



**194 – 214 OXFORD STREET AND 2 NELSON STREET,  
BONDI JUNCTION NSW**  
OXFORD AND NELSON (THE CENTENNIAL COLLECTION)

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

DATE: **3 MARCH 2025**  
REPORT NO: **3011\_SSDA – REV A FINAL**  
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## REVISION STATUS

REPORT NO.	REVISION	DATE	STATUS	WRITTEN	REVIEWED
3011_SSDA	REV A1	16/02/2025 – SSDA Application	<b>DRAFT</b>	AM	JA
3011_SSDA	REV A2	24/02/2025 – SSDA Application	<b>DRAFT</b>	AM	JA
3011_SSDA	REV A3	03/03/2025 – SSDA Application	<b>DRAFT</b>	AM	JA
3011_SSDA	REV A3	03/03/2025 – SSDA Application	<b>FINAL</b>	AM	JA

### COMMERCIAL IN CONFIDENCE

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## BACKGROUND OF REPORT – SSDA

This Building Code of Australia (BCA) has been prepared by Abby Mortimer and James Alexander of J Squared Consulting Engineers Pty Ltd to accompany an State Significant Development Application (SSDA) for a shop top housing development at 194-214 Oxford Street, 2 Nelson Street and part of Osmund Lane, Bondi Junction. The site is made up of nine (9) lots. The legal description of the site is outlined in Table 1.

PROPERTY ADDRESS	TITLE DESCRIPTION
194 Oxford Street Bondi Junction	Lot 10 in DP260116
196 Oxford Street Bondi Junction	Lot 11 in DP260116
198 Oxford Street Bondi Junction	Lot 12 in DP 260116
200 Oxford Street Bondi Junction	Lot 13 in DP260116
204 Oxford Street Bondi Junction	Lot 16 in DP68010 Lot 1 in DP79947
214 Oxford Street Bondi Junction	Lot 1 in DP708295
2 Nelson Street Bondi Junction	Lot 1 in DP583228
Part of Osmund Lane	Lot 1 in DP1300781

**Table 1 Legal Description**

1. This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-77175998).

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

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

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

### **Introduction:**

Following a design excellence competition, development consent was granted to DA-400/2021 (herein, referred to as the parent development consent) which authorised demolition of existing buildings and the construction of a shop top housing development comprising ground floor retail and 10 storeys of residential apartments above the retail podium, across two tower buildings (herein referred to as Building A and Building B). Subsequently, a DA (DA-360/2023) was approved on 28 August 2024 which amended the Basement Levels 4, 3, 2 and 1 and the Ground Floor Level of the approved development under the parent development consent.

The proposed SSDA generally seeks approval for the redevelopment of 194-214 Oxford Street, 2 Nelson Street and part of Osmund Lane, Bondi Junction, proposing to retain key design principles in accordance with the parent consent. The proposal will provide additional residential dwellings, in accordance with the in-fill affordable housing provisions under the State Environmental Planning Policy (Housing) 2021 and incorporate a 30% increase in Gross Floor Area (GFA) and building height.

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

Simultaneously with the construction of the lower parts of the building, the proponent seeks approval for new works to the remaining levels of the building (above level 9) as well as the internal fit out and servicing for the whole of the building (Basement to Level 16).



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

Specifically, this SSDA seeks development consent for:

**Proposed New Works Subject of this SSDA:**

- Construction of Levels 9 – 16 of the residential towers including Buildings A (Western Tower) and Building B (Eastern Tower) comprising:
    - Building A (Western Tower, Residential Levels 9 -13) – with a maximum height of 42.5m
    - Building B (Eastern Tower, Residential Levels 9 -16) – with a maximum height of 54.0m
    - Communal open space on Level 11 (Building A)
    - Plant and lift overrun
    - Public Domain Works
- Internal fit out of Level 09 - 16

**Proposed Amendments to Existing Parent Development Consent**

- Internal fit out from Basement Levels 01 - 04
- Internal fit out from Ground Level to Level 08
- The allocation of 1,708m<sup>2</sup> of affordable housing on Levels 1,2 and 3 of Building A and Building B
- Additional services to overall development including an additional plant area at ground floor and an addition of a second substation
- Basement services, including additional parking spaces and updated storage and waste storage areas
- Awning over the ground retail along Oxford St and addition of a glazing window to create visual continuation from the neighbouring retail.

**Cumulative Development (Existing Parent Development Consent and Subject SSDA)**

Construction of a shop-top housing development, comprising a podium with ground floor retail, two residential towers (Building A and Building B) as well as four levels of basement parking and associated public domain works.

- The delivery of a total of 11,288m<sup>2</sup> of GFA.
- 467m<sup>2</sup> of retail GFA.
- 85 apartments, equating to a total residential GFA of 10,792m<sup>2</sup> including 1,708m<sup>2</sup> (17 apartments) of affordable housing GFA.
- 29m<sup>2</sup> GFA for communal amenities, incl. WC, steam room and sauna
- The apartments will comprise the following mix:
  - 1 bedroom 2 (2%)
  - 2 bedroom 35 (42%)
  - 3 bedroom 48 (56%)
- 4 levels of basement for 138 car parking spaces and 45 motorbike parking spaces, with vehicular access from Osmund Lane.
- Storage areas and services.
- Communal open space and associated landscaping.

**Purpose of this Report**

The purpose of the project is to facilitate the delivery of (market and affordable) housing at a strategically located site and to deliver a built form outcome that is consistent with the outcomes of the design competition.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 25/10/2024 and issued for the SSDA (SSD-77175998). Specifically, this report has been prepared to respond to the SEARs requirement issued below.



**Table 2 – SEARs Requirements**

Item	Description of Requirement	Section Reference
<b>4. Built Form and Urban Design</b>	<ul style="list-style-type: none"> <li>Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning, design approach and application of the height and floor space bonuses under the Housing SEPP.</li> <li>Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality.</li> <li>Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours, any signage and integration of services.</li> <li>Assess how the development complies with the relevant accessibility requirements.</li> <li>Provide a floorplan outlining the gross floor area and units that are dedicated as affordable housing.</li> </ul>	Building Code of Australia Compliance Report

**Table 3 – SEARs Requirements**

**The Site**

The site is located at 194-214 Oxford Street and 2 Nelson Street, Bondi Junction within the Waverley LGA. The site is comprised of multiple allotments and is legally described as:

194-214 Oxford Street:

- Lot 10, 11, 12, 13 & 16 / DP 260116,
- Lot 1 / DP 708295,
- Lot 1 / DP 79947, and

2 Nelson Street:

- Lot 1 / DP 583228.

Part of Osmund Lane (Lot 1 in DP1300781)

The land size is 2,480m<sup>2</sup> (2,599.1m<sup>2</sup> including the land beneath Osmund Lane) with a northern frontage to Sydney Enfield Drive, an eastern frontage to Nelson Street, a southern frontage to Oxford Street and western frontage to York Road.

**Surrounding Context**

The immediate urban context surrounding the site is characterised by a mix of commercial, retail, residential, and recreational land uses with Centennial Park located to the west and south-west of the site.

The site is in proximity to the Bondi Junction shopping and transport hub to the east, comprising Bondi Junction Westfield Shopping Centre, a pedestrian shopping mall and Bondi Junction Train Station. The site is located within the Western Precinct of Bondi Junction. The site is closely located to two (2) bus stops recognised as ID 202260 ‘Oxford St before York Rd’ approximately 57m from the site and ID 202238 ‘Oxford St after York Rd’ approximately 96m from the site. The site is in proximity to the Bondi Junction Train Station being within 800m from the site (5-minute walk).

The lot at 2 Nelson Street contains a local landscape heritage item I506 ‘Norfolk Pine-Landscape’. The remainder of the site has recently been demolished in accordance with the existing development consents.

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



Figure A - Local Context



Figure B - The Site

## EXECUTIVE SUMMARY

This report relates to a BCA Compliance assessment of the proposed mixed used commercial and residential building at 194 – 214 OXFORD STREET AND 2 NELSON STREET, BONDI JUNCTION NSW. The report contains an assessment of the architectural details by way of a clause-by-clause comparison of the Building Code of Australia 2022. The outcome of this report highlights that the current design contains compliance departures from the Deemed-to-Satisfy provisions of the BCA.

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

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

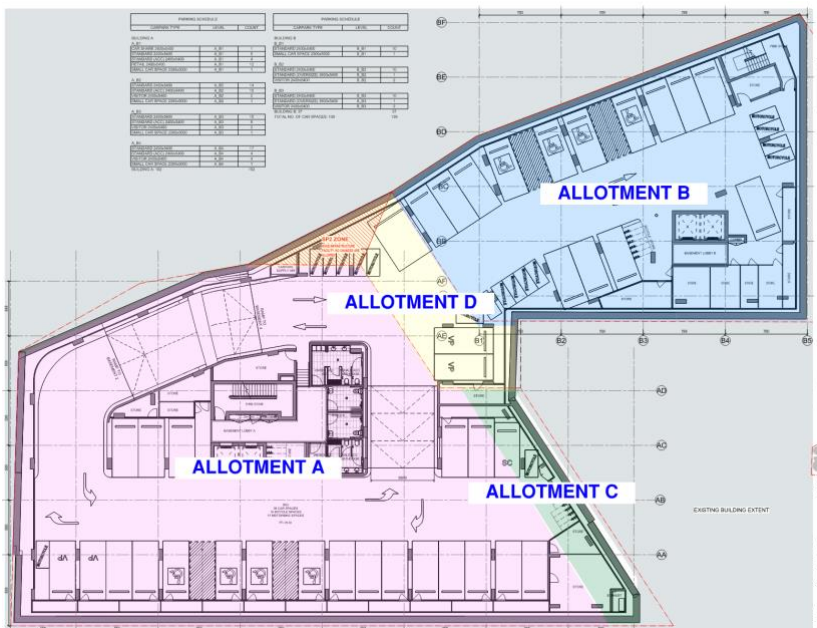
### SUMMARY OF IDENTIFIED ISSUES OF NON-COMPLIANCES TO BE ADDRESSED

NO.	DTS CLAUSE	DESCRIPTION OF NON-COMPLIANCE	RECOMMENDATION
1.	C2D2 <i>C1.1</i>	Type of Construction required The building is required to be constructed and achieve the required Fire Resistance Levels in accordance with Specification 5, as applicable.  The configuration of the basement podium level proposed to extend over multiple allotments.	It is proposed to amalgamate the allotment titles/boundaries.
<b>Figure C – Allotment boundaries</b>			
2.	C2D2 <i>C1.1</i>	Type of Construction Required / Fire Resisting Construction A Fire Engineered Performance Solution has been sought to provide a minimum of 60/60/60 FRL within the residential areas that contain a set down of 180mm in lieu of the required 90/90/90.	A Fire Engineered Performance Solution has been sought to address this item.  Refer to separate Fire Engineer for scope and extent of this Performance Solution.

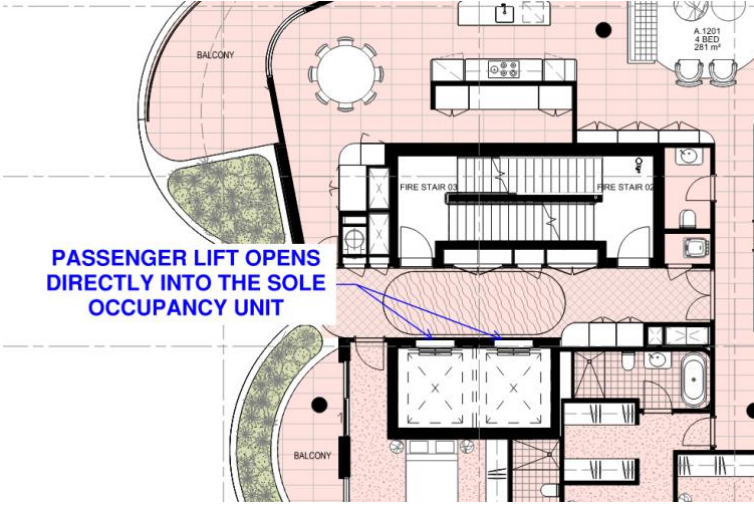
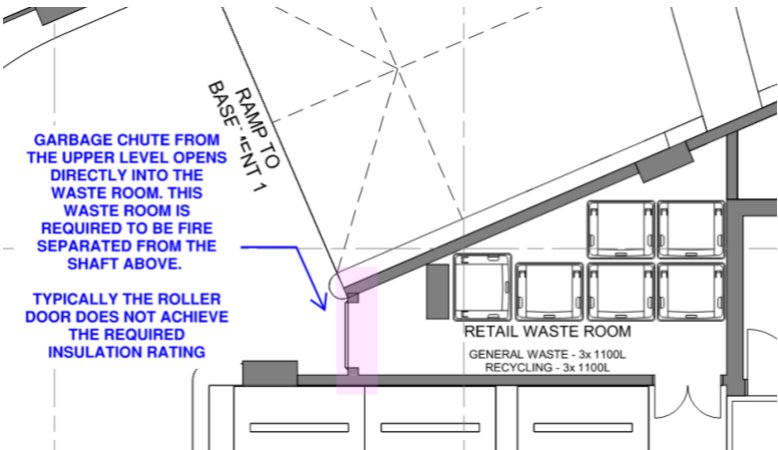


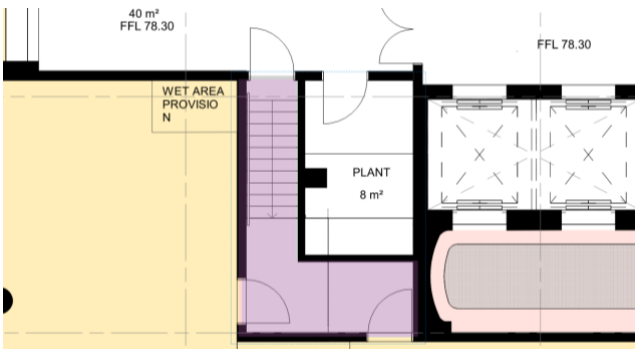
NO.	DTS CLAUSE	DESCRIPTION OF NON-COMPLIANCE	RECOMMENDATION
3.	C3D9 C2.8	<p>Separation of classifications in the same storey</p> <p>If a building has parts of different classification located alongside one another in the same storey each building the following applies:</p> <ul style="list-style-type: none"> <li>Each building element in that storey must have the higher Fire Resistance Level prescribed in accordance with BCA Specification 5 for that element for the classification concerned; or</li> <li>The parts must be separated in that storey by a fire wall.</li> <li>Alternatively, the Fire Resistance Levels may be rationalised by way of a Fire Engineered Performance Solution.</li> </ul> <p>The building contains different classifications located alongside one another in the same storey.</p> <p>The basement levels contain greater than 10% of storage for each level. This requires a 240-minute fire resistance level to all basement carpark levels or the amount of storage may be reduced to less than 10% given the calculation is just over then 10% area.</p> <p>The ground level retail tenancies are required to be fire separated by 180-minutes.</p> <p>It is recommended to achieve compliance with the prescriptive requirements that the basement achieves a uniform 240-minute Fire Resistance Level and the Ground Floor levels achieve a minimum 180-minute fire resistance level.</p>	<p>A Fire Engineered Performance Solution is proposed to be sought to address this item.</p>
4.	C3D10 C2.9	<p>Separation of classifications in different storeys</p> <p>If parts of different classification are situated one above the other in adjoining storeys, they must be separated as follows:</p> <p>Type A Construction: The floor between the adjoining parts must have an FRL of not less that prescribed in Specification 5 for the classification of the lower storey.</p> <p>In conjunction with BCA Clause C2D9, noted above, the is to be designed to be provided with the fire resistance levels required. Alternatively, where compliance is not capable of being achieved, a Fire Engineered Performance Solution may be sought to rationalise the fire resisting construction.</p>	<p>A Fire Engineered Performance Solution is proposed to be sought to address this item.</p>

NO.	DTS CLAUSE	DESCRIPTION OF NON-COMPLIANCE	RECOMMENDATION
5.	C4D3 C3.2	<p>Protection of openings in external walls</p> <p>If the distance between an opening and the fire-source feature to which it is exposed to is less than: 3m from a side or rear boundary of the allotment, 6m from the far boundary of a road, river, lake or the like adjoining the allotment, if not located in a storey at or near ground level or 6m from another building on the allotment that is not a Class 10.</p> <p>Additionally, in conjunction with the requirements of BCA Clause C2D2 and Specification 5, the building contains various allotment boundaries which are located through the basement levels.</p>	<p>It is proposed to amalgamate the allotment titles/boundaries to resolve this item to achieve compliance with the prescriptive requirements.</p>



**Figure D - Openings located within 3m of the allotment boundary caused by the allotment boundaries (typical basement levels)**

