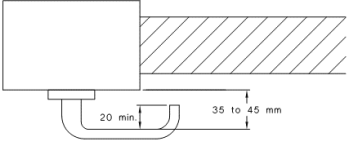


Clause	Description	Comment	Status
	Landing Surface Nosing Strip or P3 P4 Landing Strip		
D3D16	Thresholds <i>(NSW variation for Entertainment Venues)</i> Steps should not occur at doorways without a threshold landing except as follows: - In a building required to be accessible and the doorway opens to a road or open space and is provided with a threshold ramp or step ramp in accordance with AS1428.1, - Or in any other case a single 190mm step is permitted at doors leading to the exterior.	A step is not permitted within the threshold of a doorway. At CC stage, all drawings shall be updated to detail the RL from within the fire stair and the area adjoining the fire stair(Internal corridor)	Compliance Readily Achievable
D3D17	Barriers to prevent falls	Specific details regarding the construction of barriers have not been provided at this stage, however, the elevations and sections appear to show balustrades in locations and heights as required. Updated architectural drawings and BCA specification to be provided for further assessment at CC stage.	Compliance Readily Achievable
D3D18	Height of barriers <i>(NSW variation for Entertainment Venues)</i> Barriers must generally not be less than 865mm for stairways and ramps and 1m in all other cases. A 700mm balustrade is permitted in front of fixed seating in an auditorium.	Specific details regarding the construction of barriers have not been provided at this stage, however, the elevations and sections appear to show balustrades in locations and heights as required. Updated architectural drawings and BCA specification to be provided for further assessment at CC stage.	Compliance Readily Achievable
D3D19	Openings in barriers Openings in a required barrier must not allow a 125mm sphere to pass through, except for concessions applying to fire-isolated stairs or other emergency use areas excluding Class 9b early childhood centres. Where a barrier is fixed to the face of a landing, balcony or the like, the opening between the barrier and the face must not permit a 40mm sphere to pass through.	Specific details regarding the construction of barriers have not been provided at this stage, however, the elevations and sections appear to show balustrades in locations and heights as required. Updated architectural drawings and BCA specification to be provided for further assessment at CC stage.	Compliance Readily Achievable
D3D20	Barrier climbability Where the level of the surface below is 4m or more, a balustrade or other barrier must not facilitate climbing of horizontal elements between 150mm and 760mm above the floor.	Specific details regarding the construction of barriers have not been provided at this stage, however, the elevations and sections appear to show balustrades in locations and heights as required. Updated architectural drawings and BCA specification to be provided for further assessment at CC stage.	Compliance Readily Achievable
D3D21	Wire barriers	Specific details regarding the construction of barriers have not been provided at this stage, however, the elevations and sections appear to show balustrades in locations and heights as	Compliance Readily Achievable

Clause	Description	Comment	Status
		required. Updated architectural drawings and BCA specification to be provided for further assessment at CC stage.	
D3D22	Handrails Handrails to exits including parts of fire isolated exit serving an area required to be accessible to people with disabilities must comply with Clause 12 of AS1428.1, viz: • Handrails not to obstruct circulation space • 30-50mm diameter • 865-1000mm above nosing line of stairs • 865-1000mm above ramps and landings • Consistent height throughout • 50mm grip clearance and no obstructions to handhold • Continuous at internal (return) landings • Provided with handrail extensions and 180 degree curled ends	Sufficient details have not been provided at this stage. Handrail compliance should be confirmed by the access consultant. Handrails are to be provided in compliance with Clause D4D4, which includes the following- Non-Fire Isolated Stairways and Ramps All stairs and ramps not used as an emergency exit are to have handrails installed on both sides that comply with Clause 10 & 11 of AS1428.1-2009. Fire Isolated Stairways and Ramps In Fire Isolated Stairways & Ramps a handrail is required to be installed to at least one side of stair flights and located not less than 865mm above the nosing's of stair treads and the floor surfaces of landings. Consistent Handrail Heights for all stairways The height of the top of the handrail, measured at a height of between 865mm - 1000mm vertically from the stair nosing shall be consistent throughout the ramp (or stairs) and any landings. All stairs including fire stairs are required to be designed to comply with Clause 12 of AS1428.1 - 2009	Compliance Readily Achievable
	Ramps  (b) Elevation DIMENSIONS IN MILLIMETRES FIGURE 14 RAMP HANDRAILS		

Clause	Description	Comment	Status
	Stairways  SECTIONAL VIEW DIMENSIONS IN MILLIMETRES FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY  Handrail Profile 		
D3D23	Fixed platforms, walkways, stairways and ladders Platforms, walkways, stairs, ladders and the like that give access to and around plant and equipment, machine rooms, attic spaces and other low use areas of the building are permitted provided that construction details are to AS1657.	Certification to AS1657 is to be provided.	Compliance Readily Achievable
D3D24	Doorways and doors (NSW variation for Entertainment Venues) Must not be revolving door, roller shutter or tilt door. Can be fitted with a sliding door if it leads directly to open space and can be opened manually	Auto-sliding doors are not proposed as part of the development. A power-operated door in a path of travel to a required exit must be able to	Compliance Readily Achievable



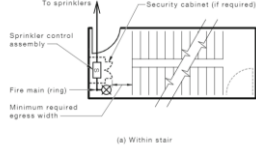
Clause	Description	Comment	Status
	under a force of not more than 110N and be fitted with a fail-safe device if the door is power operated.	be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source. Further details are required to be provided for assessment at CC stage.	
D3D25	Swinging doors Defined exit doors that serve a part of a building with a floor area over 200m ² must swing outward in the direction of exit travel. Exit doors must not encroach more than 500mm into the required width of the stair or 100mm when fully open and must swing in the direction of travel.	The swing of the door must not impede the required egress width of the fire isolated passageway by more than 100mm. (1000mm required) All doors serving as the required exit or forming part of the required exit swing in the direction of travel.	Compliance Readily Achievable
D3D26	Operation of latch <i>(NSW variation for Entertainment Venues)</i> Exit doors should be provided with “free handle” egress via a downward or pushing action and, if serving an area accessible to people with disabilities, must have non-slip “D” pull handles with 35-45mm hand clearances.  (a) Isometric view  (b) Plan view - Where the latch operation device is not located on the door leaf itself- - manual controls to power-operated doors must be at least 25 mm wide, proud of the surrounding surface and located not less than 500 mm from an internal corner; and - for a hinged door, between 1 m and 2 m from the door leaf in any position; - and for a sliding door, within 2 m of the doorway and clear of a surface mounted door in the open position. - braille and tactile signage complying with Clause 3 and 6 of Specification D3.6 must identify the latch operation device. Doors in a Class 9b building (other than schools or early childhood centres) serving a storey or room accommodating more than 100 people must be provided with a panic bar.	No details of door hardware have been provided at this stage. A door schedule and BCA specification is to be submitted at CC stage which demonstrate compliance with D3D6 and AS1428.1-2009 at CC stage.	Compliance Readily Achievable
D3D27	Re-Entry from Fire-Isolated Exits Fire isolated stair doors must facilitate re-entry	As the building has an effective height which exceeds 25m re-entry is required to be	Compliance Readily



Clause	Description	Comment	Status
	from within the stair back onto the floor on every 4th level at all times and on all levels in the event of a fire alarm, where the exit stair serves a storey above 25m in effective height, a Class 9a building, a Class 9b early childhood centre or a Class 9c building Doors of fire-isolated exits must not be locked from the inside of a fire-isolated exit, unless: <u>Option 1</u> - All doors are fitted with a fail-safe device that automatically unlocks the door upon activation of a fire alarm; AND - On at least every fourth storey, the doors are not able to be locked at all and are sign posted stating re-entry is available at that level. <u>Option 2</u> - All doors are fitted with a fail-safe device that automatically unlocks the door upon activation of a fire alarm; AND - An intercommunication or audible/visual alarm system is provided within the stair to assist persons who may accidentally be locked within the stair. <u>Note:</u> A door serving an early childhood centre need only be fitted with a fail-safe device that automatically unlocks the door upon activation of an alarm.	provided from all fire isolated stairs. <u>Option 1</u> - All doors are fitted with a fail-safe device that automatically unlocks the door upon activation of a fire alarm; AND - On at least every fourth storey, the doors are not able to be locked at all and are sign posted stating re-entry is available at that level. <u>Option 2</u> - All doors are fitted with a fail-safe device that automatically unlocks the door upon activation of a fire alarm; AND - An intercommunication or audible/visual alarm system is provided within the stair to assist persons who may accidentally be locked within the stair. Sufficient details have not been provided at for assessment, however compliance is readily achievable subject to a door schedule and BCA specification is to be submitted at CC stage which demonstrate compliance with D3D27.	Achievable
D3D28	Signs on doors Signage in capital letters not less than 20mm high to be provided on doors as follows - An automatic door held open by an automatic hold-open device: FIRE SAFETY DOOR - DO NOT OBSTRUCT - for a self-closing door FIRE SAFETY DOOR DO NOT OBSTRUCT DO NOT KEEP OPEN - for a door discharging from a fire-isolated exit FIRE SAFETY DOOR - DO NOT OBSTRUCT	Under Section 108 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 a notice is to be displayed in a conspicuous location adjacent to a doorway providing access to but not within a fire isolated stairway, passageway or ramp. The words “OFFENCES RELATING TO FIRE EXITS” are to be provided in letters at least 8mm high and the remaining words are to be at least 2.5mm high. The notice is to state the following: OFFENCES RELATING TO FIRE EXITS It is an offence under the Environmental Planning and Assessment Act 1979 - to place anything in or near this fire exit that may obstruct persons moving to or from this exit, or - to interfere with or obstruct the operation of any fire doors, or - to remove, damage or otherwise interfere with this notice.	Compliance Readily Achievable
D3D29	Protection of openable windows Windows serving a residential bedroom or serving an early childhood centre must be protected where the floor is 2m or more above the external surface	Window hardware details have not been provided at this stage. A window schedule and BCA specification are to be submitted for further	Compliance Readily Achievable



Clause	Description	Comment	Status
	below. Window openings must be provided with protection if the floor below the window is 2m or more above the surface beneath in the bedrooms of Class 2 or 3 buildings or Class 9b early childhood centre. Where the window sill is below 1.7m above the floor level, the openable portion of the window must be protected with - a device to restrict the window opening or - a screen with secure fittings A device or screen required must: - not permit a 125mm sphere to pass through the window opening or screen; and - resist an outward horizontal action of 250N against the window restrained by a device or screen protecting the opening and have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden. Where the fall distance from the floor to the surface below is 4m or more or where a release device occurs to a required screen, an additional barrier at 865mm above floor level is required and must be non-climbable with gaps no greater than 125mm between elements.	assessment demonstrating compliance with D3D29 at CC stage.	
D3D30	Timber stairways: Concession	N/A – At this stage timber stairways have not been proposed.	N/A
NSW D3D31	Doors in the path of travel in an Entertainment Venue	N/A- The building is not an entertainment venue.	N/A
Part D4 - Access for People with Disabilities			
D4D2	General building access requirements Access is generally required for persons with a disability throughout all areas unless specifically exempted.	Please refer to separate Access report prepared by Steve Watson and Partners Access Assessment Report: 57 - 61 Archer Street Chatswood	Noted
Section E: Services and Equipment			
Part E1 - Fire Fighting Equipment			
E1D2	Fire hydrants The building requires a fire hydrant system in accordance with AS2419.1-2021. Where a sprinkler system is installed in the building in accordance with AS 2118.1, AS 2118.4 or AS 2118.6, the fire hydrant booster protection requirements of clauses 7.6.2 and 7.6.3 of AS2419.1 do not apply. <i>Note: Varied booster protection requirements for sprinklered and non-sprinklered buildings.</i>	Full compliance with AS2419.1 will be required unless varied via fire brigade approval. The hydraulic engineer must ensure that compliant coverage is provided to all areas of the building from the internal hydrants and must provide design certification to accompany the drawings certifying the design complies with Clause E1D2 of the BCA and AS2419.1 – 2005 at CC stage (noting any non-compliances, which are to be addressed as an Alternative Solution). The hydrant booster assembly is located in accordance with AS2419.1 whereby the	Compliance Readily Achievable

Clause	Description	Comment	Status
	<i>Note: Ring main requirements for large-isolated buildings and buildings exceeding 25m in effective height.</i>	assembly is adjacent the site boundary and principal vehicle access for the brigade pumping appliance and in accordance with Clause 7.3.3	
E1D3	Fire hose reels Fire hose reel coverage to AS2441-2005 is required throughout with hose reels located adjacent to stairs and exits. Where coverage is not achieved with hose reels located Additional hose reels are permitted to be located along the paths of travel to achieve coverage Hoses are not permitted to pass through fire or smoke doors to achieve hose reel cover. Note: Fire hose reels not required to: - • Class 2, 3, 4, 5 and 9c buildings; • Class 8 electricity network substations; • Classrooms and associated corridors in primary and secondary schools	The hydraulic engineer must ensure that compliant coverage is provided to all areas of the building and must provide design certification to accompany the drawings certifying the design complies with Clause E1D3 of the BCA and AS2441 – 2005 at CC stage. It is likely that the garbage rooms will be fire separated from the reminder of the building. Technically fire hose reels are not permitted to pass through fire doors, please ensure hose reels are provided within the fire separated areas or alternatively addressed via Fire Engineering Performance Solution Report.	Compliance Readily Achievable
E1D4	Sprinklers Fire sprinkler protection to AS2118.1-2017, AS2118.4- 2012 and AS2118.6-2012 as relevant is a mandatory requirement for the project if:- • The building effective height exceeds 25m. (If any part of the development exceeds 25m effective height, all parts of the complex require sprinklers.) • Class 2 or 3 building and any other class of building containing a Class 2 or 3 part (Note: residential care buildings are excluded), throughout the whole building including any part of another class, if any part of the building has a rise in storey of 4 or more and an effective height of not more than 25m. • Class 3 building used as a residential care building. Sprinkler pumps and valves must be accessible from the street. Sprinkler system activation must be linked to an audible occupant warning system. Sprinkler hazard Class under AS2118 needs to be agreed where uncertainty of usage under Appendix 1 of the Code occurs.	The building will be provided with a sprinkler system in accordance with AS2118.1. Please ensure that suitable spatial allowance has been made within the fire stairs for the sprinkler control assembly. Where the sprinkler control assembly is installed on the mid landing a minimum of 1000mm egress width shall be maintained.  (a) Within stair The Hydraulic Engineer must ensure that must provide design certification to accompany the drawings certifying the design complies with Clause E1D4 of the BCA and AS2118.1-2017 or 2118.6-2012(noting any non-compliances, which are to be addressed as an Alternative Solution) at CC stage.	Compliance Readily Achievable
E1D5	Where sprinklers are required: all classifications	The building will be provided with a sprinkler system in accordance with AS2118.1-2017 or 2118.6-2018. The hydraulic engineer must ensure that must provide design certification to accompany the drawings certifying the	Compliance Readily Achievable



Clause	Description	Comment	Status
		design complies with Clause E1D5 of the BCA and AS2118.1-2017 or 2118.6-2012 (noting any non-compliances, which are to be addressed as an Alternative Solution) at CC stage.	
E1D6	Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings	The building will be provided with a sprinkler system in accordance with AS2118.1-2017 or 2118.6-2012. The hydraulic engineer must ensure that must provide design certification to accompany the drawings certifying the design complies with Clause E1D6 of the BCA and AS2118.1-2017 or 2118.6-2012 (noting any non-compliances, which are to be addressed as an Alternative Solution) at CC stage.	Compliance Readily Achievable
E1D7	Where sprinklers are required: Class 3 building used as a residential care building	N/A	N/A
E1D8	Where sprinklers are required: Class 6 building	N/A	N/A
E1D9	Where sprinklers are required: Class 7a building, other than an open-deck carpark	The building will be provided with a sprinkler system in accordance with AS2118.1-2017 or 2118.6-2012. The Hydraulic Engineer must ensure that must provide design certification to accompany the drawings certifying the design complies with Clause E1D9 of the BCA and AS2118.1-2017 or 2118.6-2012 (noting any non-compliances, which are to be addressed as an Alternative Solution) at CC stage.	Compliance Readily Achievable
E1D10	Where sprinklers are required: Class 9a health-care building used as a residential care building, Class 9c buildings	N/A	N/A
E1D11	Where sprinklers are required: Class 9b buildings	N/A	N/A
E1D12	Where sprinklers are required: additional requirements	N/A	N/A
E1D13	Where sprinklers are required: occupancies of excessive hazard	N/A	N/A
E1D14	Portable fire extinguishers Portable Fire Extinguishers are required be installed to sections (3) and (4) in Clause E1D14 and AS 2444 requirements, at: • Throughout Class 5 buildings • emergency services switchboards • kitchens • flammable liquid stores • at nurses' stations	Sufficient details have not been provided at this stage for assessment. The architectural drawings are to be updated to denote the location of portable fire extinguishers in accordance with this clause at CC stage.	Compliance Readily Achievable