NO.	DTS CLAUSE	DESCRIPTION OF NON-COMPLIANCE	RECOMMENDATION
6.	C4D15 C3.15	<p>Bounding construction: Class 2, 3 and 4 buildings</p> <p>A doorway in a Class 2 building must be protected if it provides access from a sole-occupancy unit to a public corridor, public corridor or the like, a room not within a sole occupancy unit or another sole occupancy unit. Or from a room not within a sole occupancy unit.</p> <p>The doorway must be protected via a -/60/30 self-closing fire door, for Type A Construction.</p> <p>The passenger lift opens directly in the sole occupancy units located within Tower A, a typical example of this is shown below. A passenger lift does not achieve the required 30-minute insulation rating requirement.</p> 	<p>To be redesigned to comply or a Fire Engineered Performance Solution may be sought to address this item.</p>
7.	C4D15 C3.15	<p>Openings for service installations</p> <p>Where services pass through an element which is required to achieve a FRL (other than an external wall or roof) the service must be fire protected in accordance with this Clause.</p> <p>The bin/waste room located within the basement level opens directly to the carpark level. This area is noted as being a 'cage off chute area'. Due to the roller door configuration this shaft is open within the building. This is required to be fire separated from the remainder of the building</p> 	<p>To be designed to comply by fire separating the shaft from the remainder of the building.</p> <p>Alternatively, where the design incorporates a drencher to the roller door. The Principal Certifying Authority (PCA) may consider this to comply with the Deemed-to-Satisfy provisions of the BCA where a compliance certificate is provided/incorporated within the Construction Certificate documentation.</p>

NO.	DTS CLAUSE	DESCRIPTION OF NON-COMPLIANCE	RECOMMENDATION
8.	D2D3 <i>D1.2</i>	<p>Number of exits required</p> <p>In a building with an effective height of greater than 25m, in addition to any horizontal exit, not less than two exits must be provided from each storey.</p> <p>The requirements do not apply to a part of a storey that is provided with direct egress to a road or open space and satisfies BCA Clause D2D5 by the provision of a single exit.</p> <p><u>Basement 04:</u> Basement 04 is provided with a single exit in lieu of two exits. This is shown below.</p> <p><u>Basement 03:</u> Basement 03 is provided with two exits.</p> <p><u>Basement 02:</u> Basement 02 is provided with a single exit on the upper level of the basement. Where the vehicle ramp is configured as a 1:8 gradient (as per pedestrian ramps contained within BCA Clause D3D11, access to two exits may be provided via the vehicle ramp. This is a new item and should be incorporated within the Fire Engineering Report.</p> <p><u>Basement 01:</u> Basement 01 is provided with a single exit on the upper level of the basement. Where the vehicle ramp is configured as a 1:8 gradient (as per pedestrian ramps contained within BCA Clause D3D11, access to two exits may be provided via the vehicle ramp.</p> <p><u>Ground Level:</u></p> <p>Condenser room: As the travel distance to a single exit does not comply with BCA Clause D2D5, this room is required to be provided with two exits. This is currently provided with a single exit.</p> <p>Residential lobbies: Distance of travel complies with BCA Clause D2D5 and therefore a single exit may be provided.</p> <p>Retail tenancies: The smaller tenancies provided with one exit, comply with the travel distance requirements and therefore are permitted to be provided with a single exit.</p> <p>The large retail tenancy (Oxford Street), is provided with multiple exits and complies with this clause. The back-of-house area is provided with an single exit. Access to an exit is required to be provided without passing through a Sole Occupancy Unit. Confirmation is required as to the extent of this area including the stair connecting this area. This arrangement is shown below.</p>  <p><b>Figure G - Exit from BOH requires occupants to pass through the retail SOU</b></p> <p><u>Upper Residential Levels:</u> Typically the residential levels are provided with two exits with the exception to the residential areas noted below:</p> <p><u>Level 1:</u> a single sole occupancy unit located with Tower A is provided with a single exit, in lieu of two exits. This is shown below.</p>	A Fire Engineered Performance Solution may be sought to address the non-compliances and number of exits provided throughout the building.



NO.	DTS CLAUSE	DESCRIPTION OF NON-COMPLIANCE	RECOMMENDATION
		<p><u>Roof top terrace:</u> Where access is provided to the roof top terrace of Tower A, this level is not provided with an exit.</p> <p><u>Tower B:</u> The roof top is provided with a single exit in lieu of two exits.</p> <p><b>Refer to body of report for markup and extent of non-compliances.</b></p>	
9.	D2D5 D1.4	<p>Exit travel distances</p> <p>In a Class 5, 6, 7 or 9 portion of the building, no point on a floor must be more than 20m from an exit, or from a point from which travel in different directions to two exits is available, in which case the maximum distance to one of those exits must not exceed 40m.</p> <p>The following distance of travel is exceeded within the development.</p> <p><u>Basement 04:</u> Distance to a single exit is in the order of 35.5m. This measurement is shown below.</p> <p><u>Basement 03:</u> Distance to a point of choice is approximately 35.5m in lieu of 20m. An exit is provided within 40m.</p> <p><u>Basement 02:</u> Distance of travel to a single exit is approximately 41m in lieu of 20m. Where the vehicle ramp is configured as a 1:14 gradient, a point of choice may be provided. Note. this is a new non-compliance due to the change in configuration on this level.</p> <p><u>Basement 01:</u> Distance of travel to a single exit is approximately 41m in lieu of 20m. Where the vehicle ramp is configured as a 1:14 gradient, a point of choice may be provided. Note. that this has increased due to the change in door location.</p> <p><u>Ground Level:</u></p> <p><u>Ground Level:</u> As per the discussion above relating to the number of exits. The following travel distances are noted:</p> <p>Condenser room: Distance of travel to a single exit is in the order of 25.5m in lieu of 20m.</p> <p>The residential lobbies, substation, retail tenancies/BOHs/larger retail is located within 20m of a single exit or 20m to a point of choice with an overall exit located within 40m.</p> <p>Refer to the Figures with BCA Clause D2D3.</p> <p><u>Residential Levels/sole occupancy units (Tower A):</u> Distance to a point of choice is located approximately 7.5m in lieu of 6m throughout all levels.</p> <p>Compliance may be achieved by relocating the entrance doorway. Alternatively, a Fire Engineered Performance Solution is required to be sought to address this item.</p> <p>Level 11 communal area: Travel distance is in the order of 31m to a point of choice in lieu of 20m.</p> <p><u>Residential Levels/sole occupancy units (Tower B):</u> Distance to a point of choice (or exit, where a single exit is proposed) appears to be located within 6m.</p> <p><u>Level 1 (Tower B):</u> Distance to a point of choice within the common outdoor area is in the order of 27m in lieu of 20m. This is shown below.</p> <p><u>Roof Level (Common areas/Tower B):</u> Distance to a single exit is in the order of 21m in lieu of 20m to a single exit. This arrangement is shown below.</p> <p><b>Refer to body of report for markup and extent of non-compliances.</b></p>	A Fire Engineered Performance Solution may be sought to address the non-compliances relating to travel distance to an exit.

NO.	DTS CLAUSE	DESCRIPTION OF NON-COMPLIANCE	RECOMMENDATION
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10. D2D6  
D1.5

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

It is proposed to address this item by way of a Fire Engineered Performance Solution.

Alternative exits is not less than 9m and not more than 45m apart in a Class 2 building or 60m in all other cases.

Alternative paths of travel are to be located to not converge such that they become less than 6m.

The basement levels appear to comply with this clause as alternative exits are located uniformly as practical and within 60m of one another but not closer than 9m.

*(Distance between alternative exits is measured through the point of choice as nominated in BCA Clause D2D5).*

Upper Residential Levels: The upper residential levels are within 9m of one another.

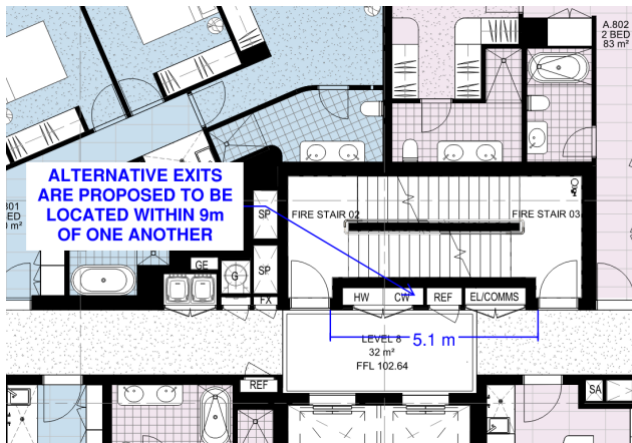


Figure H – Separation of exits (residential) scissor stair configuration (Tower A)

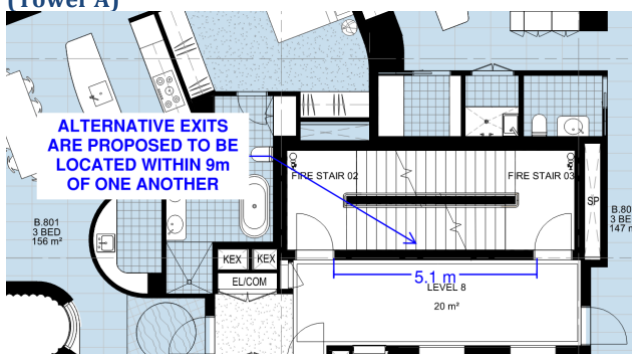


Figure I – Separation of exits (residential) scissor stair configuration (Tower B)

11. D2D12  
D1.7

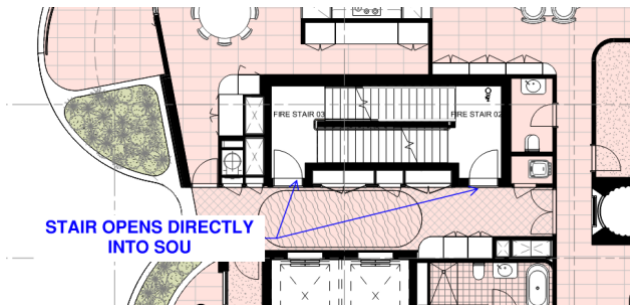
Travel via fire isolated exits  
A doorway from a room must not open directly into a stairway, passageway or ramp that is required to be fire isolated unless its from, a public corridor, public lobby or the like, a sole occupancy unit occupying all of a storey or sanitary compartment, airlock or the like.

A Fire Engineered Performance Solution may be sought to address this item.

The fire isolated stair within Tower A opens directly into the sole occupancy unit. This SOU is located across the entire tower, but as the building is a united building,

NO.	DTS CLAUSE	DESCRIPTION OF NON-COMPLIANCE	RECOMMENDATION
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there is additional units within Building B. Therefore, this is a technical non-compliance, as shown below:



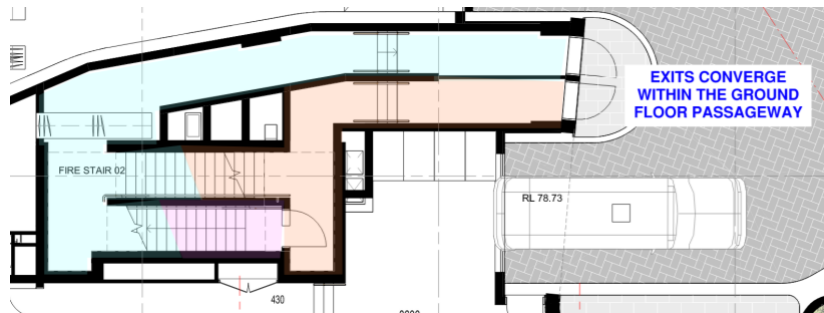
**Figure J – Fire isolated stair opens directly into SOU**

Each fire isolated stairway or fire-isolated ramp must provide independent egress from each storey served directly, or by way of its own fire isolated passageway to a road or open space or otherwise permitted by this clause.

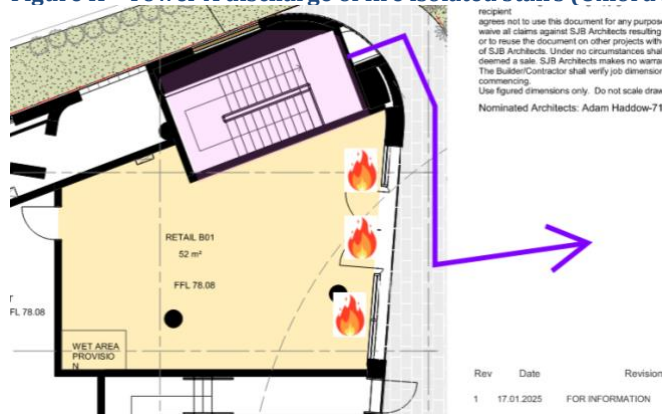
**Tower A Stair Discharge:** The fire isolated stairs within the Oxford Street tower exits converge within the same fire isolated passageway at the ground floor. This appears to discharge to open space/open sky and is connected to the road. This arrangement is shown below:

**Tower B (FS.01) discharge:** The fire isolated stair discharges adjacent to the retail tenancy which requires occupants to discharge within 6m of unprotected openings (glazing of the shopfront).

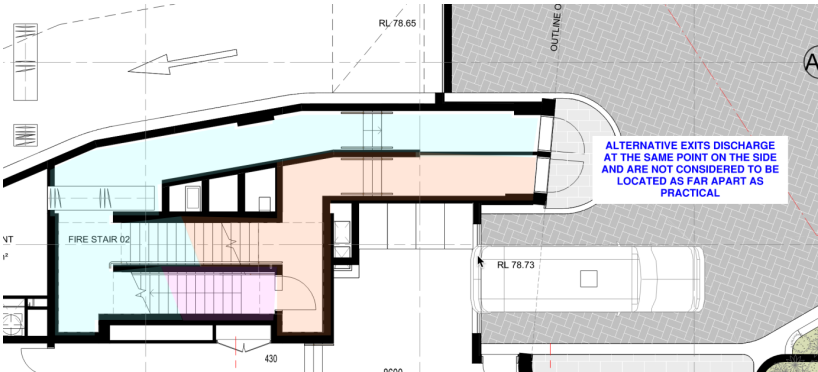
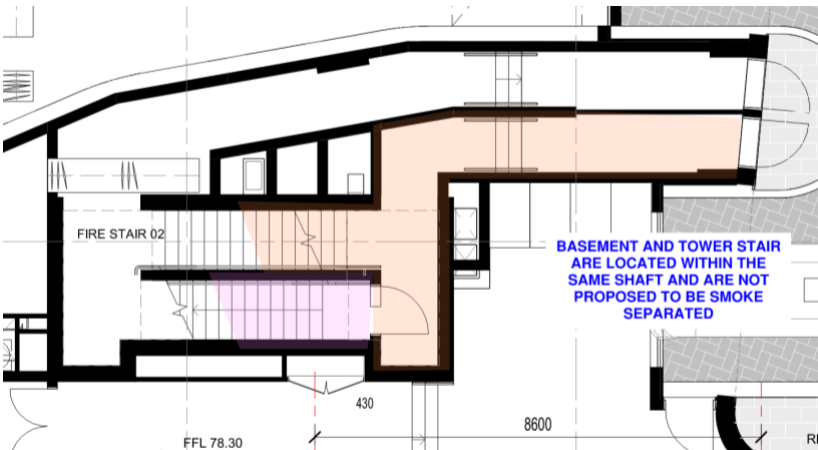
As occupants discharging from FS.03 does not necessitate passing by the shopfront (glazing) this is not considered a technical non-compliance as occupant have a point of choice from this stair.



**Figure K – Tower A discharge of fire isolated stairs (Oxford Street Tower)**



**Figure L – Discharge of FS.01 from Tower B requires occupants to pass by unprotected openings within 6m of the path of travel**

NO.	DTS CLAUSE	DESCRIPTION OF NON-COMPLIANCE	RECOMMENDATION
12.	D2D15 <i>D1.10</i>	<p>Discharge of exits</p> <p>The discharge point of alternative exits must be located as far apart as practical. Due to the scissor stair configuration of the residential portions of the building the discharge point is located on the same point on the site. This specifically relates to the alternative exits within the Tower located on the Oxford Street property (residential portions). This is shown below for reference.</p>  <p><b>Figure M - Discharge of alternative exits (Tower A)</b></p>	A Fire Engineered Performance Solution may be sought to address this item.
13.	D3D5 <i>D2.4</i>	<p>Separation of rising and descending stair flight</p> <p>If a stairway serving as an exit is required to be fire isolated, there must be no direct connection between a flight rising from a storey below the lowest level of access to a road or open space and the flight descending from a store above that level.</p> <p>Common construction separating stairs must be non-combustible and smoke proof in accordance with S11C2. The stairs serving the residential levels and the basement/commercial levels are located within the same stair shaft and are not smoke separated by the provision of a door. This is shown below:</p>  <p><b>Figure N - Rising and descending stair construction</b></p>	A Fire Engineered Performance Solution may be sought to address this item.

NO.	DTS CLAUSE	DESCRIPTION OF NON-COMPLIANCE	RECOMMENDATION
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14. D3D11  
D2.10

Pedestrian ramps  
A ramp serving as a required exit must be constructed in accordance with BCA Part D4 and AS1428.1-2009 where required to be accessible or in any other case, achieve a gradient not steeper than 1:8.

A Fire Engineered Performance Solution may be sought to address this item.