Clause	Description	Comment	Status
	• special risk areas • where fire hose reels are not installed • Class 2, 3 or 4 residential areas are to be protected by 2.5kg ABE type fire extinguishers located in common areas on the storey served and located not more than 10m from each sole occupancy unit entry door.		
E1D15	Fire control centre. A fire control centre for Fire Indicator, Fire Fans Control and Emergency Intercom panels is required for buildings of over 25m in effective height or buildings over 18,000m² in area, at a location readily available for firefighting operations and located at or near the main building entry. Buildings over 50m in effective height require a fire rated fire control room with prescribed requirements for layout, access, location and equipment with the following features: • 2 hr FRL concrete/masonry construction. • Low hazard linings (per fire stairs) • No extraneous services passing through • 2 hr fire FRL doors • No penetrations through floor over • 2-hour fire dampers, etc. • Doors must open into room • Two access points needed, one from front entry foyer of building and one from public place. • Contents required: ○ FIP ○ Controls for pumps, fans and other emergency gear ○ Phone ○ Whiteboard and pinup board ○ Plan layout table ○ Tactical fire plans • May also contain ○ MECP ○ Lift annunciation panels ○ Gas/electric controls ○ Emergency generator backup ○ Dedicated fire isolated pressurisation system to ventilate with 30 air changes required.	As the building exceeds 50m in effective height a fire control room is required to be provided. Compliance is readily achievable subject to design development at CC stage.	Compliance Readily Achievable
E1D16	Fire precautions during construction Fire services are required during construction, including fire hydrants and hose reels which must be active and operational after the building reaches a construction stage effective height of 12m. When the building reaches 12m effective height: • All required hydrants and hose reels must be operational on every storey covered by a roof	Further discussion is required with builder to determine whether this is included in their program. BCA compliance with respect to fire services during construction can be problematic as hydrants with required pressures and flows and booster connections often cannot be achieved at	Noted



Clause	Description	Comment	Status
	or floor slab over, except for the two uppermost storeys. Any required booster connections must be installed.	the required time. A temporary fire protection system, possibly with temporary boosters and no fire pumps, may need to be agreed with the fire brigade. This needs to be put in place early in the construction programme and may require liaison with the builder and his fire services contractor.	
E1D17	Provisions for special hazards	EV charging stations are proposed to be installed within the carparking area. PV Panels are proposed to be installed to the roof. The installation of EV charging stations & PV Panels will be addressed as a Special Hazard via BCA Clause E1D17.	Performance Solution
Part E2 - Smoke Hazard Management			
E2D2	Applicable of requirements	Part is not applicable to - open deck car parks - open spectator stands - a Class 8 electricity network substation with a floor area not more than 200m² - storerooms, etc. less than 30m² - sanitary compartments - plant rooms or the like	Noted
E2D3	General requirements	An air-handling system which does not form part of a smoke hazard management system in accordance with E2D4 to E2D20 and which recycles air from one fire compartment to another fire compartment or operates in a manner that may unduly contribute to the spread of smoke from one fire compartment to another fire compartment must, subject to (2), be designed and installed— (a) to operate as a smoke control system in accordance with AS 1668.1; or (b) such that it— (i) incorporates smoke dampers where the air-handling ducts penetrate any elements separating the fire compartments served; and (ii) is arranged such that the air-handling system is shut down and the smoke dampers are activated to close automatically by smoke detectors complying with clause 7.5 of AS 1670.1. Compliance is readily achievable subject to detailed design development at CC	Compliance Readily Achievable

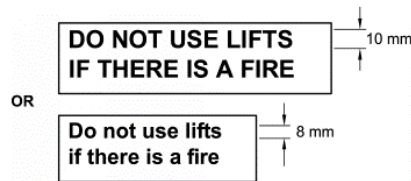


Clause	Description	Comment	Status
		stage.	
E2D4	Fire-isolated exits	As the building serves a storey above an effective height of more than 25 m the fire isolated stairs are required to be provided with an automatic air pressurisation system for fire-isolated exits in accordance with AS 1668.1. Smoke detectors required to activate air pressurisation systems for fire-isolated exits and zone pressurisation systems must— (a) be installed in accordance with AS 1670.1; and (b) have additional smoke detectors installed adjacent to each bank of lift landing doors set back horizontally from the door openings by a distance of not more than 3 m. The Mechanical Engineer shall prepare design certification in accordance with AS1668 & BCA Clause E2D4 to accompany the service drawings.	Compliance Readily Achievable
E2D5	Buildings more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building	An automatic smoke detection and alarm system complying with Specification 20 is required to be provided throughout the building. A smoke detection system will be installed in accordance with Specification 20 Clause S20C4. Class 2 The class 2 portion of the development is required to be provided with the following; • Smoke detection and alarm system in accordance with Specification 20 Clause S20C4. and n S20C3 within Sole-Occupancy Units. • Emergency warning and intercom systems complying AS 1670.1 – 2018 and BCA Clause E4D9	Compliance Readily Achievable
E2D6	Buildings more than 25 m in effective height: Class 5, 6, 7b, 8 or 9b buildings	As the building exceeds 25 m in effective height and has vertically separated compartments (Class 3, 5, 7a & 7b) the building is required to be provided with a zone pressurisation system. In a Class 2 building protected with a sprinkler system complying with Specification 17 (other than a FPAA101D system), alarms are not required in public corridors and other internal public spaces. The Mechanical Engineer shall prepare design certification in accordance with	Compliance Readily Achievable



Clause	Description	Comment	Status
		AS1668 & BCA Clause E2D4 to accompany the service drawings.	
E2D7	Buildings more than 25 m in effective height: Class 9a buildings	N/A	N/A
E2D8	Buildings not more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building	N/A	N/A
E2D9	Buildings not more than 25 m in effective height: Class 5, 6, 7b, 8 and 9b buildings	N/A	N/A
E2D10	Buildings not more than 25 m in effective height: large isolated buildings subject to C3D4 (NSW variation for Entertainment Venues)	N/A	N/A
E2D11	Buildings not more than 25 m in effective height: Class 9a and 9c buildings	N/A	N/A
E2D12	Class 7a buildings	The Class 7a building parts of the building including a basement, are to be provided with a mechanical ventilation system in accordance with AS 1668.2 and comply with clause 5.5 of AS 1668.1. Mechanical Engineer to provide design certification to accompany services drawings at CC stage.	Compliance Readily Achievable
E2D13	Basements (other than Class 7a buildings)	N/A	N/A
E2D14	Class 6 buildings - in fire compartments more than 2000 m ² : Class 6 building (not containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit)	N/A	N/A
E2D15	Class 6 buildings - in fire compartments more than 2000 m ² : Class 6 building (containing an enclosed common walkway or mall)	N/A	N/A
NSW E2D16	Class 9b – assembly buildings: all	N/A	N/A
NSW E2D17	Class 9b – assembly buildings: night clubs, discotheques and the like	N/A	N/A
NSW E2D18	Class 9b – assembly buildings: exhibition halls, museums and art galleries	N/A	N/A
NSW E2D19	Class 9b – assembly buildings: other assembly buildings (not listed in NSW E2D16 to E2D18)	N/A	N/A
NSW E2D20	(NSW variation - This clause has deliberately been left blank.)	N/A	N/A
E2D21	Provisions of special hazards	EV charging stations are proposed to be installed within the carparking area. PV Panels are proposed to be installed to the roof.	Performance Solution