Where the vehicle ramp located within Basement 01 and 02 is configured as a 1:8 ramp, this may be considered a pedestrian ramp to provide access to a secondary exit, required by BCA Clause D2D3, this ramp is shown below:

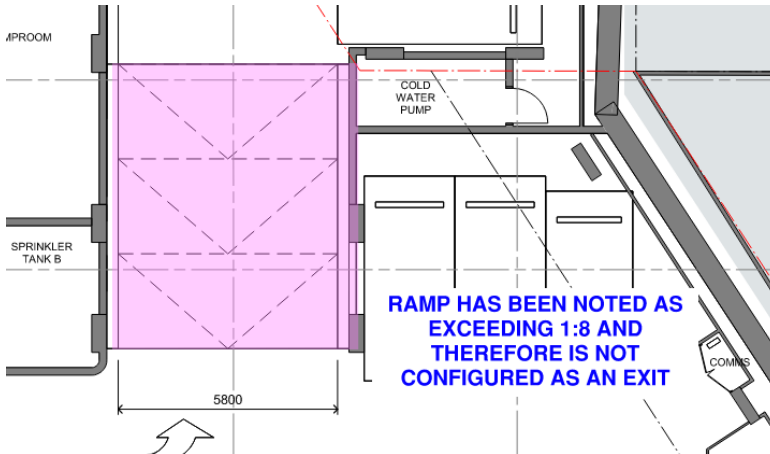


Figure O - Vehicle ramp within Basement 01

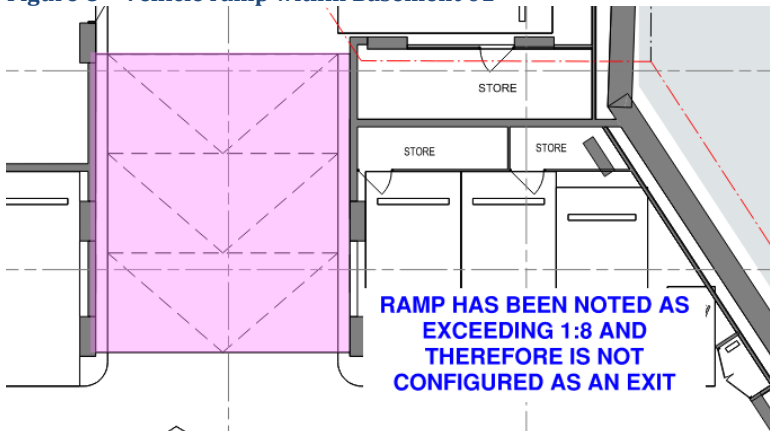
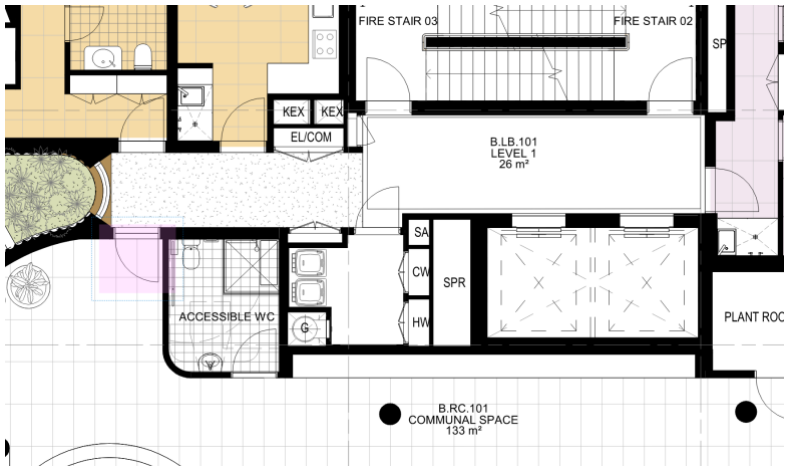
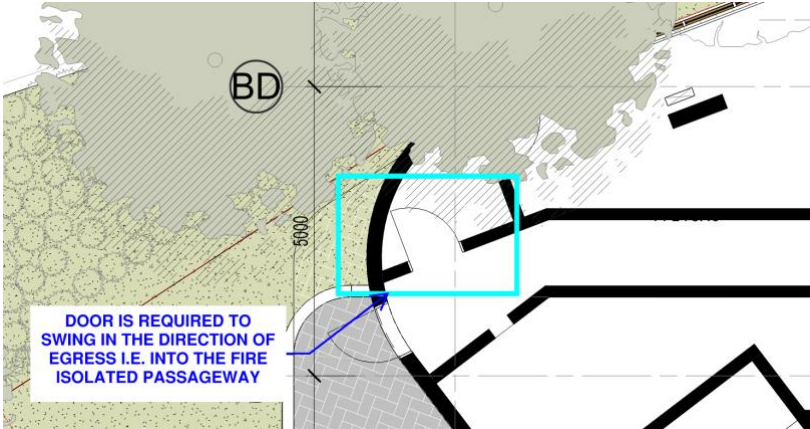
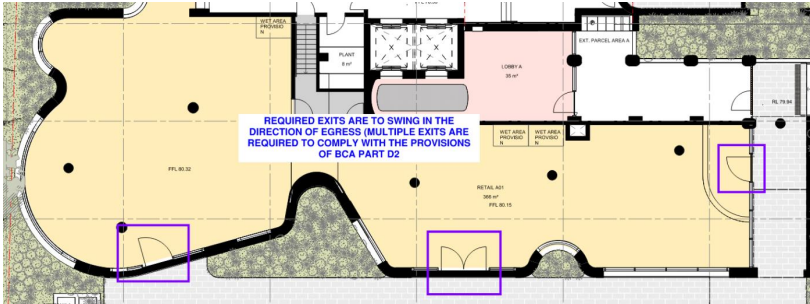


Figure P - Vehicle ramp within Basement 02

NO.	DTS CLAUSE	DESCRIPTION OF NON-COMPLIANCE	RECOMMENDATION
15.	D3D16 <i>D2.15</i>	<p><b>Thresholds</b></p> <p>The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door unless:</p> <p>In a building required to be accessible by BCA Part D4, the doorway opens to a road or open space and is provided with a threshold ramp or step ramp in accordance with AS1428.1-2009. Where this occurs, as the doorways do not discharge to a road or open space this is considered a technical non-compliance.</p> <p>The doorways accessing the roof top terraces are likely to contain a set down (either a step or threshold ramp) to achieve compliance with the weatherproofing requirements of the BCA. This is typically located in the following highlighted area:</p>	<p>Where this occurs, as the doorways do not discharge to a road or open space this is considered a technical non-compliance.</p> <p>To be designed to comply. Where this occurs, a BCA Performance Solution may be sought to address this item.</p>



**Figure Q – Change in level between indoor and outdoor levels**

NO.	DTS CLAUSE	DESCRIPTION OF NON-COMPLIANCE	RECOMMENDATION
16.	D3D25 <i>D2.20</i>	<p>Swinging doors</p> <p>A required exit must swing in the direction egress. The retail tenancies located throughout the building currently swing inwards in lieu of the direction of egress. This is required as multiple exits are required to this larger tenancy and condenser room.</p> <p>Doors that are the required exit are to swing in the direction of egress.</p> <p>The door from the back of house area located on the Ground Level are required to swing into the fire isolated stair/passageway. This is not currently achieved:</p>  <p>Figure R – Required exit from the condenser room is required to swing into the stair</p>  <p>Figure S – Retail tenancy, doorways are required to swing</p>	To be redesigned to comply or a Fire Engineered Performance Solution may be sought to address this item.
17.	E1D2 <i>E1.3</i>	<p>Fire hydrants</p> <p>A fire hydrant system is required to serve the entire building as it exceeds 500m<sup>2</sup>. Fire Hydrant coverage to be provided in accordance with AS2419.1-2021 (new adoption Australian Standard within BCA 2022).</p> <p>As the building is greater than 25m in effective height, the building is required to be provided with a ring main and a Grade 1 water supply.</p> <p>The fire hydrant booster is located on Oxford Street and is capable of complying with this clause which is considered the principal entrance of the building.</p> <p>The scope of AS2419.1-2021 applies to buildings and associated areas that do not include special hazards (refer to Clause 1.1 of AS2419.1-2021). Where the building incorporates electric vehicles and are considered special hazards (under BCA Clause E1D17 and E2D21 a Fire Engineered Performance Solution will be required to adopt this Australian Standard.</p>	Note.



NO.	DTS CLAUSE	DESCRIPTION OF NON-COMPLIANCE	RECOMMENDATION
18.	E1D2 <i>E1.3</i>  E1D4 <i>E1.5</i>  E1D5 <i>E1.5</i>	<p>Fire Hydrants / Sprinklers / Where sprinklers are required</p> <p>It is proposed to address the technical non-compliance to permit the flush type sprinkler heads which are proposed within residential areas which have not been specifically tested in their configuration to demonstrate compliance with the RTI and C factor values required for a fast response type sprinkler. This is proposed to be addressed by way of a Fire Engineered Performance Solution.</p>	It is proposed to address this item by way of a Fire Engineered Performance Solution.
19.	E1D4 <i>E1.5</i>  E1D5 <i>E1.5</i>	<p>Sprinklers / Where sprinklers are required</p> <p>It is proposed to permit the proposed combined sprinkler and fire hydrant system and provide a water supply to the building which complies with AS2419.1-2021 in lieu of AS2118.6-2012, with sufficient water to meet the simultaneous flow demand (i.e. hydrant and sprinkler system) throughout the Class 2 areas, however, simultaneous flow will not be provided to the basement carpark. This is proposed to be addressed by way of a Fire Engineered Performance Solution.</p>	It is proposed to address this item by way of a Fire Engineered Performance Solution.
20.	E1D15 <i>E1.8</i>  Spec 19 <i>Spec E1.8</i>	<p>Fire control centres</p> <p>A fire control facility in accordance with BCA Specification 19 must be provided for a building with an effective height of more than 25m.</p> <p>As the building has an effective height of greater than 50m a dedicated room is required to be provided.</p> <p>The room is required to be:</p> <ul style="list-style-type: none"> <li>• Contained within construction of concrete, masonry or the like, sufficiently impact resistant to withstand the impact of any falling debris and achieving an FRL of not less than 120/120/120.</li> <li>• Any material used as a finished or lining within the room to comply with the requirements of Specification 7.</li> <li>• Services, pipes, ducts and the like that are not directly required for the proper functioning of the fire control room do not pass through it.</li> <li>• The fire control room is required to be not less than 10m and the length of any internal side must be not less than 2.5m.</li> <li>• The fire control room is required to be at the primary entrance to the building.</li> <li>• A fire control centre must be located in a building that egress from any part of its floor does not involve a change in level which in aggregate exceeds 300mm.</li> <li>• Is required to be located so it is accessible via two paths of travel, being one from the front entrance and one direct from a public place or fire isolated passageway which leads to a public place.</li> </ul> <p>The fire control room is not nominated within the architectural drawings.</p>	Full compliance with Specification 19 should be incorporated within the Construction Certificate documentation.
21.	E1D17 <i>E1.10</i>  E2D21 <i>E2.3</i>	<p>Provision for special hazards</p> <p>We note that the Certifier may consider electric cars/charging stations as a hazard within the building, where proposed. As there are no prescriptive requirements this will be required to be addressed via a Performance Solution.</p>	It is proposed to address the provision of EV Charging within the Fire Engineered Performance Solution.
22.	E2D4 <i>E2.2a</i>	<p>Fire isolated exits</p> <p>It is proposed to permit the proposed designed stair pressurisation system on the basis that the 1m/s is achieved with only three fire doors per stair being open at one time (two carparking levels and the final discharge doors), in lieu of the five doors required by AS/NZS1668.1-2015. A Fire Engineered Performance Solution is proposed to be sought for this item.</p>	A Fire Engineered Performance Solution is proposed to be sought to address this item.

NO.	DTS CLAUSE	DESCRIPTION OF NON-COMPLIANCE	RECOMMENDATION
23.	E2D6 <i>E2.2a</i>	<p>Buildings more than 25m in effective height: Class 5, 6, 7b, 8 or 9b buildings</p> <p>A Class 5, 6, 7b, 8 or 9b building or part of a building must be provided with a zone pressurisation system between vertically separated fire compartments in accordance with AS1668.1, if the building has an effective height of more than 25m.</p> <p><i>Note. vertically separated fire compartments are fire compartments above and below each other and not fire compartments within the same storey.</i></p> <p>The building contains commercial classifications including, Class 6 portions and is required to be provided with zone pressurisation systems between vertically separated fire compartments. Given the building is greater than 25m this is required to comply, Alternatively, this may be omitted via a Fire Engineered Performance Solution, subject to further assessment and commentary from the project Fire Engineer.</p>	<p>It is proposed to address this item by way of a Fire Engineered Performance Solution.</p>
24.	F2D2 <i>F1.7</i>	<p>Wet area construction</p> <p>In a Class 2 building, building elements must be water resistant or waterproof in accordance with Specification 26. Alternatively, compliance with AS3740 is required.</p> <p>The requirements of AS3740 does not recognise that a window is a water-resistant substrate and therefore a Performance Solution is required to detail the waterproofing junction requirements for any windows within a shower. This occurs within various areas of the building, as shown below:</p>	<p>A BCA Performance Solution may be sought from a waterproofing specialist.</p> <p>Alternatively, where the windows are confirmed as achieving an FFL of greater than 1800mm compliance will be achieved.</p>

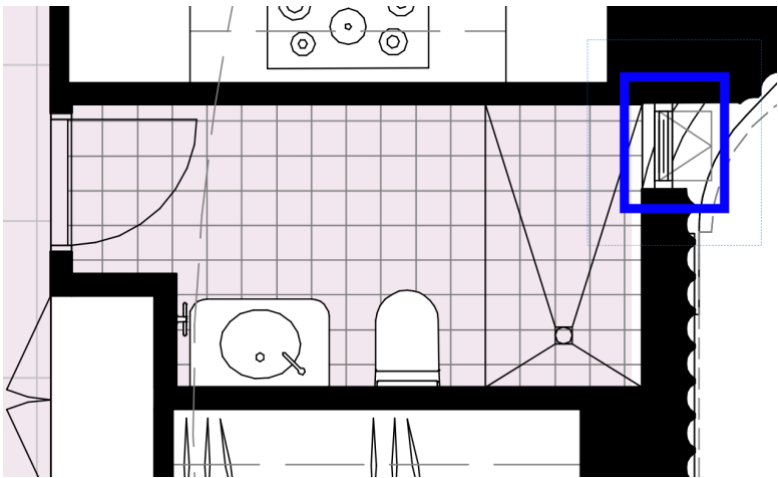


Figure T – Window located within shower alcove

## 1.0 INTRODUCTION

This report provides a Building Code of Australia (BCA) 2022 compliance assessment of the proposed residential apartment building containing commercial tenancies at 194 – 214 OXFORD STREET AND 2 NELSON STREET, BONDI JUNCTION NSW.

The proposed development comprises of a common basement carpark located across two properties and retail tenancies located at the ground level. The building contains two residential towers located atop the common commercial podium. The residential towers is 17 storeys with a communal roof top terrace. A third tower utilised as a retail tenancy is also located atop the podium tower.

The building incorporated four levels of basement carparking which this BCA pertains to. The drawings have been reviewed in full however the purpose of this BCA report relates to the Basement carpark. The general configuration is shown below:

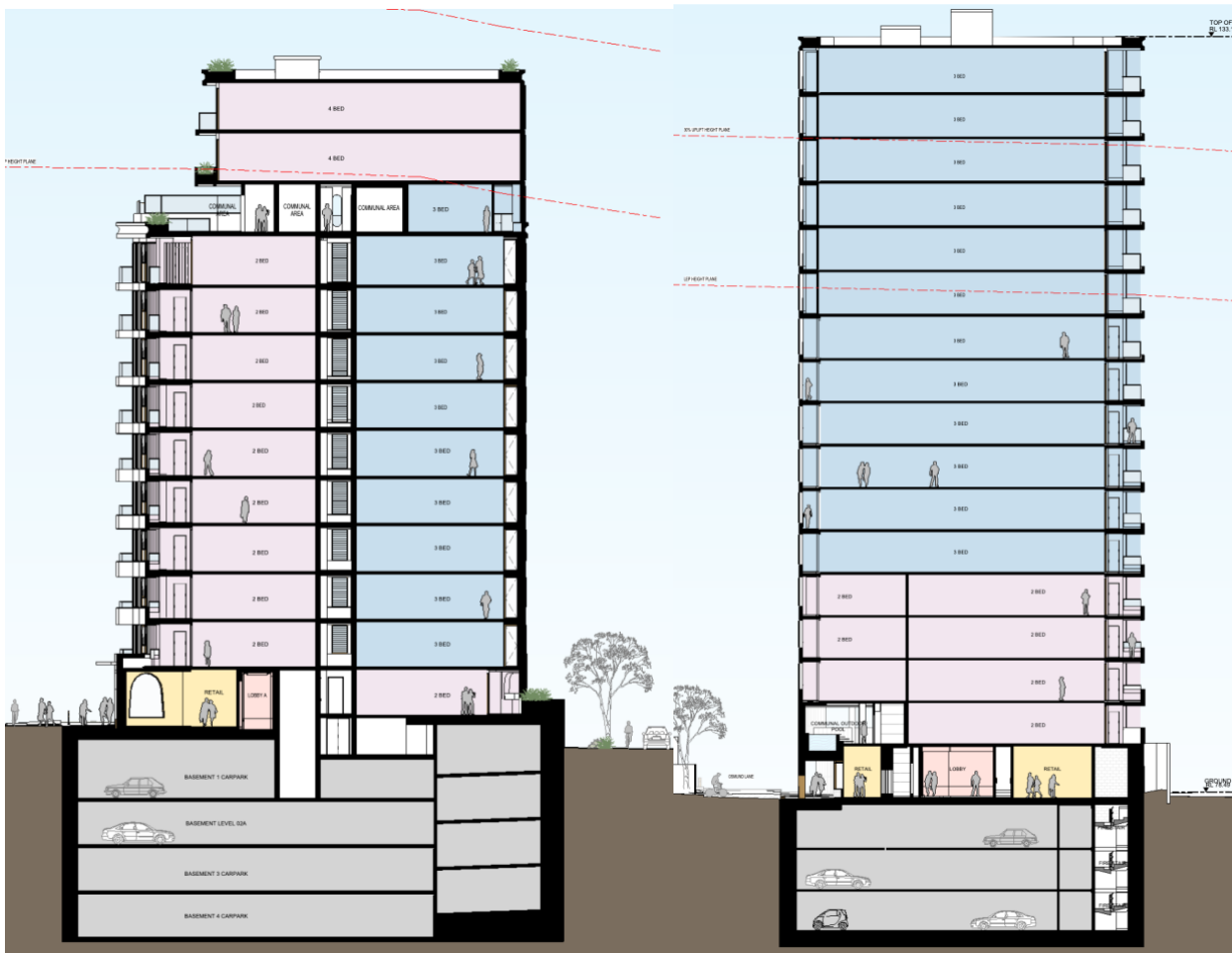


Figure 1 and 2 – Section view of apartment

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

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

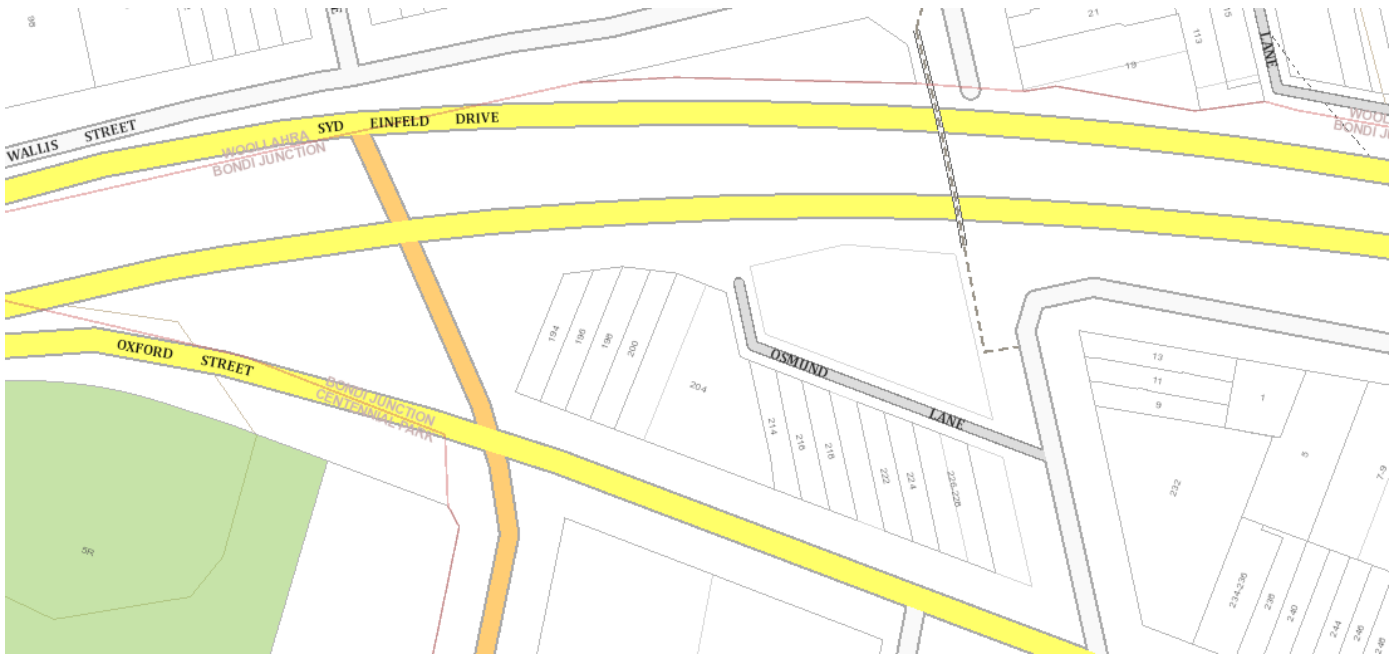


Figure 3 – Allotment boundaries, Courtesy NSW e-Planning Spatial Viewer



Figure 4 – Site locality, Courtesy NSW e-Planning Spatial Viewer



## 1.1 BASIS OF REPORT

The key objective of the report is to:

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

The following architectural drawings prepared by SJB Architects, project numbered 6289 were provided for assessment:

Drawing Number	Drawing Title	Revision / Date
DA-0001	Cover	2 / 28.02.2025
DA-0002	Basix Certificate	2 / 28.02.2025
DA-0101	Apartment Schedule	2 / 28.02.2025
DA-0105	Site Analysis	2 / 28.02.2025
DA-1000	GA_Basement 04	3 / 28.02.2025
DA-1001	GA_Basement 03	3 / 28.02.2025
DA-1002	GA_Basement 02	3 / 28.02.2025
DA-1003	GA_Basement 01	3 / 28.02.2025
DA-1010	GA_Public Domain	3 / 28.02.2025
DA-1011	GA_Ground Floor Plan	3 / 28.02.2025
DA-1012	GA_Level 01	3 / 28.02.2025
DA-1013	GA_Level 02	3 / 28.02.2025
DA-1014	GA_Level 03	3 / 28.02.2025
DA-1015	GA_Level 04	3 / 28.02.2025
DA-1016	GA_Level 05	3 / 28.02.2025
DA-1017	GA_Level 06	3 / 28.02.2025
DA-1018	GA_Level 07	3 / 28.02.2025
DA-1019	GA_Level 08	3 / 28.02.2025
DA-1020	GA_Level 09	3 / 28.02.2025
DA-1021	GA_Level 10	3 / 28.02.2025
DA-1022	GA_Level 11	3 / 28.02.2025
DA-1023	GA_Level 12	3 / 28.02.2025
DA-1024	GA_Level 13	3 / 28.02.2025
DA-1023	GA_Level 14	3 / 28.02.2025
DA-1026	GA_Level 15	3 / 28.02.2025
DA-1027	GA_Level 16	3 / 28.02.2025
DA-1028	GA_Level 17	3 / 28.02.2025
DA-1029	GA_Roof Plan	3 / 28.02.2025
DA-1051	Type Adaptable Plans	3 / 28.02.2025
DA-1052	Typ_Adaptable Plans	3 / 28.02.2025
DA-1053	Typ_Adaptable Plans	3 / 28.02.2025
DA-1401	Elevation – North	3 / 28.02.2025
DA-1402	Elevation – East	3 / 28.02.2025
DA-1403	Elevation – South	3 / 28.02.2025
DA-1404	Elevation – West	3 / 28.02.2025
DA-1424	Elevation_Bld A_Podium East	2 / 28.02.2025
DA-1425	Elevation_Bdg B_Podium South	2 / 28.02.2025
DA-1426	Elevation_Bld B_Podium West	2 / 28.02.2025
DA-1428	Elevation_Bld B_Podium East	2 / 28.02.2025
DA-1501	Section A	3 / 28.02.2025
DA-1502	Section B	3 / 28.02.2025
DA-1810	Storage Plan	2 / 28.02.2025



Drawing Number	Drawing Title	Revision / Date
DA-4420	Typical Apartment Types	1 / 28.02.2025
DA-4425	Typical Apartment Types Schedules	1 / 28.02.2025
DA-6001	Analysis Solar	2 / 28.02.2025
DA-6002	Analysis - Solar	2 / 28.02.2025
DA-6003	Analysis - Solar	2 / 28.02.2025
DA-6004	Analysis - Solar	2 / 28.02.2025
DA-6010	Analysis - Cross Ventilation	2 / 28.02.2025
DA-6011	Analysis - Cross Ventilation	2 / 28.02.2025
DA-6012	Analysis - Cross Ventilation	2 / 28.02.2025
DA-6013	Analysis - Cross Ventilation	2 / 28.02.2025
DA-6020	Analysis - Deep Soil Calc / Communal Open Space	2 / 28.02.2025
DA-6030	Analysis - Height Plan Diagram	2 / 28.02.2025
DA-6050	Analysis - Shadow Diagrams - Mid Winter Morning	2 / 28.02.2025
DA-6051	Analysis - Shadow Diagrams - Mid Winter Afternoon	2 / 28.02.2025
DA-6054	Analysis - Shadow Diagrams - Mid Autumn Morning	2 / 28.02.2025
DA-6055	Analysis - Shadow Diagrams - Mid Autumn Afternoon	1 / 28.02.2025
DA-6058	Analysis - Shadow Diagrams - Mid Spring Morning	1 / 28.02.2025
DA-6057	Analysis - Shadow Diagrams - Mid Spring Afternoon	1 / 28.02.2025
DA-6058	Analysis - Shadow Diagrams - Mid Summer Morning	1 / 28.02.2025
DA-6059	Analysis - Shadow Diagrams - Mid Summer Afternoon	1 / 28.02.2025
DA-6061	Analysis - Operable Windows + Ventilation	2 / 28.02.2025
DA-6062	Analysis - Inlet/Outlet Openings + Ventilation	2 / 28.02.2025
DA-6101	Analysis - Area Plans GFA	2 / 28.02.2025
DA-6102	Analysis - Area Plans GFA	2 / 28.02.2025
DA-6103	Analysis - Area Plans GFA	2 / 28.02.2025
DA-6110	Analysis - Affordable Area Plan	2 / 28.02.2025
DA-9520	Public Space - Planning Agreement	2 / 28.02.2025
DA-9610	Basement Ramp - Section	1 / 28.02.2025

## 1.2 LIMITATIONS AND EXCLUSIONS

The following items are outside the scope of this report:

- Reporting on hazardous materials, OH&S matters or construction site contamination.
- Assessment of any structural elements or geotechnical matters relating to the building, including a structural or other assessment of the existing fire-resistant levels of the building.
- Assessment of any fire services operations (including hydraulic, electrical or other systems).
- Assessment of plumbing and drainage installations, including stormwater.
- Assessment of mechanical plant operations, electrical systems or security systems.
- Heritage significance.
- Consideration of energy or water authority requirements.
- Consideration of local planning policies.
- Environmental, planning or heritage issues.
- Requirements of statutory authorities.
- Pest inspection or assessment of building damage caused by pests.
- Energy efficiency Part H.
- Assessment of BCA Part D4, AS1428.1-2009 and the Disability (Access to Premises - Buildings) Standards 2010.
- Assessment against the Disability Discrimination Act 1992.
- Planning for Bushfire Protection 2006.
- Assessment of the external wall system/building envelope and the associated provisions of BCA Section F. The project Façade Engineer/Structural Engineer shall confirm compliance with the section and the associated prescriptive and Performance requirements.



- Review of product details or verification of the construction or installation of lightweight tested system required to achieve a Fire Resistance Level (FRL)
- Reference to, or discussion of, any existing Fire Engineered or BCA Performance Solution does not imply concurrence, acceptance or agreement with the subject Performance Solution. This is not considered a third-party/peer review of any proposed Performance Solution.
- Review against BCA Part G7 – Livable Housing Assessment; and
- Destructive inspections to determine exact makeup of external wall and bounding wall construction.

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

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

### 1.4 REPORTING TEAM

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The information contained herein has been prepared by:

- Abby Mortimer, BCA and Access Manager - Building Surveyor (Unrestricted) under the NSW Building Professional Scheme (BDC05326), SA Accredited Professional Scheme (APB20210008) and the Australian Institute of Building Surveyors Scheme (Level 1 – 7449); and
- James Alexander, Director - Building Surveyor (Unrestricted) and C10 Fire Engineer under the NSW Building Professional Scheme (BDC0002).

### 1.5 REPORTING METHODOLOGY

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

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



## 2.0 BUILDING CLASSIFICATION

### 2.1 BUILDING CHARACTERISTICS

Classification of Building or Part:	Class 2 (Residential sole occupancy units) Class 7a (Carpark) Class 6 (Retail) Class 7b (Storage)
Rise in Storeys:	17 Storeys
Storeys contained	22 Storeys
Effective Height:	>50m (50.6m) (129,100-78,500 = 50.6m) <i>On the basis that that the roof top does not contain any roof over the occupiable area.</i>
Type of Construction:	Type A
Floor areas: Class 2 (Residential sole occupancy units) Class 7a (Carpark) Class 6 (Retail) Class 7b (Storage)	Approximately 18,500m <sup>2</sup> Approximately 7,500m <sup>2</sup> Approximately 625m <sup>2</sup> Approximately 735m <sup>2</sup>
C3D3 maximum compartment sizes:	Not applicable to the Class 2 portion of the building or Class 7a carparking where the building is provided with an AS2118 sprinkler system throughout. Maximum compartment size for commercial (retail Class 6) must not exceed 5,000m <sup>2</sup> and 30,000m <sup>3</sup> .
The building is considered a United Building for the purposes of this Building Code of Australia assessment, as per the governing requirements of A7G1 where buildings are deemed united when two or more buildings adjoining each other are connected and used as one building.	



### 3.0 BCA COMPLIANCE SUMMARY

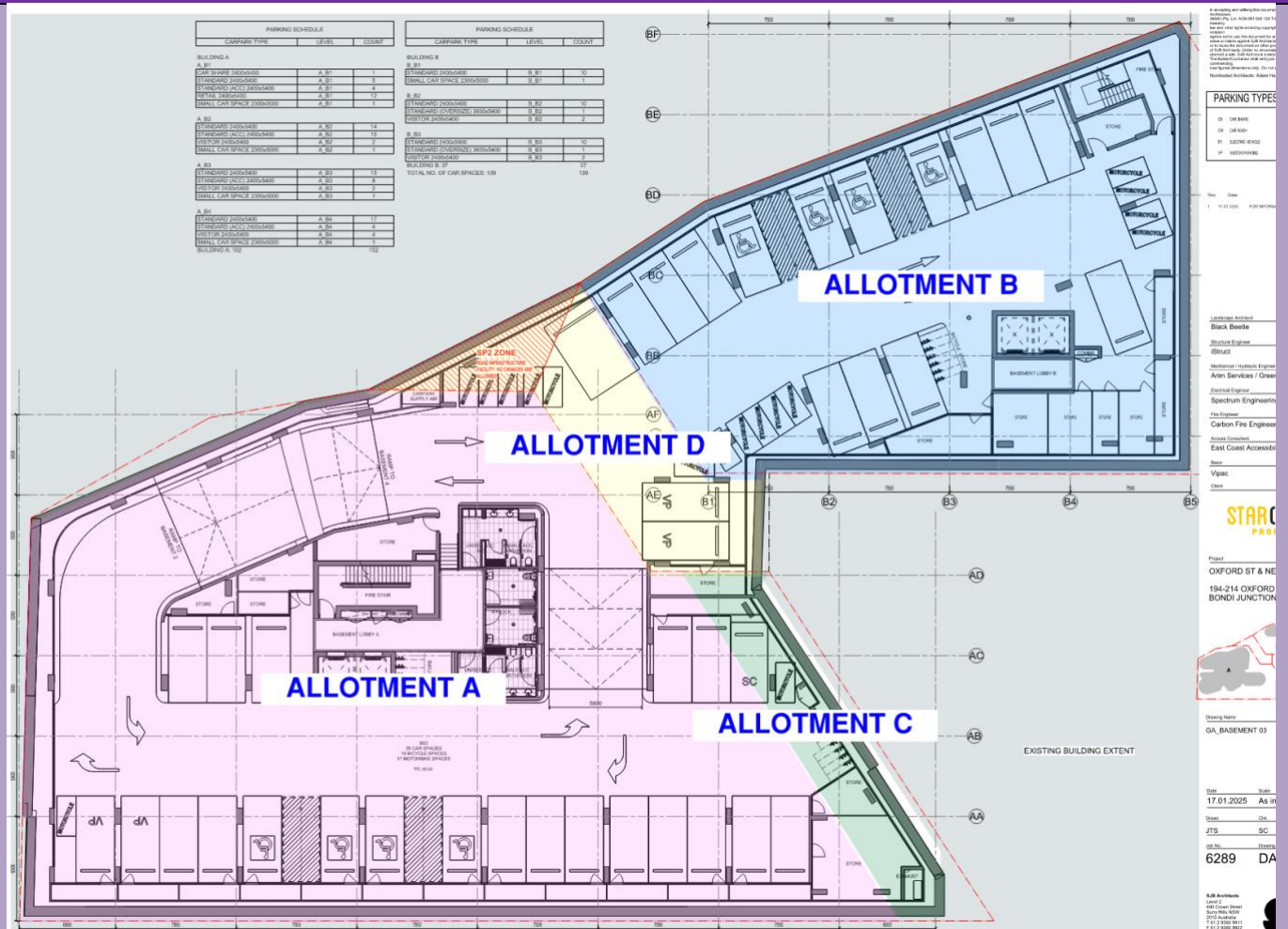
CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
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#### SECTION C - FIRE RESISTANCE AND STABILITY

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

C2D1 C1.0	DTS provisions	✓	Note only	Applies as noted.
C2D2 C1.1	Type of Construction Required	✓	X	<p>Type A construction.</p> <p>The building is required to be constructed and achieve the required Fire Resistance Levels in accordance with Specification 5, as applicable. An extract is provided below.</p> <p>The configuration of the basement podium level proposed to extend over multiple allotments.</p> <p>It is proposed the allotment boundaries are amalgamated to ensure compliance with this clause.</p> <p>Detailing of the façade junction to the slab edge between storeys within the building is required to be considered. To achieve compliance with the required fire rating (120-minutes for carparks and 90-minutes for residential levels) the floor slab must extend through the wall. Where a cavity is provided at the junction of the slab, a Fire Engineered Performance Solution may be required to be sought to achieve compliance.</p> <p>Shelf-angles within masonry veneer construction is required to be addressed by way of a Fire Engineered Performance Solution.</p> <p>A Fire Engineered Performance Solution may be sought to permit a minimum of 60/60/60 FRL within the residential levels (that contain a set down of 180mm in lieu of the required 90-minutes).</p>

**CLAUSE      REFERENCE      APPLICABLE      COMPLIES      COMMENT**



**Figure 5 – Allotment boundaries**

C2D3 C1.2	Calculation of Rise in Storeys	✓	Note	The building has a Rise in Storeys of 17 storeys.  It is noted that the preliminary/DA drawings do not indicate a roof top covering the roof top terrace and therefore this has not been included within the Rise in Storeys calculation. Where this is proposed to be enclosed with a roof, the Rise in Storeys and effective height calculation will be increased. This does not typically result in any additional design impact (i.e. where an additional storey is included within the calculation).
C2D4 C1.3	Buildings of Multiple Classification	✓	Note	The building contains multiple building classifications, including Class 2, 6, 7a and 7b. This assessment is contained throughout the report on this basis.
C2D6 C1.4	Mixed Types of Construction	X	N/A	Not applicable – The building is considered Type A Construction throughout the building.
C2D6 C1.5	Two Storey Class 2, 3 or 9c Buildings	X	N/A	Not applicable.
C2D7 C1.6	Class 4 Parts of Buildings	X	N/A	Not applicable.



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
C2D8 C1.7	Open Spectator Stands & Indoor Sports Stadiums	X	N/A	Not applicable.
C2D9 C1.8	Lightweight Construction	✓	Compliance advice	<p>Where lightweight construction is proposed this must comply with BCA Specification 6 is used in a wall system that is required to achieve a Fire Resistance Level or for the construction of a shaft.</p> <p>If lightweight construction is proposed to be used as the fire resisting covering of a steel column or the like, compliance with this clause is required.</p> <p>Where proposed details demonstrating compliance with this clause must be incorporated within the Construction Certificate documentation.</p>
C2D10 C1.9	Non-combustible building elements	✓	Compliance advice	<p>In a building required to be of Type A or B Construction, the following building elements and their components must be non-combustible:</p> <p>(a) External walls and common walls, including all components incorporated in them include the façade covering, framing and insulation.</p> <p>(b) The flooring and floor framing of lift pits.</p> <p>(c) Non-loadbearing internal walls where they are required to be fire-resisting.</p> <p>A shaft, being a lift, ventilating, pipe, garbage or similar shaft that is not for the discharge of hot products of combustion, that is non-load bearing, must be of non-combustible construction in –</p> <p>(a) a building required to be of Type A construction; and</p> <p>(b) a building required to be of Type B construction, subject to C3D11, in –</p> <p>(i) A Class 2, 3 or 9 building; and</p> <p>(ii) A Class 5, 6,7 or 8 building if the shaft connects more than two storeys.</p> <p>A load bearing internal wall and load bearing fire wall, including those that are part of a loadbearing shafts, must comply with Specification 5.</p> <p>The requirements of (1) and (2) do not apply to the following:</p> <p>(a) Gaskets.</p> <p>(b) Caulking.</p> <p>(c) Sealants.</p> <p>(d) Termite management systems.</p> <p>(e) Glass, including laminated glass, and associated adhesives, including tapes.</p> <p>(f) Thermal breaks associated with –</p> <p>(i) Glazing systems.</p> <p>(ii) External wall systems, where the thermal breaks –</p>



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



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



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				<p>(l) Waterproofing material installed in accordance with AS4654.2 and applied to an adjacent floor surface including vertical upturn, or a roof surface.</p> <p>(m) Collars, sleeves and insulation associated with service installations.</p> <p>(n) Screens applied to vents, weepholes and caps complying with AS3959.</p> <p>(o) Wiper and brush seals associated with doors, windows or other openings.</p> <p>(p) A gasket, caulking, sealant or adhesive directly associated with (a) to (o).</p> <p><b>Explanatory information:</b>            BCA Clause C2D14 does not apply to ancillary elements fixed, installed or attached to the internal face or lining of an external wall however, ancillary elements fixed, installed or attached to the internal face or lining of the external wall may be subject to other provisions, for example BCA Clause C2D11.</p> <p>Details demonstrating compliance with this clause must be incorporated into the Construction Certificate documentation.</p>
C2D15 <i>New to BCA 2022</i>	Fixing of bonded laminated cladding panels	✓	Compliance advice	<p>In a building required to of Type A or B construction, externally located bonded laminated cladding panel must have all layers of cladding mechanically supported or restrained to the supporting frame.</p> <p>(i.e. mechanical support restraint means a fixing that does not solely rely on chemical adhesive and included concealed fixing systems such as cassette fixing, channel-type fixing or face fixing.)</p> <p>This does not include, laminated glass systems, layered plasterboard products, perforated gypsum lath with a normal paper finish, fibrous reinforced cement sheeting.</p> <p>Where proposed, details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.</p>

### PART C3 - COMPARTMENTATION AND SEPARATION

C3D1 <i>C2.0</i>	Deemed-to-Satisfy Provisions	✓	Note only	Noted.
C3D2 <i>C2.1</i>	Application of Part	✓	Note only	<p>Applies as noted.</p> <p>BCA Clauses C3D3, C3D4 and C3D5 do not apply to a carpark provided with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17, an open-deck carpark or an open spectator stand.</p> <p>Where an AS2118 is not proposed within the building or within the carpark. The general area and volume limitations of the carpark will be exceeded. However due to the effective height being greater than 25m it is required to provide an AS2118 sprinkler system within the building.</p>



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



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				<p>The basement levels contain greater than 10% of storage for each level. This requires a 240-minute fire resistance level to all basement carpark levels or the amount of storage may be reduced to less than 10% given the calculation is just over then 10% area.</p> <p>The ground level retail tenancies are required to be fire separated by 180-minutes.</p> <p>It is recommended to achieve compliance with the prescriptive requirements that the basement achieves a uniform 240-minute Fire Resistance Level and the Ground Floor levels achieve a minimum 180-minute fire resistance level.</p> <p>A Fire Engineered Performance Solution is proposed to be sought to address this item.</p>
C3D10 C2.9	Separation of classifications in different storeys	✓	Compliance advice – Additional information	<p>If parts of different classification are situated one above the other in adjoining storeys, they must be separated as follows:</p> <p>Type A Construction: The floor between the adjoining parts must have an FRL of not less that prescribed in Specification 5 for the classification of the lower storey.</p> <p>A Fire Engineered Performance Solution is proposed to be sought to address this item.</p>
C3D11 C2.10	Separation of lift shafts	✓	Compliance advice	<p>As the lift connects more than two storeys, the lift is required to be separated via construction achieving an FRL prescribed by Specification 5.</p> <p>The emergency lifts must be located within a fire-resisting shaft achieving a fire resistance level of 120/120/120 (minimum).</p> <p>This is capable of achieving compliance, details demonstrating compliance with this clause must be incorporated into the Construction Certificate documentation.</p>
C3D11 C2.11	Stairways and lifts in one shaft	✓	✓	<p>A stairway and lift must not be in the same shaft if either of the stairway or the lift is required to be in a fire-resisting shaft. This appears generally compliant throughout the development.</p>
C3D13 C2.12	Separation of equipment	✓	Compliance advice	<p>Equipment including lift motors and lift control panels, emergency generators used to sustain emergency equipment operating in the emergency mode, boilers, central smoke control plant or specific battery systems are required to be separated from the remainder of the building via fire resisting construction as prescribed by Specification 5 or not less than 120/120/120 and any doorway protected with a self-closing fire door having an FRL of not less than - /120/30.</p> <p>Separation of on-site fire pumps must comply with AS2419.1-2021.</p> <p>Note. Where the plant rooms contain equipment listed in BCA Clause C3D13(1), the rooms or spaces are required to be separated via fire resisting construction.</p>

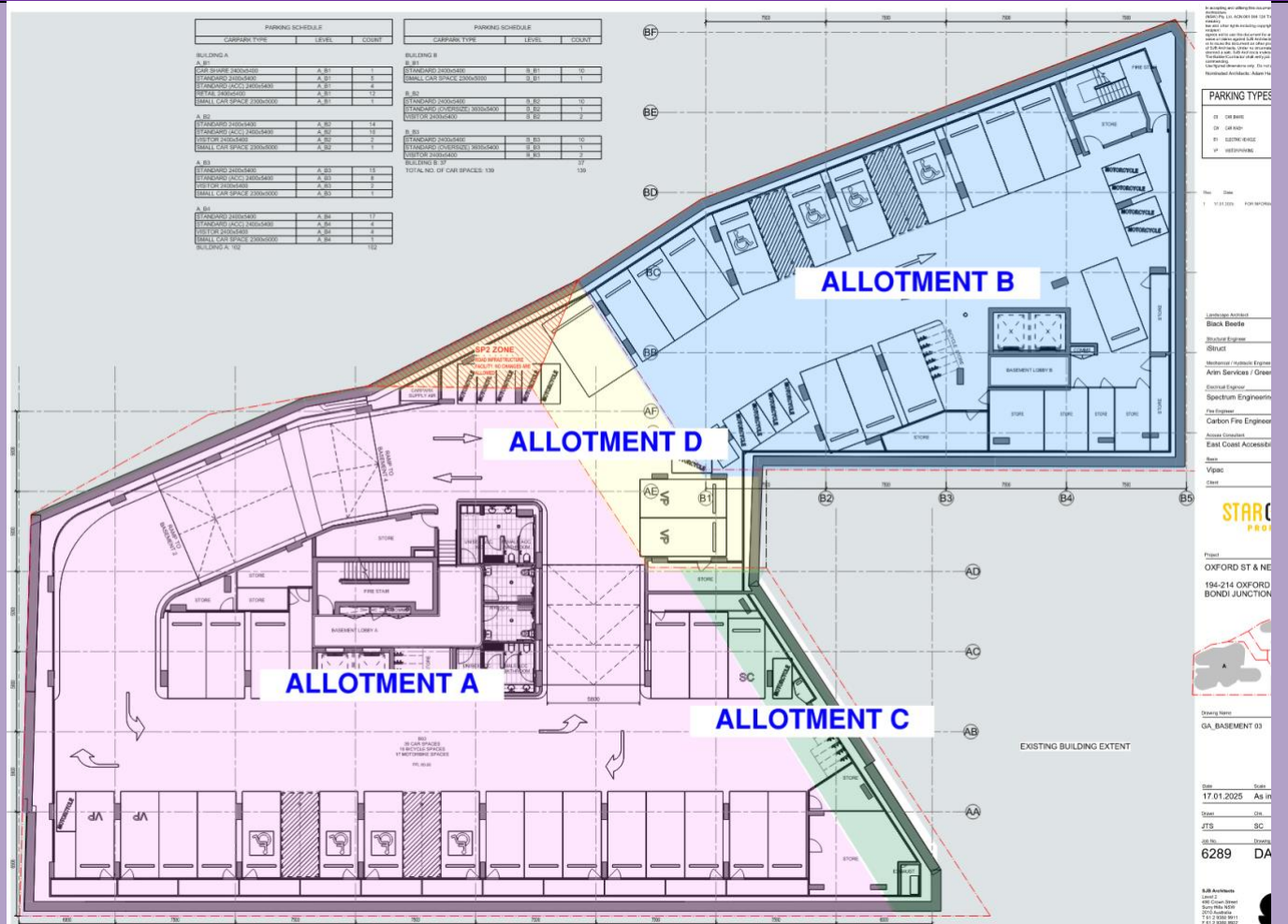


CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				Details demonstrating compliance with this clause must be incorporated into the Construction Certificate documentation.
C3D14 C2.13	Electricity supply system	✓	Compliance advice	<p>Electrical substations are not detailed to be located within the building.</p> <p>Where proposed, an electrical substation located within the building, main switchboard sustaining emergency equipment, electrical conductors etc. must be separated from the remainder of the building via construction achieving an FRL of 120/120/120.</p>
C3D15 C2.14	Public corridors in Class 2 & 3 buildings	✓	Compliance advice	<p>In a Class 2 building, a public corridor, if more than 40m in length must be divided at intervals of not more than 40m with smoke-proof walls complying with Clause S11C2 of Specification 11.</p> <p>Smoke-proof walls/doors are required to be provided in accordance with Clause S11C2 of Specification 11.</p>

#### PART C4 - PROTECTION OF OPENINGS

C4D1 C3.0	Deemed-to-Satisfy Provisions	✓	Note only	Noted.
C4D2 C3.1	Application of Part	✓	Note only	Applies as noted.
C4D3 C3.2	Protection of openings in external walls	✓	X	<p>If the distance between an opening and the fire-source feature to which it is exposed to is less than: 3m from a side or rear boundary of the allotment, 6m from the far boundary of a road, river, lake or the like adjoining the allotment, if not located in a storey at or near ground level or 6m from another building on the allotment that is not a Class 10.</p> <p>Additionally, in conjunction with the requirements of BCA Clause C2D2 and Specification 5, the building contains various allotment boundaries which are located through the basement levels.</p> <p>The laneway measures 6m and is considered to provide adequate separation for the upper levels openings. The allotment boundaries are shown below for reference.</p> <p>The openings located on the upper levels are greater than 3m from the allotment boundaries (fire source features).</p> <p>As part of the works, it is proposed to amalgamate the sites to achieve compliance with the prescriptive requirements.</p>

**CLAUSE      REFERENCE      APPLICABLE      COMPLIES      COMMENT**



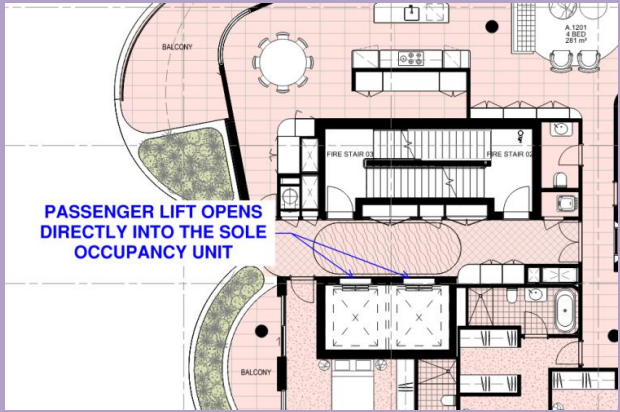
**Figure 6 – Openings located within 3m of the allotment boundary caused by the allotment boundaries (typical basement levels)**

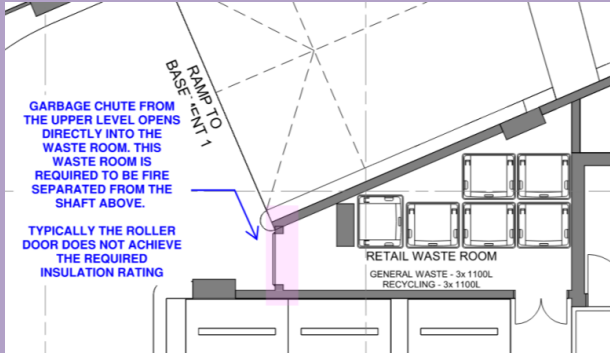
C4D4 C3.3	Separation of openings in different fire compartments	✓	Compliance advice	<p>The distance between parts of external walls and any openings within them in different fire compartments separated by a fire wall must not be less than that set out in BCA Table C4C4, unless those part of each wall have a fire resistance level not less than 60/60/60 and any openings protected in accordance with BCA Clause C4D5.</p> <p>We highlight that Table C3D3 does not apply to Class 2 portions of the building and therefore the general floor area do not apply and therefore the requirements of BCA Part C4 do not apply to these portions of the building.</p> <p>Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation in conjunction with Fire Resistance Level selections.</p>
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C4D5 C3.4	Acceptable methods of protection	✓	Compliance advice – method of achieving compliance	<p>Where protection is required, doorways, windows and other openings must be protected as follows:</p> <p>Doorways—</p> <p>(A) internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing or automatic closing; or</p>
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CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				<p>(B) -/60/30 fire doors that are self-closing or automatic closing.</p> <p>Windows —</p> <p>(A) internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or            (B) -/60/- fire windows that are automatic closing or permanently fixed in the closed position; or            (C) -/60/- automatic closing fire shutters.</p> <p>Other openings—</p> <p>(A) excluding voids — internal or external wall-wetting sprinklers, as appropriate; or            (B) construction having an FRL not less than -/60/-.</p> <p>Fire doors, fire windows and fire shutters must comply with Specification 12.</p>
C4D6 C3.5	Doorways in fire walls	✓	Compliance advice	<p>The aggregate width of openings for doorways in a fire wall, which are not part of a horizontal exit, must not exceed ½ the length of the fire wall and each doorway must be protected by –</p> <ul style="list-style-type: none"> <li>• Two fire doors or fire shutters, one on each side of the doorway, each of which has a fire resistance level of not less than 1/2 that required by Specification 5 for the fire wall except that each door or shutter must have an insulation level of at least 30; or</li> <li>• A fire door on side and a fire shutter on the other side of the doorway, each of which complying with the above; or</li> <li>• A single fire door or fire shutter which has an FRL of not less than that required by Specification 5 for the fire wall except that each door or fire shutter must have an insulation level of at least 30.</li> </ul> <p>A fire door or fire shutter must be self-closing or automatically closing in accordance with this clause.</p> <p>Where any roller doors form part of any fire wall, these doorways do not typically achieve the insulation rating and therefore additional information will be required to determine compliance. Alternatively, where the design incorporates a drencher to the roller door. The Principal Certifying Authority (PCA) may consider this to comply with the Deemed-to-Satisfy provisions of the BCA where a compliance certificate is provided/incorporated within the Construction Certificate documentation.</p>
C4D7 C3.6	Sliding fire doors	X	N/A	Not applicable – no sliding fire doors are proposed.
C4D8 C3.7	Protection of doorways in horizontal exits	X	N/A	Not applicable – no horizontal exits are proposed as part of this development.
C4D9 C3.8	Openings in fire-isolated exits	✓	Compliance advice	Doorways that open to fire-isolated stairways, passageway or ramps must be protected by a -/60/30 fire door that is self-closing or automatic closing in accordance with this clause.