Clause	Description	Comment	Status
		The installation of EV charging stations & PV Panels will be addressed as a Special Hazard via BCA Clause E2D212.	
Part E3 - Lift Installations			
E3D2	Lift installations Electric and electrohydraulic lifts must comply with the design requirements of BCA Specification 24.	Certification of lift design to be provided at CC stage.	Compliance Readily Achievable
E3D3	Stretcher facility in lifts Buildings greater than 12m in effective height require a lift sized to accommodate a stretcher of 2m x 0.6m x 1.4m high. The lift must serve every level to which lift access is provided.	The spatial requirements of the lift demonstrate compliance with the requirements of E3D3 at CC stage	Complies
E3D4	Warning against use of lift in fire Warning signage is required at lift doors advising that lifts should not be used in the event of a fire.	Signage to be installed stating. 	Compliance Readily Achievable
E3D5	Emergency lifts Emergency lifts of prescribed size, operation and fire isolation are required in buildings where: - the building has an effective height over 25m, or - a patient care area occurs in a health care building at a level that does not have direct access to a road or open space. Where more than two passenger lifts serve a storey, two emergency lifts must be provided, and these must be in separate shafts if multiple lift shafts occur. The following requirements apply to an emergency lift: - Must serve all storeys served by a passenger lift. - Must be contained in a fire rated shaft. - If the building effective height exceeds 75m, must have a 600kg rating if not provided with a stretcher facility or a 900kg rating if stretcher facility is provided. - If serving a patient care area in a health care building, have minimum clear car dimensions of 2280mm depth, 1600mm width and 2300 mm height. Doors must be 1300mm wide and 2100mm high. (All dimensions measured clear of all obstructions including handrails.) - If serving a patient care area in a health care building, must be connected to a standby power system where installed.	The building has been provided with 3 lifts. The architectural drawings detail each lift to be contained within its own shaft. A minimum of two emergency lifts are required to be provided. Each contained within their own shaft. Compliance is readily achievable subject to detailed design development.	Compliance Readily Achievable
E3D6	Landings	The architectural drawings detail compliant landings in accordance with BCA Clause E3D6.	Complies



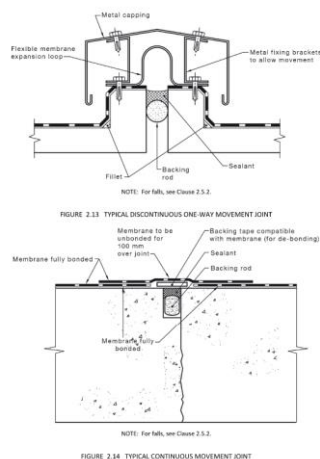
Clause	Description	Comment	Status
E3D7	Passenger lift types and their limitations Every passenger lift must be one of the types identified in Sections (1) of Clause E3D7 of the BCA and not rely on a constant pressure device for its operation if the lift car is fully enclosed.	No specific details provided at this stage regarding accessible features incorporated within the lift. Lift floor dimension of not less than 1400 mm wide x 1600 mm deep have been detailed within the architectural drawings. Detailed architectural drawings and specification to be provided for assessment at CC stage.	Compliance Readily Achievable
E3D8	Accessible features required for passenger lifts Every passenger lift must have accessible features where applicable as identified in Clause E3D8 of the BCA.	Please refer to separate Access report prepared by Steve Watson and Partners Access Assessment Report: 57 - 61 Archer Street Chatswood	Noted
E3D9	Fire service control Where lifts serve a storey above 12m in effective height: - A fire service control switch is required for each lift or lift group. - A lift car fire service drive control is required for each lift.	Certification of lift design to be provided.	Compliance Readily Achievable
E3D10	Residential care buildings	N/A	N/A
E3D11	Fire service recall control switch The fire service control switch must be located at the landing nominated by the appropriate authority and, when activated, must return all lifts to the nominated floor. If a lift car drive control has been activated, it shall override the landing fire service control switch.	Certification of lift design to be provided.	Compliance Readily Achievable
E3D12	Lift car fire service drive control switch The lift car service drive control must be activated from within the lift car. The switch is to be located between 600mm and 1500mm above the lift car floor and be labelled "FIRE SERVICE" in indelible white lettering on red background. The "OFF" and "ON" positions are to be identified.	Certification of lift design to be provided.	Compliance Readily Achievable
Part E4 - Emergency Lighting, Exit and Warning Systems			
E4D2	Emergency lighting requirements Emergency lighting is to be provided throughout the building.	Emergency lighting is to be provided in: - every fire-isolated stairway, fire-isolated ramp or fire-isolated passageway. - Every passageway, hallway, corridor or the like, that is part of the path of travel to an exit. - In every room having a floor area more than 100m² that does not open to a	Compliance Readily Achievable



Clause	Description	Comment	Status
		corridor or space that has emergency lighting or to a road or open space. • In any room having a floor area more than 300m². • In every required non-fire isolated stairway • Electrical engineer to provide design certification in accordance with BCA Clause E4D2 and AS2293.1-2018 to accompany the service drawings at CC stage.	
E4D3	Measurement of distances	Noted	Noted
E4D4	Design and operation of emergency lighting Emergency lighting must comply with to AS2293.1	Emergency lighting details have been provided at this stage. However, it is assumed the building can readily comply. Electrical engineer to provide design certification in accordance with BCA Clause E4D4 and AS2293.1-2018 to accompany the service drawings at CC stage.	Compliance Readily Achievable
E4D5	Exit signs Exit signs are to be provided in accordance with Clause E4D5 of the BCA.	Exit signs must be clearly visible to person approaching the exit and must be installed on, above or adjacent to; 1. A door providing direct egress from a storey to a stairway, passageway or ramp serving as a required exit. 2. A door from an enclosed stairway, passageway or ramp at every level of discharge to a road or open space. 3. A horizontal exit 4. A door serving as or forming part of a required exit in a storey required to be provided with emergency lighting. 5. Electrical engineer to provide design certification in accordance with BCA Clause E4D5 and AS2293.1-2018 to accompany the service drawings at CC stage.	Compliance Readily Achievable
E4D6	Direction signs <i>(NSW variation for Entertainment Venues)</i> Where an exit is not readily apparent then exit signs with directional arrows must be installed in appropriate positions in corridors, hallways, lobbies and the like indicating the direction to a required exit	Directional signage details have not been provided at this stage however compliance is readily achievable. Electrical engineer to provide design certification in accordance with BCA Clause E4D6 and AS2293.1-2018 to accompany the service drawings at CC stage.	Compliance Readily Achievable
E4D7	Class 2 and 3 buildings and Class 4 parts: Exemptions	Noted	Noted
E4D8	Design and operation of exit signs 1. Exit signs are to operate in accordance with AS 2293.1. 2. Photo luminescent exit sign are to comply with Specification 25.	Electrical engineer to provide design certification in accordance with BCA Clause E4D8 and AS2293.1-2018 to accompany the service drawings at CC stage.	Compliance Readily Achievable



Clause	Description	Comment	Status
E4D9	Emergency warning and intercom systems An emergency warning and intercom system complying with AS 1670.4 must be installed throughout the building.	Details demonstrating compliance and design certification will be required from services consultants at CC stage.	Compliance Readily Achievable
Section F: Health and Amenity			
Part F1 - External waterproofing, rainwater management and rising damp			
F1D1	Deemed-to-Satisfy Provisions (1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F1P1 to F1P4 are satisfied by complying with F1D2 to F1D8. (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.	A test report on the proposed wall system is to be provided. The test report must include the following information: (i) Name and address of the person supervising the test. (ii) Test report number. (iii) Date of the test. (iv) Cladding manufacturer's name and address. (v) Construction details of the test specimen, including a description, and drawings and details of the components, showing modifications, if any. (vi) Test sequence with the pressures used in all tests. (vii) For each of the static and cyclic pressure tests, full details of all leakages, including position, extent and timing. It is recommended that a Façade Engineer review the build-up of external wall details at CC stage.	Compliance Readily Achievable
F1D3	Stormwater drainage Stormwater drainage must comply with AS/NZS 3500.3.	Hydraulic drawings and design certification to be provided at CC stage.	Compliance Readily Achievable
F1D4	Exposed joints 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 AS 4654.2; and not be located beneath or run through a planter box, water feature or similar part of the building.	Structural Engineer/Architect to confirm compliance at CC stage.	Compliance Readily Achievable





Clause	Description	Comment	Status
F1D5	External waterproofing membranes Trafficable roofs, balconies, podiums or similar parts of a building require a waterproofing membrane complying with AS4654.1 and AS4654.2, which must be installed directly on the structural substrate.	No details provided at this stage. It is recommended that a suitably qualified waterproofing consultant is engaged to review all external waterproofing details including planter boxes which is susceptible to failure of the waterproofing membrane. This matter to be addressed via detailed architectural drawings & BCA specification at CC stage.	Compliance Readily Achievable
F1D6	Damp-proofing Moisture from the ground must be prevented from reaching the lowest floor timber and the walls above the lowest floor joists, the walls above the dam proof course and the underside of a suspended floor constructed of a material other than timber, and the supporting beams or girders. Damp proof course must consist of a material that complies with AS/NZS 2904 or an impervious termite shield in accordance with AS 3660.1.	No details provided at this stage. This matter to be addressed via detailed architectural drawings & BCA specification at CC stage.	Compliance Readily Achievable
F1D7	Damp-proofing of floors on the ground A vapour barrier in accordance with AS2870 is to be provided beneath the basement floor slab.	No details provided at this stage. This matter to be addressed via detailed architectural drawings & BCA specification	Compliance Readily Achievable
F1D8	Subfloor ventilation	N/A	Compliance Readily Achievable

Part F2 - Wet areas and overflow protection

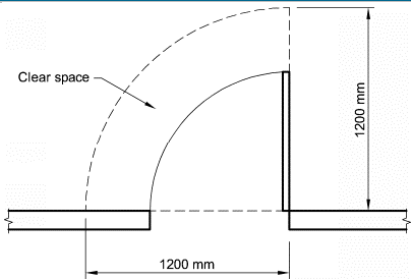
F2D1	Deemed-to-Satisfy Provisions Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F2P1 and F2P2 are satisfied by complying with F2D2 to F2D4. Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.	No details provided at this stage. It is recommended that a suitably qualified waterproofing consultant is engaged to review all external waterproofing details. This matter to be addressed via detailed architectural drawings & BCA specification at CC stage.	Compliance Readily Achievable
F2D2	Wet area construction Water proofing of wet areas within a building to comply with AS 3740. Showers in Class 2 and 3 buildings or a Class 4 part must have a concrete or FC sheet structural substrate for floors and concrete, masonry, or FC sheeted walls. Concrete structural substrates for shower floors must be graded to a 1:80 fall, and the membrane directly applied to the structural substrate. The waterproofing requirements for multi-residential buildings also apply to commercial buildings.	No details provided at this stage. It is recommended that a suitably qualified waterproofing consultant is engaged to review all external waterproofing details. This matter to be addressed via detailed architectural drawings & BCA specification at CC stage.	Compliance Readily Achievable
F2D3	Rooms containing urinals Additional requirements apply including falls to floor wastes and impervious materials surrounding urinals.	No details provided at this stage. It is recommended that a suitably qualified waterproofing consultant is engaged to review all external waterproofing details. This matter to be addressed via detailed	Compliance Readily Achievable



Clause	Description	Comment	Status
		architectural drawings & BCA specification at CC stage.	
F2D4	Floor wastes The floor of each bathroom and laundry in each sole occupancy of the Class 2 building portions must have a floor waste and floors graded to the floor waste at 1:50.	No details provided at this stage. It is recommended that a suitably qualified waterproofing consultant is engaged to review all external waterproofing details. This matter is to be addressed via detailed architectural drawings & BCA specification at CC stage.	Compliance Readily Achievable
Part F3 - Roof and wall cladding			
F3D1	Deemed-to-Satisfy Provisions Where a Deemed-to-Satisfy Solution is proposed, Performance Requirement F3P1 is satisfied by complying with F3D2 to F3D5. Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.	Noted	Noted
F3D2	Roof coverings	No details provided at this stage. This matter to be addressed via detailed architectural drawings & BCA specification at CC stage	Compliance Readily Achievable
F3D3	Sarking Sarking type materials used for weatherproofing of roofs and walls must comply with AS/NZS 4200 Parts 1 and 2.	No details provided at this stage. This matter to be addressed via detailed architectural drawings & BCA specification at CC stage.	Compliance Readily Achievable
F3D4	Glazed assemblies Windows, sliding doors with a frame, adjustable louvres, shopfronts and window walls with one piece framing in an external wall must comply with AS 2047 requirements for resistance to water penetration.	No details provided at this stage. This matter to be addressed via detailed architectural drawings & BCA specification at CC stage.	Compliance Readily Achievable
F3D5	Wall cladding External wall cladding must comply with one or a combination of the following: - Masonry, including masonry veneer, unreinforced and reinforced masonry: AS 3700 - Autoclaved aerated concrete: AS 5146.3. - Metal wall cladding: AS 1562.1.	External wall claddings which are not captured under Clause F3D5 will require a performance solution to be documented by an appropriately qualified practitioner in accordance with <i>Clause A2G2 - Performance Solution</i> at CC stage.	Compliance Readily Achievable
Part F4 - Sanitary and other facilities			
F4D2	Facilities in residential buildings	Assessment of the architectural drawings demonstrate compliance with F4D2 and the facilities required for Class 2 sole-occupancy units,	Complies
F4D3	Calculation of number of occupants and fixtures	Sanitary facilities for the Class 6 parts of the building must be provided with sanitary facilities for each sex. Unisex facilities are not permitted except for staff, where less than 10 staff are	Noted



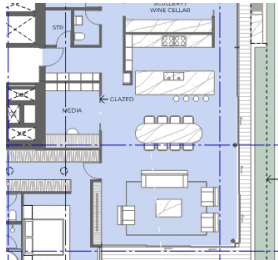
Clause	Description	Comment	Status
		employed. Sanitary facilities must be provided on the basis of equal numbers of males and females. Further design development is required in relation to the sanitary facilities and it needs to be demonstrated how the proposed sanitary facilities cater for the indented population.	
F4D4	Facilities in Class 3 to 9 buildings Toilet facilities are required in appropriate numbers based on the number of persons accommodated.	Ground Level- Level 3 are nominated as an assembly building (wellness centre) Within the wellness centre the following facilities have been provided; • 2 x male showers • 2 x female shower • 1 x accessible shower facility 1 shower is required to be provided for every 10 participants therefore, these facilities are capable of accommodating 60 persons across the tenancy. Detailed design development is required to ensure that suitable facilities are provided including shower facilities for patrons.	Compliance Readily Achievable
F4D5	Accessible sanitary facilities	Please refer to separate Access report prepared by Steve Watson and Partners Access Assessment Report: 57 - 61 Archer Street Chatswood	Noted
F4D6	Accessible unisex sanitary compartments	Please refer to separate Access report prepared by Steve Watson and Partners Access Assessment Report: 57 - 61 Archer Street Chatswood	Noted
F4D7	Accessible unisex showers	Please refer to separate Access report prepared by Steve Watson and Partners Access Assessment Report: 57 - 61 Archer Street Chatswood	Noted
F4D8	Construction of sanitary compartments Where clear space between closet pan and doorway is less than 1.2m, doors must open outwards, slide or be readily removable from outside.	All hinged doors that swing inward to sanitary facilities and do not comply with achieving a 1200mm clearance to pan are required to be installed with lift-off hinges.	Compliance Readily Achievable

Clause	Description	Comment	Status
			
F4D9	Interpretation: Urinals and washbasins	Each 600mm length of a continuous urinal trough is counted as 1 urinal.	Noted
F4D10	(NSW variation - This clause has deliberately been left blank.)		-
F4D11	Waste management	N/A	N/A
F4D12	Accessible adult change facilities	N/A	N/A

Part F5 - Room heights

F5D2	Height of rooms and other spaces Generally, a minimum ceiling height of 2.4m is required throughout.	The sections generally demonstrate compliance with the provisions of F5D2, a minimum of 2.4m nominated within internal areas. However, detailed drawings of particular areas including internal areas have not been provided at this stage.	Compliance Readily Achievable
		It has been identified that within the basement level there will be reduced floor to ceiling height within the following areas; 1. Carpark exhaust plant room	Performance Solution

Part F6 - Light and ventilation

F6D2	Provision of natural light Natural lighting aggregating 10% of room floor area is required as follows: - To all habitable rooms in residential buildings.	Generally, all habitable rooms have been provided with natural light. The architectural drawings detail study rooms within various residential sole-occupancy units. Study rooms are considered habitable spaces and are required to be provided with natural light. Natural light will be borrowed from the adjoining rooms 	Complies
F6D3	Methods and extent of natural lighting	Based on a preliminary assessment of the architectural drawings including the	Complies