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
C4D10 C3.9	Service penetrations in fire isolated exits	✓	Compliance advice	Fire-isolated exist must not be penetrated by any services other than electrical wiring permitted by BCA Clause D3D8(6), ducting associated with a pressurisation system, services associated with fire service, water supply and test drainpipes.
C4D11 C3.10	Openings in fire isolated lift shafts	✓	Compliance advice	Lift doors are required to achieve -/60/- fire door which complies with AS1735.11.
C4D12 C3.11	Bounding construction Class 2, 3 and 4 buildings	✓	X	<p>A doorway in a Class 2 building must be protected if it provides access from a sole-occupancy unit to a public corridor, public corridor or the like, a room not within a sole occupancy unit or another sole occupancy unit. Or from a room not within a sole occupancy unit.</p> <p>The doorway must be protected via a -/60/30 self-closing fire door, for Type A Construction.</p> <p>The passenger lift opens directly in the sole occupancy units located within Tower A, a typical example of this is shown below:</p>  <p><b>Figure 7 - Passenger lift opens directly into the sole occupancy unit</b></p> <p>To be redesigned to comply or a Fire Engineered Performance Solution may be sought to address this item.</p>
C4D13 C3.12	Openings in floors for services	✓	Compliance advice	Where a service passes through a floor or ceiling required to achieve a Fire Resistance Level or resistance to the incipient spread of fire, the service must be constructed within a shaft complying with Specification 5 or in accordance with BCA Clause C4D15.
C4D14 C3.13	Openings in shafts	✓	Compliance advice	In a building of Type A construction, an opening in a wall providing access to a ventilating, pipe, garbage, or other service shaft must be fire protected in accordance with this clause.
C4D15 C3.15	Openings for service installations	✓	X	<p>Where services pass through an element which is required to achieve a FRL (other than an external wall or roof) the service must be fire protected in accordance with this Clause.</p> <p>The bin/waste room located within the basement level opens directly to the carpark level. This area is noted as being a 'cage off chute area'. Due to the roller door configuration this shaft is open within the building. This is</p>

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				<p>required to be fire separated from the remainder of the building</p>  <p><b>Figure 8 - Typical arrangement of the garbage rooms/waste chutes discharging into the waste area</b></p> <p>To be designed to comply by fire separating the shaft from the remainder of the building.</p> <p>Alternatively, where the design incorporates a drencher to the roller door the Principal Certifying Authority (PCA) may consider this to comply with the Deemed-to-Satisfy provisions of the BCA where a compliance certificate is provided/incorporated within the Construction Certificate documentation. A Fire Engineered Performance Solution is proposed to be sought to address this item.</p>
C4D16 C3.16	Construction Joints	✓	Compliance advice	Construction joints required to be fire rated in fire rated suspended slabs, if used. (AS1530.4).
C4D17 C3.17	Columns protected with lightweight construction to achieve an FRL	✓	Compliance advice	Assumed no columns to be protected with lightweight construction. Where proposed, columns shall be protected in fire rated plasterboard to be compliant with this clause.

### SPECIFICATIONS REFERENCE WITHIN SECTION C

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



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
Spec 13	Penetration of walls, floors and ceilings by services	✓	Applies	Applies to the building as per BCA Clause C4D13.

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

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

#### S5C6 General concessions

S5C6(1)	Steel columns	<b>N/A</b>	Concession is noted but is not applicable.
S5C6(2)	Timber structures	<b>N/A</b>	Concession is noted but is not applicable.
S5C6(3)	Structures on roofs	<b>N/A</b>	Concession is noted but is not applicable.
S5C6(4)	Curtain walls and panel walls	<b>Noted</b>	Concession is noted and may be considered applicable where curtain walls or panel walls are proposed in accordance with the deemed-to-satisfy provisions.
S5C6(5)	Balconies and verandahs	<b>N/A</b>	Concession is noted but is not applicable.
S5C7	Mezzanine Floors: Concession	<b>N/A</b>	Concession is noted but is not applicable.
S5C8	Enclosure of shafts	<b>Applies</b>	<p>Shafts which were required to achieve a fire resistance level must be enclosed at the top and bottom by construction achieving a fire resistance level not less than that required for the wall of a non-loadbearing shaft in the same building.</p> <p>This does not apply to the top of a shaft extending beyond the roof covering, other than one enclosing a fire-isolated stairway or ramp or the bottom of a shaft if it is non-combustible and laid directly on the ground.</p>
S6C9	Car parks in Class 2 and 3 buildings	<b>N/A</b>	Concession is noted but is not applicable.
C5C10	Residential care buildings	<b>N/A</b>	Not applicable – the building is not considered a residential care building.

#### Type A Construction

##### S5C11 Type A fire resisting construction – fire-resistance of building elements

S5C11(1)	Fire resistance of building elements	<b>Noted</b>	Each building element listed in Table S5C11a to S5C11g and any beam or column incorporated in it must have an fire resistance level. An extract of the required fire resistance levels is provided below.
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CLAUSE	REFERENCE	APPLICABLE	COMMENT
S5C11(2)	Fire protected timber	<b>Noted</b>	Not applicable – fire protected timber is not permitted within this building as the effective height exceeds 25m.
S5C11(3)	External wall includes any column incorporated within	<b>Noted</b>	For the purposes of Table S5C11a and Table S511b, external wall includes any column and other building element incorporated within it.
S5C12	Concessions for floors	<b>Noted</b>	A floor need not comply with Table S5C11a to S5C11g if its laid directly on the ground or is within a sole-occupancy unit in a Class 2 building. Notably, the multistorey units within the building may adopt this concession where the floors do not support another part which require a fire resistance level, as per BCA Clause S5C3.
S5C13	Floor loading of Class 5 and 9b buildings: Concession	<b>N/A</b>	The concession is noted but is not applicable.
S5C14	Roof superimposed on concrete slab	<b>N/A</b>	The concession is noted but is not applicable.
S5C15	Roof: Concession	<b>Applies</b>	This concession applies, a roof need not comply with Table 3 if its covering is non-combustible (and is of Class 2 construction).
S5C16	Roof lights	<b>N/A</b>	Not applicable – no roof lights are proposed as part of this development.
S5C17	Internal columns and walls concession	<b>N/A</b>	The concession is noted but is not applicable as the effective height is greater than 25m.
S5C18	Open spectator stands and indoor sports stadiums: Concession	<b>N/A</b>	Not applicable.
S5C19	Carparks	<b>Applies</b>	The concession may apply in parts.
S5C20	Class 2 and 3 buildings: Concession	<b>N/A</b>	This concession is noted but is not applicable.



DISTANCE FROM A FIRE SOURCE FEATURE	TYPE A CONSTRUCTION FRL (IN MINUTES): STRUCTURAL ADEQUACY/INTEGRITY/INSULATION			
	CLASS 2, 3 OR 4 PART	CLASS 5, 7A OR 9	CLASS 6	CLASS 7B OR 8
<b>Table S5C11a: Type A Construction: FRL of loadbearing parts of external walls</b>				
Less than 1.5m	90/90/90	120/120/120	180/180/180	240/240/240
1.5m to less than 3m	90/60/60	120/90/90	180/180/120	240/240/180
3m or more	90/60/30	120/60/30	180/120/90	240/180/90
<b>Table S5C11b: Type A Construction: FRL of non-loadbearing parts of external walls</b>				
Less than 1.5m	-/90/90	-/120/120	-/180/180	-/240/240
1.5m to less than 3m	-/60/60	-/90/90	-/180/120	-/240/180
3m or more	-/-/-	-/-/-	-/-/-	-/-/-
<b>Table S5C11c: Type A Construction: FRL of external columns not incorporated in an external wall</b>				
Loadbearing	90/-/-	120/-/-	180/-/-	240/-/-
Non-loadbearing	-/-/-	-/-/-	-/-/-	-/-/-
<b>Table S5C11d: Type A Construction: FRL of common walls and fire walls</b>				
Loadbearing or non-load bearing	90/90/90	120/120/120	180/180/180	240/240/240
<b>Table S5C11e: Type A Construction: FRL of loadbearing internal walls</b>				
Fire-resisting lift and stair shafts	90/90/90	120/120/120	180/120/180	240/120/120
Bounding public corridors, public lobbies and the like	90/90/90	120/-/-	180/-/-	240/-/-
Between or bounding sole-occupancy units	90/90/90	120/-/-	180/-/-	240/-/-
Ventilating, pipe, garbage, and like shafts not used for the discharge of hot products of combustion	90/90/90	120/90/90	180/120/120	240/120/120
<b>Table S5C11f: Type A Construction: FRL of non-load bearing internal walls</b>				
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
<b>Table S5C11g: Type A Construction: FRL of other building elements not covered by Tables S5C11a to S5C11f</b>				
Other loadbearing internal walls, internal beams and trusses	90/-/-	120/-/-	180/-/-	240/-/-
Floors	90/90/90	120/120/120	180/180/180	240/240/240
Roofs	90/60/30	120/60/30	180/60/30	240/90/60



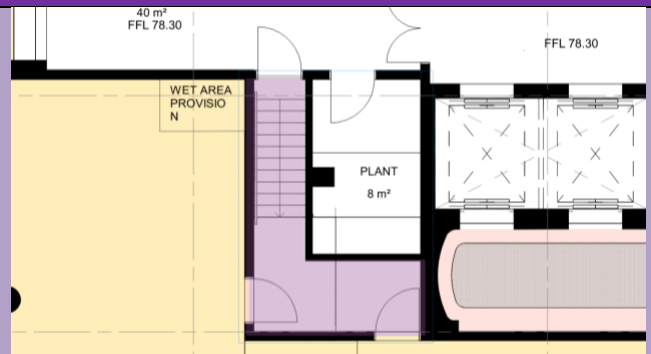
CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
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**SECTION D - ACCESS AND EGRESS**

**PART D2 - PROVISION FOR ESCAPE**

D2D1 D1.0	Deemed-to-Satisfy Provisions	✓	✓	Noted.
D2D2 D1.1	Application of Part	✓	Note only	Applies as noted.
D2D3 D1.2	Number of exits required	✓	X	<p>In a building with an effective height of greater than 25m, in addition to any horizontal exit, not less than two exits must be provided from each storey and part.</p> <p>The requirements do not apply to a part of a storey that is provided with direct egress to a road or open space and stratifies BCA Clause D2D5 by the provision of a single exit.</p> <p><u>Basement 04:</u> Basement 04 is provided with a single exit in lieu of two exits. This is shown below.</p> <p><u>Basement 03:</u> Basement 03 is provided with two exits.</p> <p><u>Basement 02:</u> Basement 02 is provided with a single exit on the upper level of the basement. Where the vehicle ramp is configured as a 1:8 gradient (as per pedestrian ramps contained within BCA Clause D3D11, access to two exits may be provided via the vehicle ramp. This is a new item and should be incorporated within the Fire Engineering Report.</p> <p><u>Basement 01:</u> Basement 01 is provided with a single exit on the upper level of the basement. Where the vehicle ramp is configured as a 1:8 gradient (as per pedestrian ramps contained within BCA Clause D3D11, access to two exits may be provided via the vehicle ramp.</p> <p><u>Ground Level:</u></p> <p>Condenser room: As the travel distance to a single exit does not comply with BCA Clause D2D5, this room is required to be provided with two exits. This is currently provided with a single exit.</p> <p>Residential lobbies: Distance of travel complies with BCA Clause D2D5 and therefore a single exit may be provided.</p> <p>Retail tenancies: The smaller tenancies provided with one exit, comply with the travel distance requirements and therefore are permitted to be provided with a single exit.</p> <p>The large retail tenancy (Oxford Street), is provided with multiple exits and complies with this clause. The back-of-house area is provided with an single exit. Access to an exit is required to be provided without passing through a Sole Occupancy Unit. Confirmation is required as to the extent of this area including the stair connecting this area. This arrangement is shown below.</p>

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
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**Figure 9 – Exit from BOH requires occupants to pass through the retail SOU**

Upper Residential Levels: Typically the residential levels are provided with two exits with the exception to the residential areas noted below:

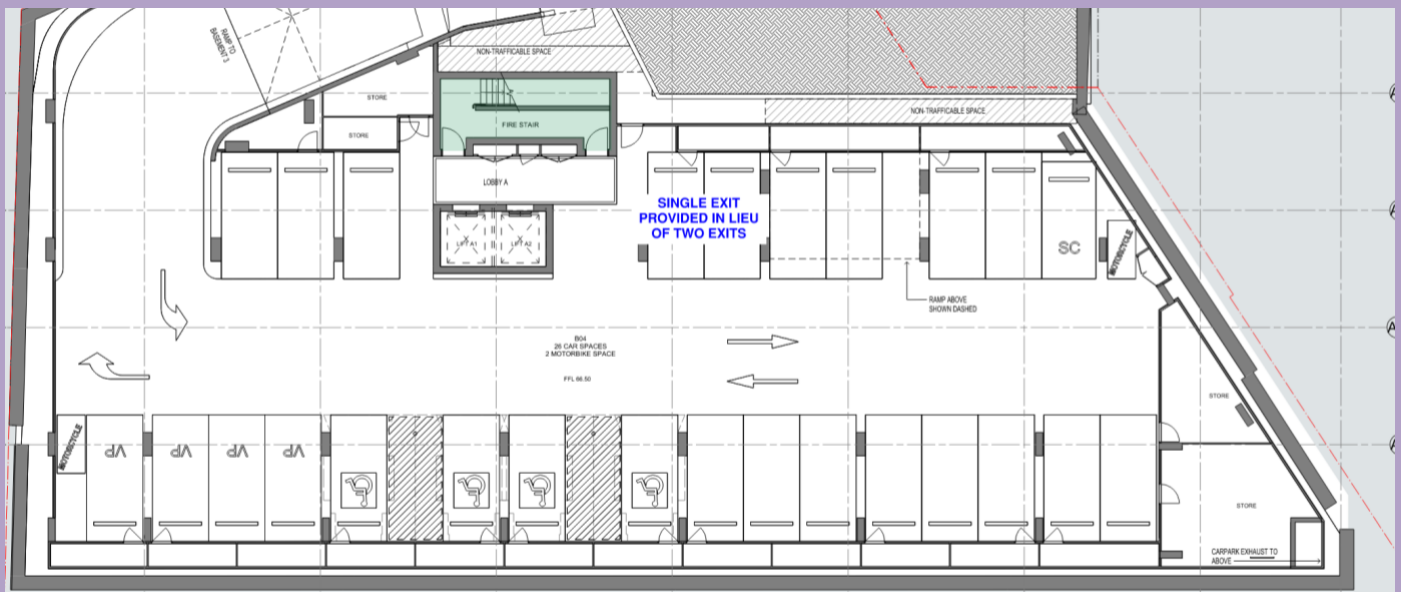
Level 1: a single sole occupancy unit located with Tower A is provided with a single exit, in lieu of two exits. This is shown below.

Roof top terrace: Where access is provided to the roof top terrace of Tower A, this level is not provided with an exit.

Tower B: The roof top is provided with a single exit in lieu of two exits.

As part of the works, it is proposed to amalgamate the allotment tiles to ensure occupants are not required to egress over the adjoining boundary.

A Fire Engineered Performance Solution is required to be sought to address this item.