Clause	Description	Comment	Status
		elevations window dimensions will allow for 10% opening to that of the floor area of each room. However, please refer to discussion within BCA Clause F6D2.	
F6D4	Natural light borrowed from adjoining room	The architectural drawings detail study rooms within various residential sole-occupancy units. Study rooms are considered habitable spaces and are required to be provided with natural light. Natural light will be borrowed from the adjoining rooms via glazed panels installed to the media room.	Complies
F6D5	Artificial lighting The artificial lighting system must comply with AS/NZS 1680.0.	Design details and certification from an Electrical Engineer is required at CC stage.	Compliance Readily Achievable
F6D6	Ventilation of rooms <i>(NSW variation for Public Health Regulation)</i> Ventilation shall be provided throughout the building in by means of natural ventilation complying with Clause F6D7 or mechanical ventilation complying with the requirements of AS1668.2 as required by Clause F6D6 of the BCA.	Design details and certification from a Mechanical Engineer is required at CC stage.	Compliance Readily Achievable
F6D7	Natural ventilation	The architectural drawings submitted demonstrate suitable openings to provide natural ventilation in accordance with F4D7. No details of mechanical ventilation to rooms provided at this stage. Mechanical consultant to provide drawings and design certification for further assessment at CC stage.	Compliance Readily Achievable
F6D8	Ventilation borrowed from adjoining room	N/A – Borrowed ventilation is not required	N/A
F6D9	Restriction on location of sanitary compartments	The architectural drawings submitted demonstrate suitable openings to provide natural ventilation in accordance with F4.6. No details of mechanical ventilation to rooms provided at this stage. Mechanical consultant to provide drawings and design certification for further assessment. The location of sanitary compartments denoted on the architectural drawings demonstrate compliance with BCA Clause F6D9 at CC stage.	Compliance Readily Achievable
F6D10	Airlocks	N/A	N/A
F6D11	Carparks Basement carparks must be provided with a system of mechanical ventilation complying with AS 1668.2	Sufficient details have not been provided at this stage. The mechanical consultant is to provided service drawings and design certification	Compliance Readily Achievable



Clause	Description	Comment	Status
		at CC stage.	
F6D12	Kitchen local exhaust ventilation	N/A	N/A
Part F7 - Sound transmission and insulation			
F7D2	Application of Part Applicable to Class 2, 3 and 9c buildings.	A detailed assessment will need to be undertaken by a qualified acoustic consultant at the CC stage to verify compliance.	Compliance Readily Achievable
F7D3	Determination of airborne sound insulation ratings Construction required to have an airborne sound insulation rating must have the value for weighted sound reduction index (R_w) or weighted sound reduction index with spectrum adaptation term ($R_w + C_{tr}$) determined in accordance with AS/NZS1276.1 or ISO717.1 using result from laboratory measurements or comply with Specification 28 of the BCA.	Details in relation to acoustic treatment have not been provided at this stage. Appropriate plans and specification are to be provided. A detailed assessment will need to be undertaken by a qualified acoustic consultant at the CC stage to verify compliance.	Compliance Readily Achievable
F7D4	Determination of impact sound insulation ratings A floor required to have an impact sound insulation rating must have the required value for weighted normalised impact sound pressure level with spectrum adaptation term ($L_{n,w} + C_i$) determined in accordance with AS/ISO 717.2 using results from laboratory measurements or comply with Specification 28 of the BCA. Walls that are required to have an impact sound insulation rating must be of discontinuous construction.	Details in relation to acoustic treatment have not been provided at this stage. Appropriate plans and specification are to be provided. A detailed assessment will need to be undertaken by a qualified acoustic consultant at the CC stage to verify compliance.	Compliance Readily Achievable
F7D5	Sound insulation rating of floors Floors separating sole occupancy units or separating sole occupancy units from a plant room, lift shaft, public corridor, public lobby or the like or parts of different classifications must have an $R_w + C_{tr}$ of not less than 50 and an $L_{n,w} + C_i$ of not more than 62.	Details in relation to acoustic treatment have not been provided at this stage. Appropriate plans and specification are to be provided. A detailed assessment will need to be undertaken by a qualified acoustic consultant at the CC stage to verify compliance.	Compliance Readily Achievable
F7D6	Sound insulation rating of walls Walls must have an $R + C_i$ of not less than 50 if it separates sole occupancy units and an R_w of 50 if it separates a sole occupancy unit from a plant room, lift shaft, public corridor, public lobby or the like or parts of different classifications. Compliance with F7D4(2) is required if the wall separates a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (excluding a kitchen) in another adjoining unit or a sole occupancy unit from a plant room or lift shaft. Doors incorporated the walls that separate sole-occupancy units from a stairway, public corridor, public lobby or the like, provided the door assembly has an R_w not less than 30. Where a wall required to have sound insulation has a floor above, the wall must continue to the underside of the floor above or a ceiling that	Details in relation to acoustic treatment have not been provided at this stage. Appropriate plans and specification are to be provided. A detailed assessment will need to be undertaken by a qualified acoustic consultant at the CC stage to verify compliance.	Compliance Readily Achievable



Clause	Description	Comment	Status
	provides the sound insulation required for the wall. Where a wall required to have sound insulation has a roof above, the wall must continue to the underside of the roof above or a ceiling that provides the sound insulation required for the wall.		
F7D7	Sound insulation rating of internal services Services passing through more than one sole-occupancy unit must be separated from the rooms by construction with an $R_w + C_{tr}$ (airborne) not less than: a) 40 if the adjacent room is a habitable room (other than a kitchen); or b) 25 if the adjacent room is a kitchen or non-habitable room. Note if a stormwater pipe passes through a sole - occupancy unit it must be separated in accordance with (a) and (b).	Details in relation to acoustic treatment have not been provided at this stage. Appropriate plans and specification are to be provided. A detailed assessment will need to be undertaken by a qualified acoustic consultant at the CC stage to verify compliance.	Compliance Readily Achievable
F7D8	Sound isolation pumps A flexible coupling must be used at the point of connection between the service pipes in a building and any circulating or other pump.	Details in relation to acoustic treatment have not been provided at this stage. Appropriate plans and specification are to be provided. A detailed assessment will need to be undertaken by a qualified acoustic consultant at the CC stage to verify compliance.	Compliance Readily Achievable
Part F8 - Condensation management			
F8D2	Application of part	Noted	Compliance Readily Achievable
F8D3	External wall construction	Sufficient details have not been provided at this stage. Pliable sarking membrane is required to be installed on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building. Except for single skin masonry and single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity. Suitable architectural drawings and BCA specification are to be provided for further assessment. It is recommended that a facade engineer is engaged to review all external wall details.	Compliance Readily Achievable
F8D4	Exhaust systems	No mechanical details have been provided at this stage. Mechanical engineer to provide drawings	Compliance Readily Achievable



Clause	Description	Comment	Status
		and design certification for further assessment.	
F8D5	Ventilation of roof spaces	No mechanical details have been provided at this stage. Mechanical engineer to provide drawings and design certification for further assessment.	Compliance Readily Achievable

Section G: Ancillary Provisions

Part G1- Minor Structures and components

G1D2	Swimming pools (NSW variation for swimming pools)	A plunge pool has been provided within the Level 1 The pool is capable of achieving compliance with the requirements of AS1926.1-2012. Room is not permitted to open directly onto the pool area and must be separated. Where separated by doors they must be child resistant door sets in accordance with AS1926.1-2012.	Compliance Readily Achievable
G1D3	Refrigerated chambers, strong rooms and vaults	N/A	N/A
G1D4	Outdoor play spaces	N/A	N/A
NSW G1D5	Provision for cleaning windows A safe manner of cleaning windows is to be provided as windows are located 3 or more storeys above ground level.	The windows must either be able to be cleaned wholly from within the building, or a method complying with the Construction Safety Act 1912 and Regulations is required.	Compliance Readily Achievable

Part G2 - Boilers, pressure vessels, heating appliances, fire places, chimneys and flues

N/A

Part G3 - Atrium Construction

N/A

Part G4 - Construction in Alpine Areas

N/A

Part G5 - Construction in Bushfire Prone Areas

N/A

Part G6 - Occupiable outdoor areas

G6D1	Application of Part Applies to occupiable outdoor areas in addition to other deemed-to-satisfy provisions of the BCA. Part G6 takes precedent where there is a difference to the deemed-to-satisfy provisions of Sections C, D, E, F & G. Except for clause G6D2, Part G6 does not apply to occupiable outdoor areas of individual resident rooms or outdoor occupiable areas less than 10m ² .	Noted Refer to discussions within Sections C, D, E, F and G with regards to compliance.	Noted
G6D2	Fire hazard properties A lining, material or assembly in an occupiable outdoor area must comply with C2D11 as for an internal element. The following fire hazard properties of a lining,	The common area terrace on level 31 is considered an occupiable outdoor area. Proposed materials used in outdoor occupiable areas are subject to C2D11 requirements as this clause.	Compliance Readily Achievable



	material or assembly in an occupiable outdoor area are not required to comply with C2D11: (i) Average specific extinction area. (ii) Smoke-Developed Index. (iii) Smoke development rate. (iv) Smoke growth rate index (SMOGR _{RC})		
G6D3	Fire separation	N/A	N/A
G6D4	Provision for escape For the purposes of the Deemed-to-Satisfy Provisions of Part D2, a reference to a storey or room includes an occupiable outdoor area.	Egress requirements under Part D2 apply to occupiable outdoor areas.	Compliance Readily Achievable
G6D5	Construction of exits For the purposes of the Deemed-to-Satisfy Provisions of Part D3, a reference to a storey or room includes an occupiable outdoor area.	Construction of exits requirements under Part D3 apply to occupiable outdoor areas.	Compliance Readily Achievable
G6D6	Fire fighting equipment Except for Clause S17C7(2)(a), for the purposes of the Deemed-to-Satisfy Provisions of Part E1, a reference to a storey includes an occupiable outdoor area.	Fire fighting equipment required under Part E1 to be designed to include occupiable outdoor areas.	Compliance Readily Achievable
G6D7	Lift installations For the purposes of the Deemed-to-Satisfy Provisions of Part E3, a reference to a storey includes an occupiable outdoor area.	Lift designs required under Part E3 to be designed to include occupiable outdoor areas.	Compliance Readily Achievable
G6D8	Visibility in an emergency, exit signs and warning systems For the purposes of the Deemed-to-Satisfy Provisions of Part E4, a reference to a storey includes an occupiable outdoor area.	Emergency lighting, exits signs and emergency warning and intercom systems to be designed to include occupiable outdoor areas.	Compliance Readily Achievable
G6D9	Light and ventilation	N/A	N/A
G6D10	Fire orders	N/A	N/A
Part G7 - Livable housing design			
G7D2	Livable housing design	N/A	N/A
Section I: Special use buildings			
Part I1 - Class 9b buildings			N/A
Part I2 - Public Transport Buildings			N/A
Part I3 - Farm buildings and farm sheds			N/A
NSW Part I4 - Entertainment venues other than temporary structures and drive-in theatres			N/A



NSW Part I5 Temporary structures	N/A
NSW Part I6 Drive-in theatres	N/A
NSW Section J: Energy Efficiency Energy Efficiency for buildings requires buildings to reduce greenhouse gas emissions by efficiently using energy. A building's services must have features that facilitate the efficient use of energy. The discipline of Energy Efficiency with the BCA has become a specialised field where compliance with BCA Section J is to be certified with the issue of a Certificate of Compliance - Design from the relevant Services Engineer/Consultant. A third party ESD consultant is required to assess the requirements of Section J via separate assessment at CC stage.	



13. Appendix A - Referenced Documentation

The following documentation was used in the preparation of this report:

Drawing No.	Title	Issue	Date	Drawn By
1000 DA	COVER SHEET	2	25.09.2024	Woods Bagot
1101 DA	LOCATION PLAN	2	25.09.2024	Woods Bagot
1102 DA	SITE PLAN	2	25.09.2024	Woods Bagot
1201 DA	SHADOW DIAGRAMS -J	2	25.09.2024	Woods Bagot
1202 DA	SUNS EYE VIEWS -JUN	2	25.09.2024	Woods Bagot
2201 DA	BASEMENT 5	3	25.09.2024	Woods Bagot
2202 DA	BASEMENT 4	3	25.09.2024	Woods Bagot
2203 DA	BASEMENT 3	3	25.09.2024	Woods Bagot
2204 DA	BASEMENT 2	3	25.09.2024	Woods Bagot
2205 DA	BASEMENT 1	3	25.09.2024	Woods Bagot
2210 DA	GROUND FLOOR PLAN	4	14.10.2024	Woods Bagot
2211 DA	LEVEL 1	4	14.10.2024	Woods Bagot
2212 DA	LEVEL 2	4	14.10.2024	Woods Bagot
2213 DA	LEVEL 3	3	25.09.2024	Woods Bagot
2214 DA	LEVEL 4	3	25.09.2024	Woods Bagot
2215 DA	LEVEL 5	3	25.09.2024	Woods Bagot
2216 DA	LEVEL 6	3	25.09.2024	Woods Bagot
2217 DA	LEVEL 7	3	25.09.2024	Woods Bagot
2218 DA	LEVEL 8-10	3	25.09.2024	Woods Bagot
2219 DA	LEVEL 11-16 & 18 -19	4	25.09.2024	Woods Bagot
2220 DA	LEVEL 17	3	25.09.2024	Woods Bagot
2221 DA	LEVEL 20-28	4	25.09.2024	Woods Bagot
2222 DA	LEVEL 29-30	3	25.09.2024	Woods Bagot
2223 DA	LEVEL 31	4	14.10.2024	Woods Bagot
2224 DA	ROOF PLAN	3	25.09.2024	Woods Bagot
3201 DA	ELEVATION 01	2	25.09.2024	Woods Bagot
3202 DA	ELEVATION 02	2	25.09.2024	Woods Bagot
3301 DA	SECTION 01	2	25.09.2024	Woods Bagot
3302 DA	SECTION 02	2	25.09.2024	Woods Bagot
4201 DA	POST ADAPTIVE LAYOU TYPE T1	1	25.09.2024	Woods Bagot
4202 DA	POST ADAPTIVE LAYOU TYPE T1	1	25.09.2024	Woods Bagot
4203 DA	POST ADAPTIVE LAYOU TYPE T2	1	25.09.2024	Woods Bagot
4204 DA	POST ADAPTIVE LAYOU TYPE T1	1	25.09.2024	Woods Bagot
4205 DA	POST ADAPTIVE LAYOU TYPE T2	1	25.09.2024	Woods Bagot



14. Appendix B - Statutory Fire Safety Measures

Schedule of Statutory Fire Safety Measures

Measure	Standard of Performance
Access Panels, Doors and Hoppers to Fire Resisting Shafts	BCA 2022 Clause C4D14 and tested prototypes (AS 1530.4 - 2014)
Automatic Fail-Safe Devices	Scheduled devices release upon trip of smoke detection, fire detection and sprinkler activation in accordance with BCA 2022 Clause D3D26.
Automatic Fire Detection and Alarm System (Smoke Detection System)	BCA 2022 S20C4 and AS 1670.1 - 2018
Automatic Fire Detection and Alarm System (Smoke Detection System to Operate Zone Smoke Control or Stair Pressurisation System)	BCA 2022 S20C6 and AS 1670.1 - 2018
Automatic Fire Suppression Systems (Combined Sprinkler and Hydrant System)	BCA 2022 Specification 17 and AS 2118.6 - 2012
Emergency Lifts	BCA 2022 Clause E3D5
Emergency Lighting	BCA 2022 Clause E4D2, E4D4 and AS/NZS 2293.1 - 2018
Emergency Warning and Intercommunication System	BCA 2022 Clause E4D9, Specification 31 and AS 1670.4 - 2018
Exit Signs	BCA 2022 Clause E4D5, NSW E4D6, E4D7, E4D8 and AS/NZS 2293.1 - 2018
Fire Alarm Monitoring System	BCA 2022 S20C8 and AS 1670.3 - 2018
Fire Control Room	BCA 2022 Specification 19
Fire Dampers	BCA 2022 Clause C4D15 and AS 1668.1 - 2015 (AS 1682.1 - 2015 and AS 1682.2 - 2015)
Fire Doors	BCA 2022 Specification 12 and AS/NZS 1905.1 - 2015
Fire Hydrants Systems	BCA 2022 Clause E1D2 and AS2419.1-2021
Fire Seals Protecting Opening in Fire Resisting Components of The Building	BCA 2022 Clause C4D15, Specification 13, AS 1530.4 - 2014, AS 4072.1 - 2005 and installed in accordance with the tested prototype.
Hose Reel System	BCA 2022 Clause E1D3 and AS 2441 - 2005
Lightweight Construction	BCA 2022 Specification 6, Clause A2G3 and AS 1530.4 - 2014
Mechanical Air Handling System (Automatic Air Pressurisation System)	BCA 2022 Clause E2D4 and AS 1668.1 - 2015
Mechanical Air Handling System (Zone Smoke Control System)	BCA 2022 Clause E2D6 and AS 1668.1 - 2015
Mechanical Air Handling System (Carpark Mechanical Ventilation System)	BCA 2022 Clause E2D12, Clause 5.5 of AS/NZ 1668.1 - 2015 and fans with metal blades suitable for operation at normal temperature may be used and the electrical power and control cabling need not be fire rated
Portable Fire Extinguishers	BCA 2022 Clause E1D14 and AS 2444 - 2001
Warning And Operational Signs	BCA 2022 Clauses D2D22, D3D28, D4D7 E3D4, E3D11, E3D12, Specification 14, and E1D15