**Figure 10 – Basement 04, single exit**

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
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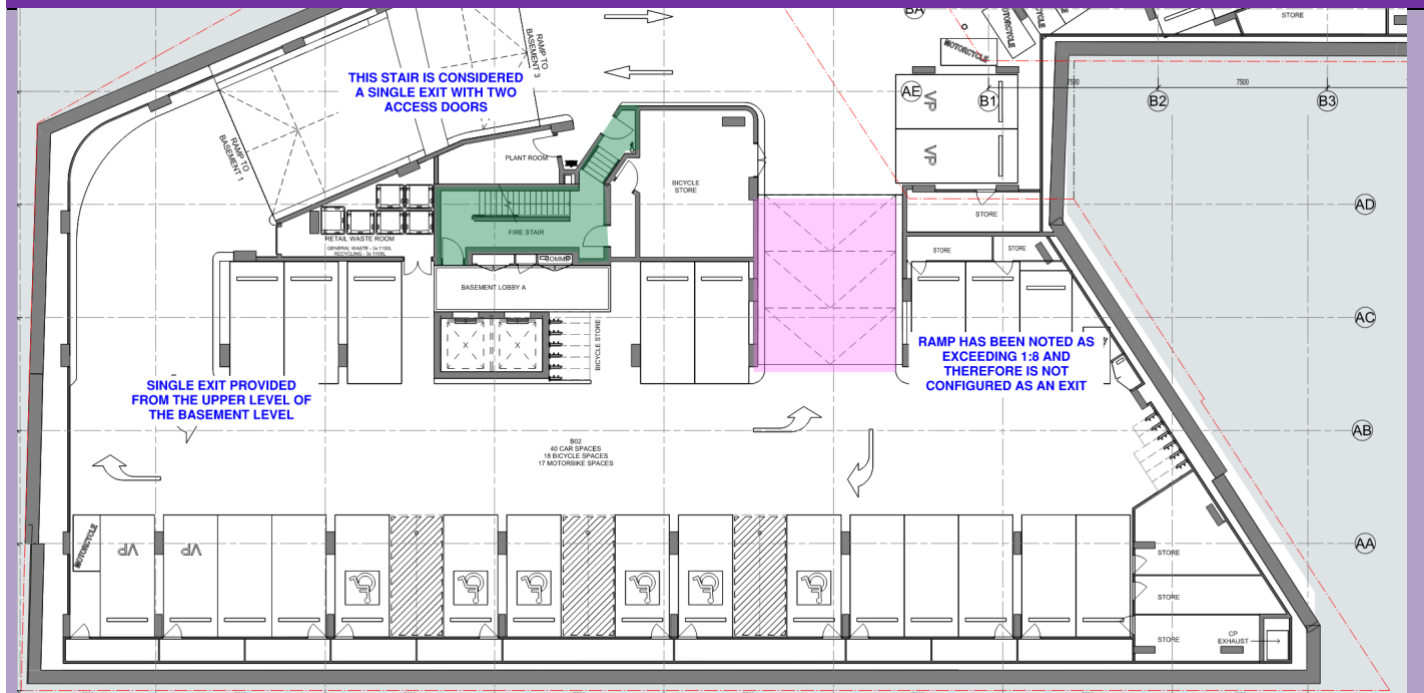


Figure 11 - Basement 02, access to a single exit from the upper level

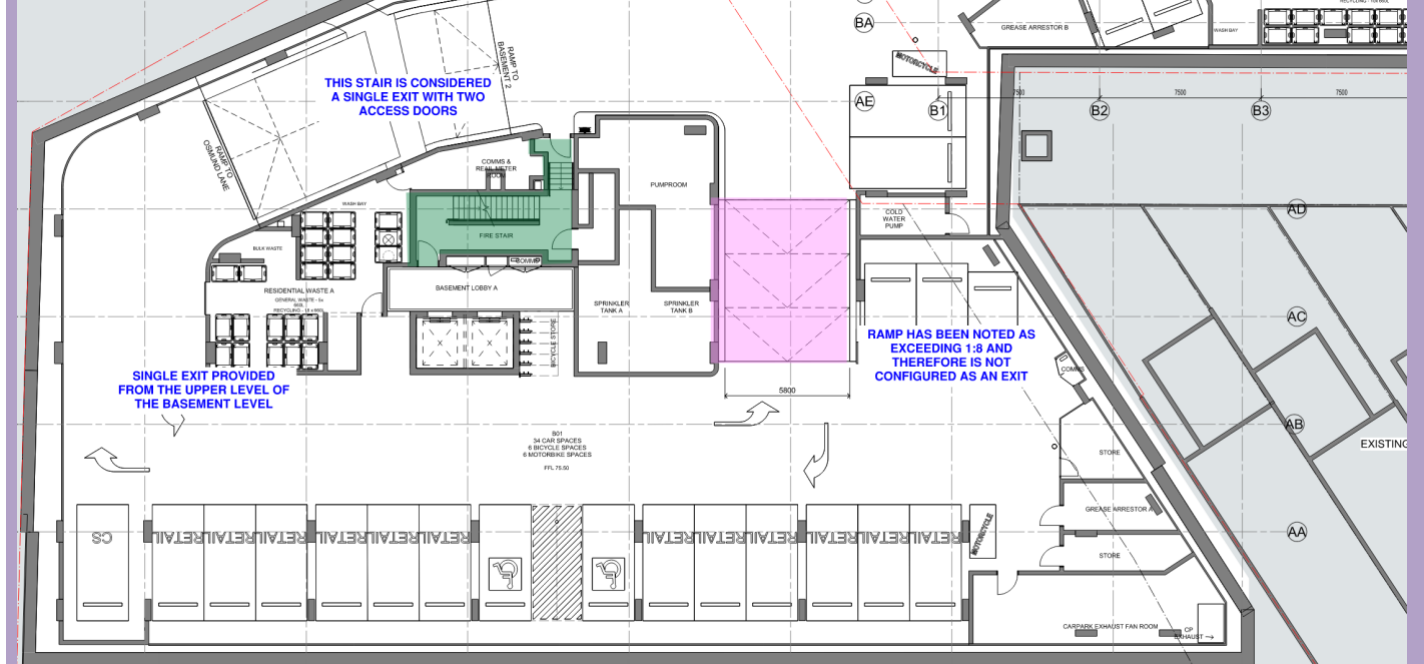


Figure 12 - Basement 01, access to a single exit from the upper level

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
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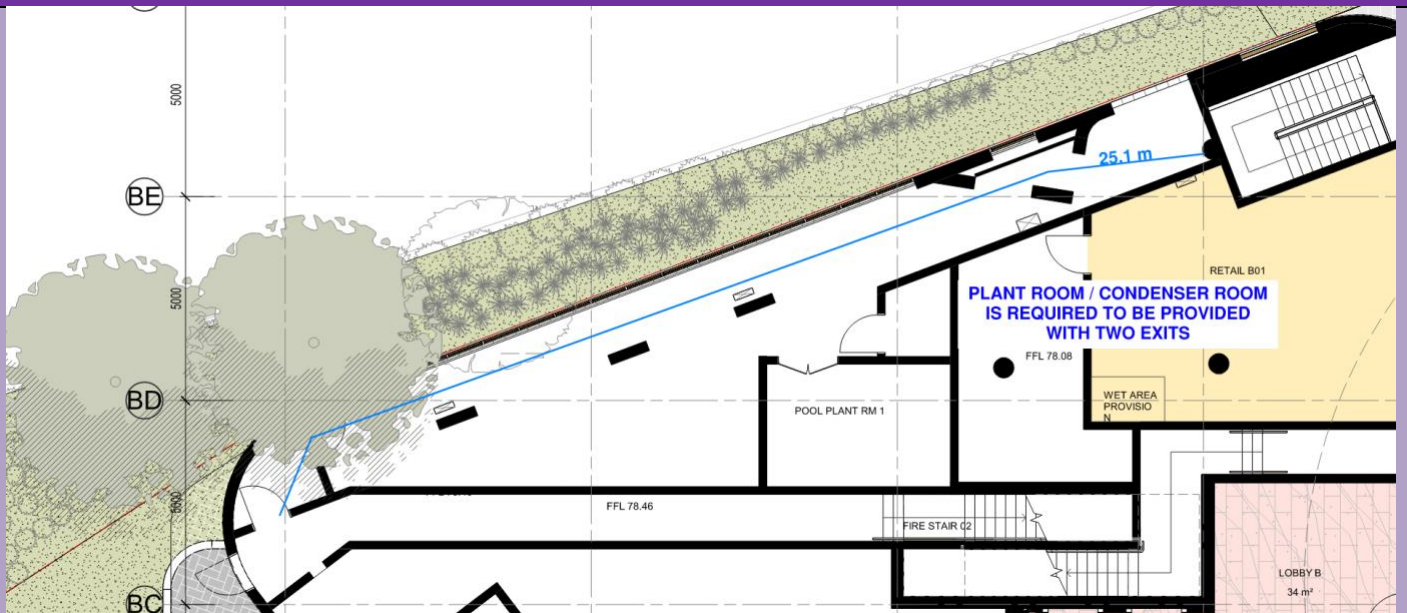


Figure 13 - Condenser room (ground floor)

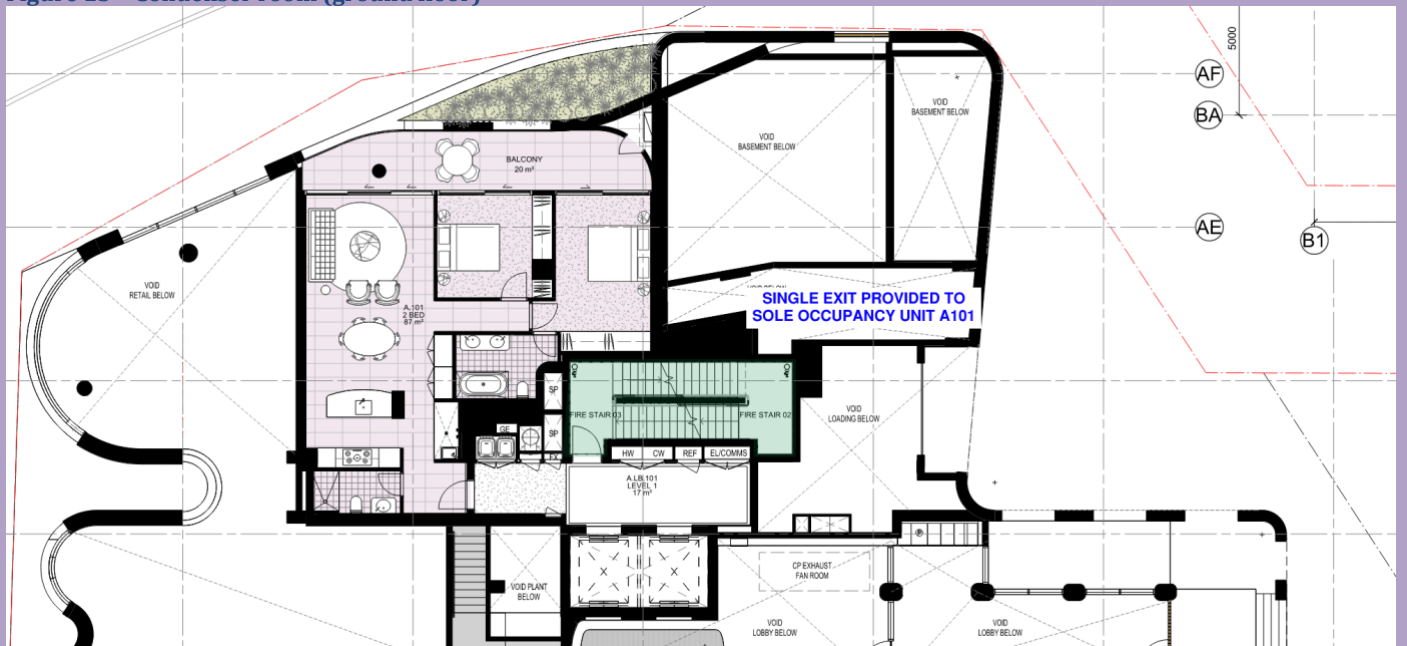
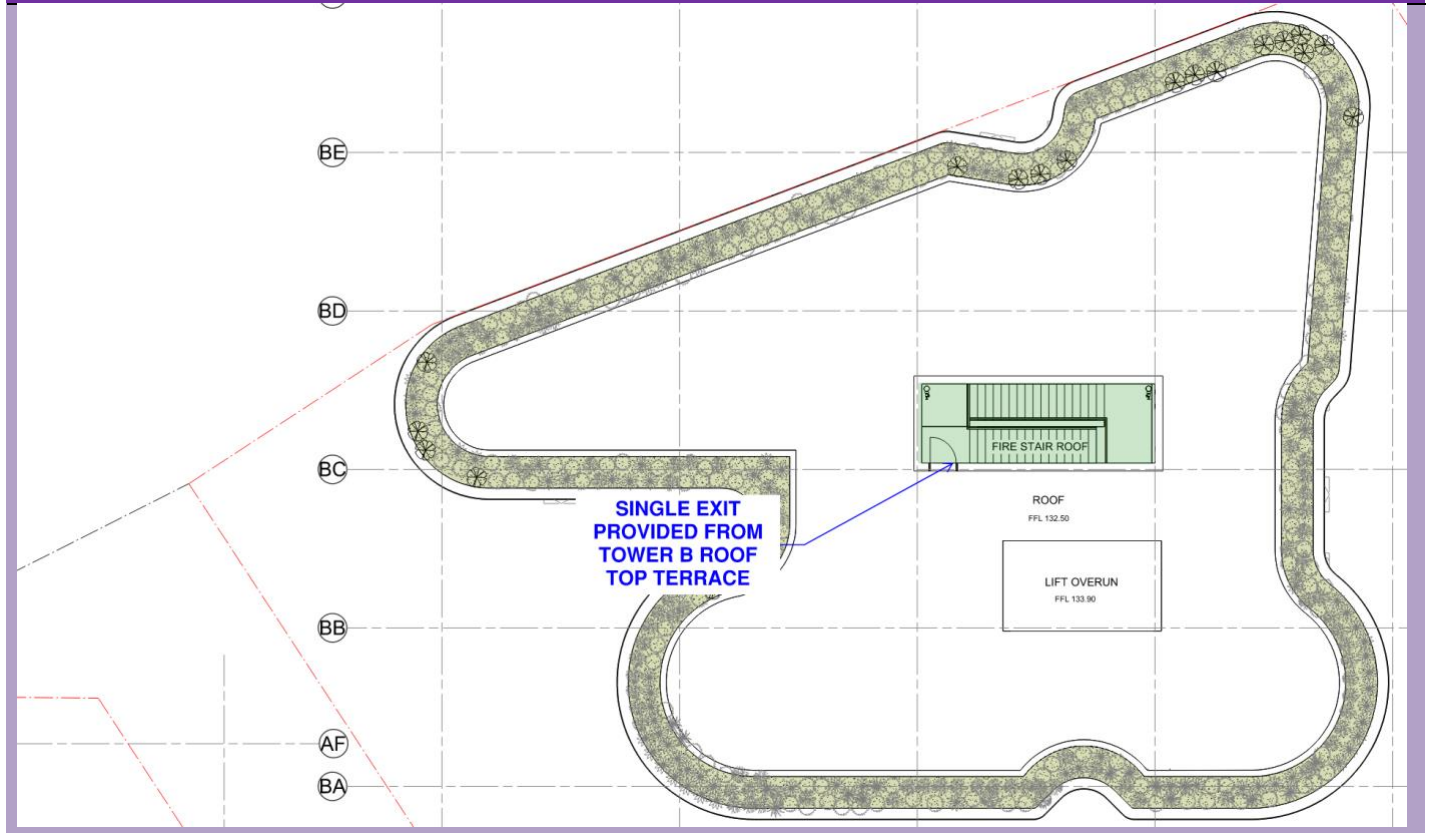


Figure 14 - Single exit provided from Level 1

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
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**Figure 15 – Single exit is provided from the roof top terrace**

D2D4 D1.3	When Fire isolated exits are required	✓	Compliance advice	<p>In a Class 2 building, every stairway or ramp serving as a required exit must be fire-isolated unless it connects not more than three storeys.</p> <p>In a Class 5, 6, 7 or 9 building every stairway or ramp serving as a required exit must be fire isolated where connecting more than two storeys.</p> <p>The stairs throughout appear to be constructed within a fire isolated shaft.</p>
D2D5 D1.4	Exit Travel Distances	✓	X	<p>In a Class 2 portion of the building, the entrance doorway of any sole occupancy unit must be not more than 6m from an exit or from a point from which travel in different directions to two exits is available or 20m from a single exit serving the storey at the level of egress to a road or open space.</p> <p>No point on the floor of a room which is not within a sole occupancy unit must be more than 20m from an exit or from a point at which travel in different directions to two exits is available.</p> <p>In a Class 5, 6, 7 or 9 portion of the building, no point on a floor must be more than 20m from an exit, or from a point from which travel in different directions to two exits is available, in which case the maximum distance to one of those exits must not exceed 40m.</p> <p>The following distance of travel is exceeded within the development.</p>



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				<p><u>Basement 04:</u> Distance to a single exit is in the order of 35.5m. This measurement is shown below.</p> <p><u>Basement 03:</u> Distance to a point of choice is approximately 35.5m in lieu of 20m. An exit is provided within 40m.</p> <p><u>Basement 02:</u> Distance of travel to a single exit is approximately 41m in lieu of 20m. Where the vehicle ramp is configured as a 1:14 gradient, a point of choice may be provided. Note. this is a new non-compliance due to the change in configuration on this level.</p> <p><u>Basement 01:</u> Distance of travel to a single exit is approximately 41m in lieu of 20m. Where the vehicle ramp is configured as a 1:14 gradient, a point of choice may be provided. Note. that this has increased due to the change in door location.</p> <p>A Fire Engineered Performance Solution is required to be sought to address this item.</p> <p><u>Ground Level:</u></p> <p><u>Ground Level:</u> As per the discussion above relating to the number of exits. The following travel distances are noted:</p> <p>Condenser room: Distance of travel to a single exit is in the order of 25.5m in lieu of 20m.</p> <p>The residential lobbies, substation, retail tenancies/BOHs/larger retail is located within 20m of a single exit or 20m to a point of choice with an overall exit located within 40m.</p> <p>Refer to the Figures with BCA Clause D2D3.</p> <p><u>Residential Levels/sole occupancy units (Tower A):</u> Distance to a point of choice is located approximately 7.5m in lieu of 6m throughout all levels.</p> <p>Compliance may be achieved by relocating the entrance doorway. Alternatively, a Fire Engineered Performance Solution is required to be sought to address this item.</p> <p>Level 11 communal area: Travel distance is in the order of 31m to a point of choice in lieu of 20m.</p> <p><u>Residential Levels/sole occupancy units (Tower B):</u> Distance to a point of choice (or exit, where a single exit is proposed) appears to be located within 6m.</p> <p><u>Level 1 (Tower B):</u> Distance to a point of choice within the common outdoor area is in the order of 27m in lieu of 20m. This is shown below.</p> <p><u>Roof Level (Common areas/Tower B):</u> Distance to a single exit is in the order of 21m in lieu of 20m to a single exit. This arrangement is shown below.</p> <p>The plant room located within Tower B appears to be within 20m of an exit. This is dependent on the location of the plant/equipment. Compliance with this clause is capable of being achieved in this area.</p> <p>To be redesigned to comply or a Fire Engineered Performance Solution is required to be sought to address this item.</p>