Note the fire safety schedule will need to be amended subject to the inclusion of a fire engineered performance solution.



15. Appendix C2D2 - Fire Rating Requirements

15.1. Type A Construction

Table 1 S5C11a: Type A construction: FRL of loadbearing parts of external walls

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

Table 2 S5C11b: Type A construction: FRL of non-loadbearing parts of external walls

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

Table 3 S5C11c: Type A construction: FRL of external columns not incorporated in an external wall

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

Table 4 S5C11d: Type A construction: FRL of common walls and fire walls

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

**Table 5 S5C11e: Type A construction: FRL of loadbearing internal walls**

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

Table 6 S5C11f: Type A construction: FRL of non-loadbearing internal walls

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

Table 7 S5C11g: Type A construction: FRL of other building elements not covered by Tables S5C11a to S5C11f

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



16. Appendix C2D10 - Non-combustible building elements

(1) In a building required to be of Type A or B construction, the following building elements and their components must be non-combustible:

- (a) External walls and common walls, including all components incorporated in them including the facade covering, framing and insulation.
- (b) The flooring and floor framing of lift pits.
- (c) Non-loadbearing internal walls where they are required to be fire-resisting.

(2) A shaft, being a lift, ventilating, pipe, garbage, or similar shaft that is not for the discharge of hot products of combustion, that is non-loadbearing, must be of non-combustible construction in—

- (a) a building required to be of Type A construction; and
- (b) a building required to be of Type B construction, subject to C3D11, in—
 - (i) a Class 2, 3 or 9 building; and
 - (ii) a Class 5, 6, 7 or 8 building if the shaft connects more than 2 storeys.

(3) A loadbearing internal wall and a loadbearing fire wall, including those that are part of a loadbearing shaft, must comply with Specification 5.

(4) The requirements of (1) and (2) do not apply to the following:

- (a) Gaskets.
- (b) Caulking.
- (c) Sealants.
- (d) Termite management systems.
- (e) Glass, including laminated glass, and associated adhesives, including tapes.
- (f) Thermal breaks associated with—
 - (i) glazing systems; or
 - (ii) external wall systems, where the thermal breaks—
 - (A) are no larger than necessary to achieve thermal objectives; and
 - (B) do not extend beyond one storey; and
 - (C) do not extend beyond one fire compartment.
- (g) Damp-proof courses.
- (h) Compressible fillers and backing materials, including those associated with articulation joints, closing gaps not wider than 50 mm.
- (i) Isolated—
 - (i) construction packers and shims; or
 - (ii) blocking for fixing fixtures; or
 - (iii) fixings, including fixing accessories; or
- (iv) acoustic mounts.
- (j) Waterproofing materials applied to the external face, used below ground level and up to 250 mm above ground level.
- (k) Joint trims and joint reinforcing tape and mesh of a width not greater than 50 mm.
- (l) Weather sealing materials, applied to gaps not wider than 50 mm, used within and between concrete elements.
- (m) Wall ties and other masonry components complying with AS 2699 Part 1 and Part 3 as



appropriate and associated with masonry wall construction.

(n) Reinforcing bars and associated minor elements that are wholly or predominately encased in concrete or grout.

(o) A paint, lacquer or a similar finish or coating.

(p) Adhesives, including tapes, associated with stiffeners for cladding systems.

(q) Fire-protective materials and components required for the protection of penetrations.

(5) The following materials, when entirely composed of itself, are non-combustible and may be used wherever a non-combustible material is required:

(a) Concrete.

(b) Steel, including metallic coated steel.

(c) Masonry, including mortar.

(d) Aluminium, including aluminium alloy.

(e) Autoclaved aerated concrete, including mortar.

(f) Iron.

(g) Terracotta.

(h) Porcelain.

(i) Ceramic.

(j) Natural stone.

(k) Copper.

(l) Zinc.

(m) Lead.

(n) Bronze.

(o) Brass.



17. Appendix C2D11 - Early Fire Hazard Properties for Materials

Floor materials, floor coverings and wall and ceiling lining materials are required to comply with BCA prescribed fire hazard properties and AS5637.1-2015

Floor Linings and Floor Coverings	
General Non Sprinklered Areas	Minimum 2.2 (or 4.5 for Class 3 areas and 9a patient care areas) kw/m ² critical radiant heat flux and, a maximum smoke development rate of 750 percent minutes.
General Sprinklered Areas	Minimum 1.2 (or 2.2 for Class 3, 9a patient care, and 9c residential use areas) kw/m ² critical radiant heat flux
Fire Isolated Exits and Fire Control Rooms	Minimum 2.2 (or 4.5 for Class 3, 9a and 9c areas) kw/m ² critical radiant heat flux
Lift Cars	Minimum 2.2 kw/m ² critical radiant heat flux

Wall Linings and Ceiling Linings	
Generally	Variously Group 1, 2, or 3 materials (more restrictive Group number for non-sprinklered areas, public corridors, health care corridors and other prescribed locations) when tested to AS/ISO 9705 or clause 3 of BCA Spec A2.4 and AS/NZ 3837
Fire Isolated Exits	Group 1 material when tested as above
Lift Cars	Group 1 or 2 materials when tested as above

In addition, in non-sprinklered areas, wall and ceiling linings must have a smoke growth rate index not more than 100 or an average specific extinction area less than 250m²/g.

Other than above, construction materials generally need to achieve as1530.3 early fire hazard indices requirements as follows:	
Generally	Spread of flame Index not > 9 Smoke developed index not > 8
Sarking	Flammability Index not > 5
Fire Isolated Exits and Fire Control Rooms	Spread of Flame Index 0 Smoke Developed Index not > 2 Sarking Flammability 0
Non Fire Isolated Stairs & Escalators and Auditorium Fixed Seating	Spread of Flame Index 0 Smoke Developed Index not > 5
Lifts	To AS 1735.2
Air Ducts	To AS4254



18. Appendix D3D29 - Protection of Openable Windows

Building Use	Openable Windows		
	<2m above surface beneath	>2m above surface beneath	>4m above surface beneath
Bedrooms	No restrictions	Window located below 1.7m above bedroom floor:- • Must be protected by device to restrict window opening OR screen with secure fittings; AND • No opening greater than 125mm; AND • Device and screen must resist outward horizontal action of 250N; AND • Have child resistant release if device or screen is able to be removed, unlocked or overridden; AND • If device or screen is able to be removed, unlocked or overridden minimum 865mm barrier required to protect window. <u>Note: No 865mm barrier required if device or screen is permanent and <u>cannot</u> be removed, unlocked or overridden</u> Window located min. 1.7m above bedroom floor • No restrictions	Comments as per >2m above surface beneath
Other rooms (i.e. lounge, dining room etc)	No restrictions	No restrictions	Barrier required • Min. 865mm above floor • No openings exceeding 125mm • No climbable elements between 150-760mm above floor
All other buildings	No restrictions	No restrictions	Barrier required • Min. 865mm above floor • No openings exceeding 125mm • No climbable elements between 150-760mm above floor