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
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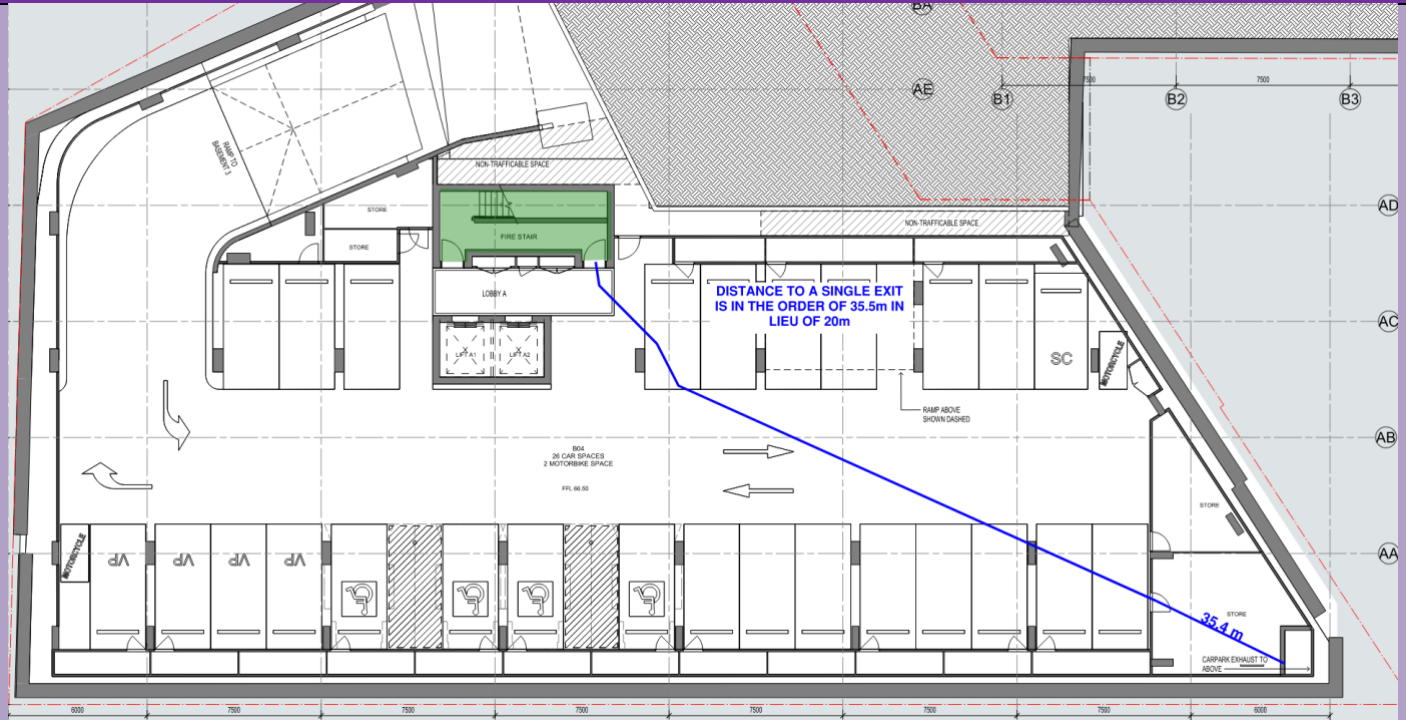


Figure 16 - Basement 04, distance of travel to a single exit is in the order of 35.5m

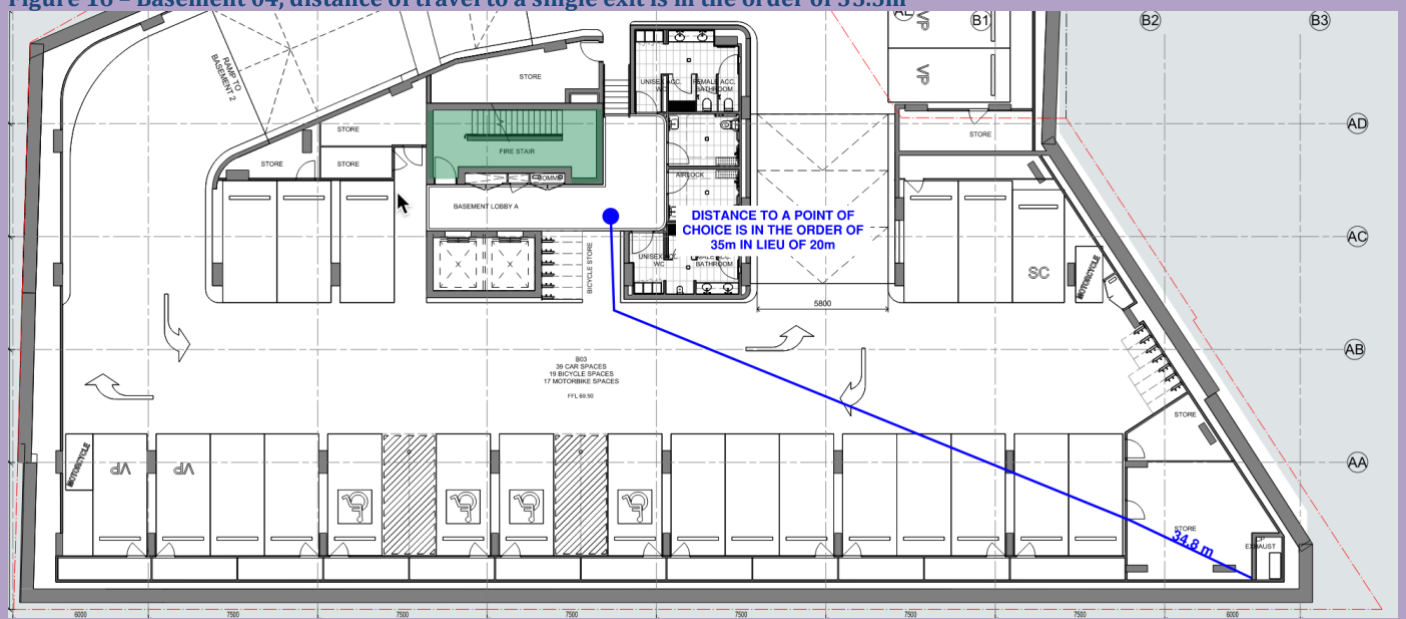


Figure 17 - Basement 03, distance of travel to a point of choice is approximately 35m

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
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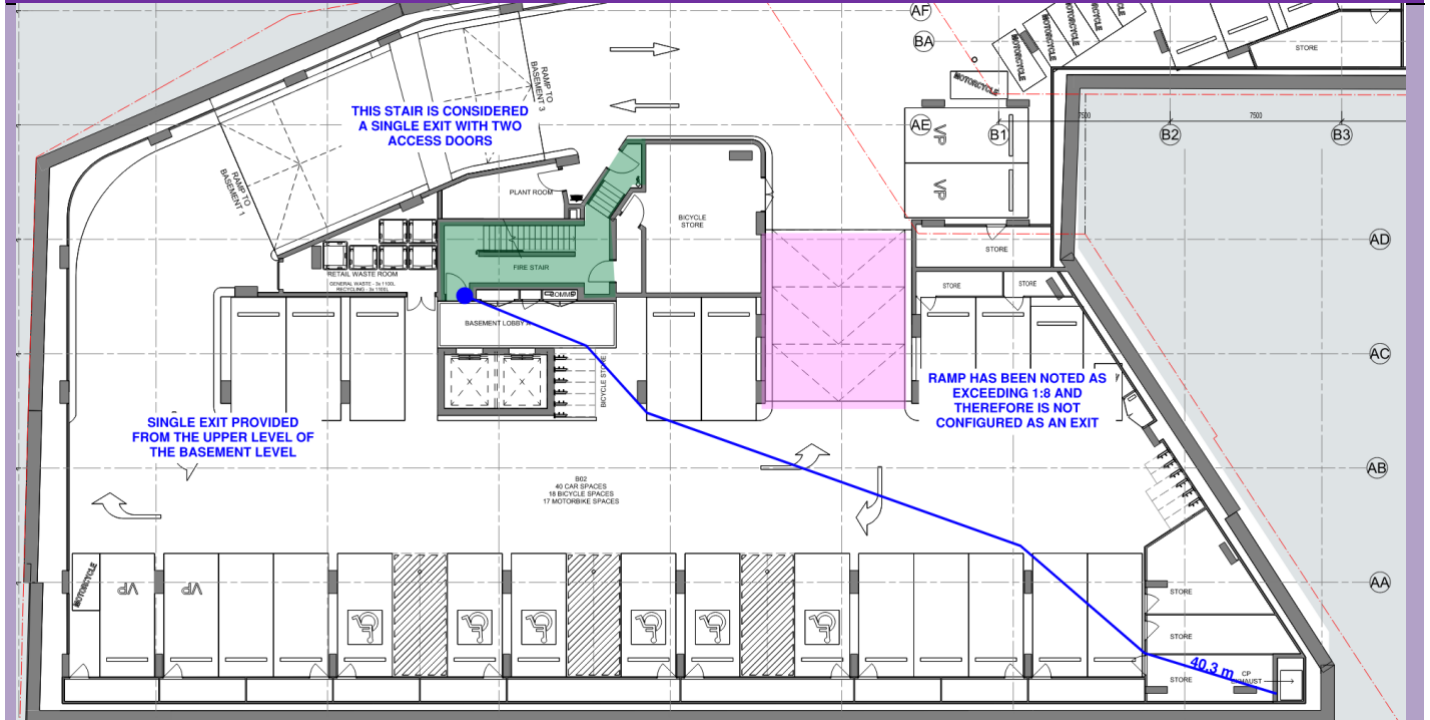


Figure 18 - Basement 02 - Distance to a single exit is approximately 41m in lieu of 20m

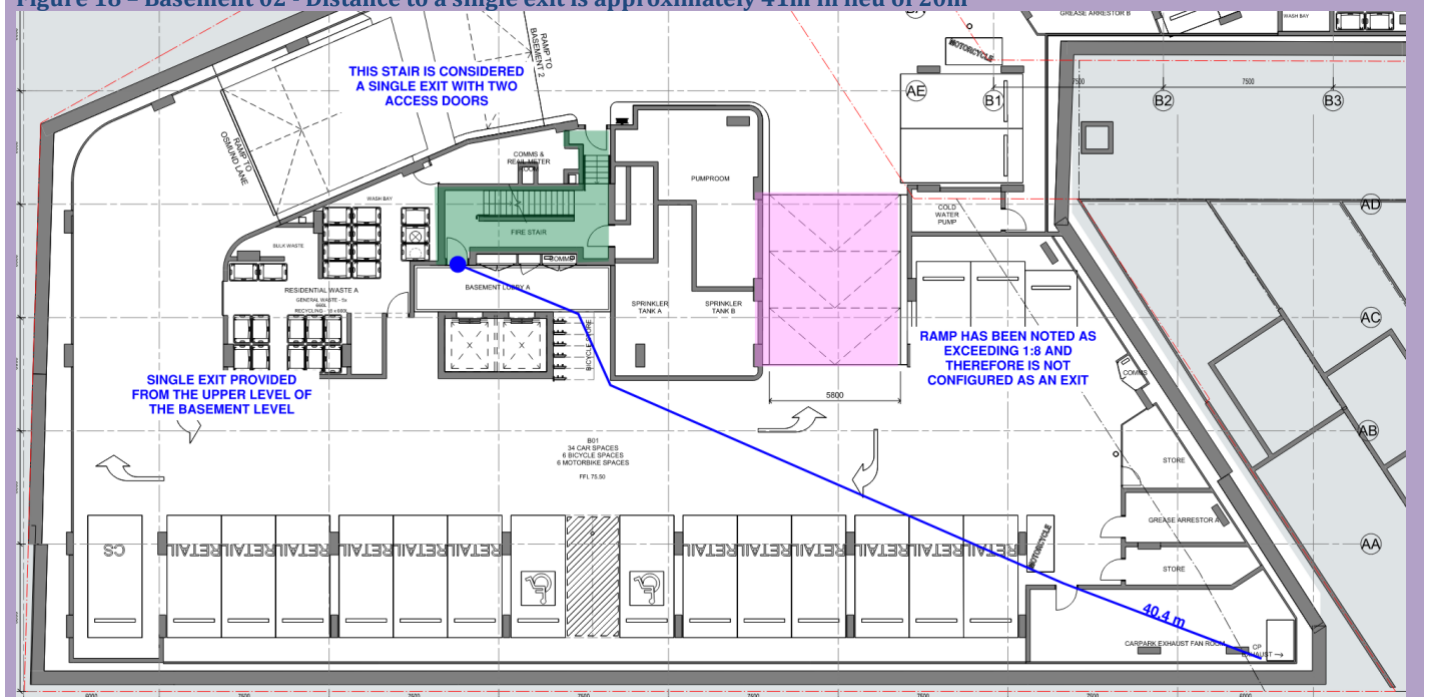


Figure 19 - Basement 01 - Distance to a single exit is approximately 41m in lieu of 20m

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
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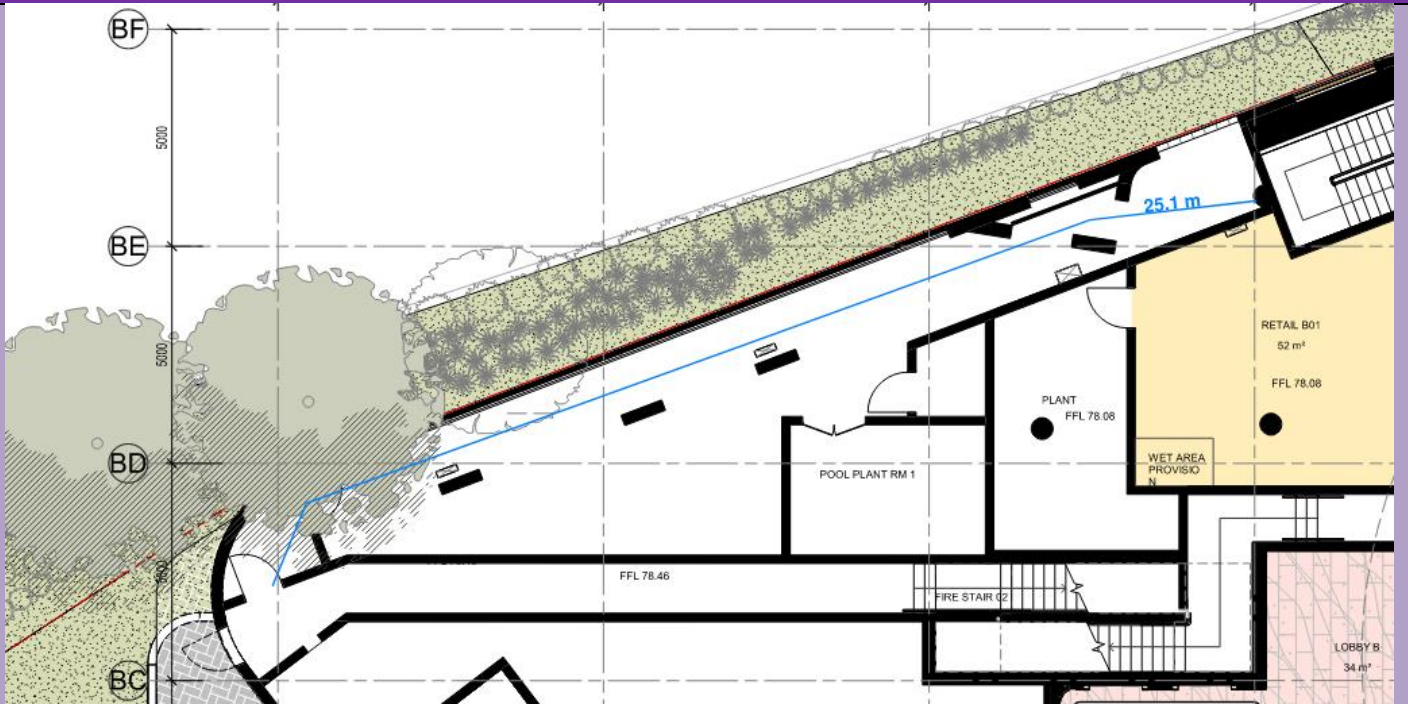


Figure 20 – Ground Distance of travel to a single exit is in the order of 26.5m in lieu of 20m

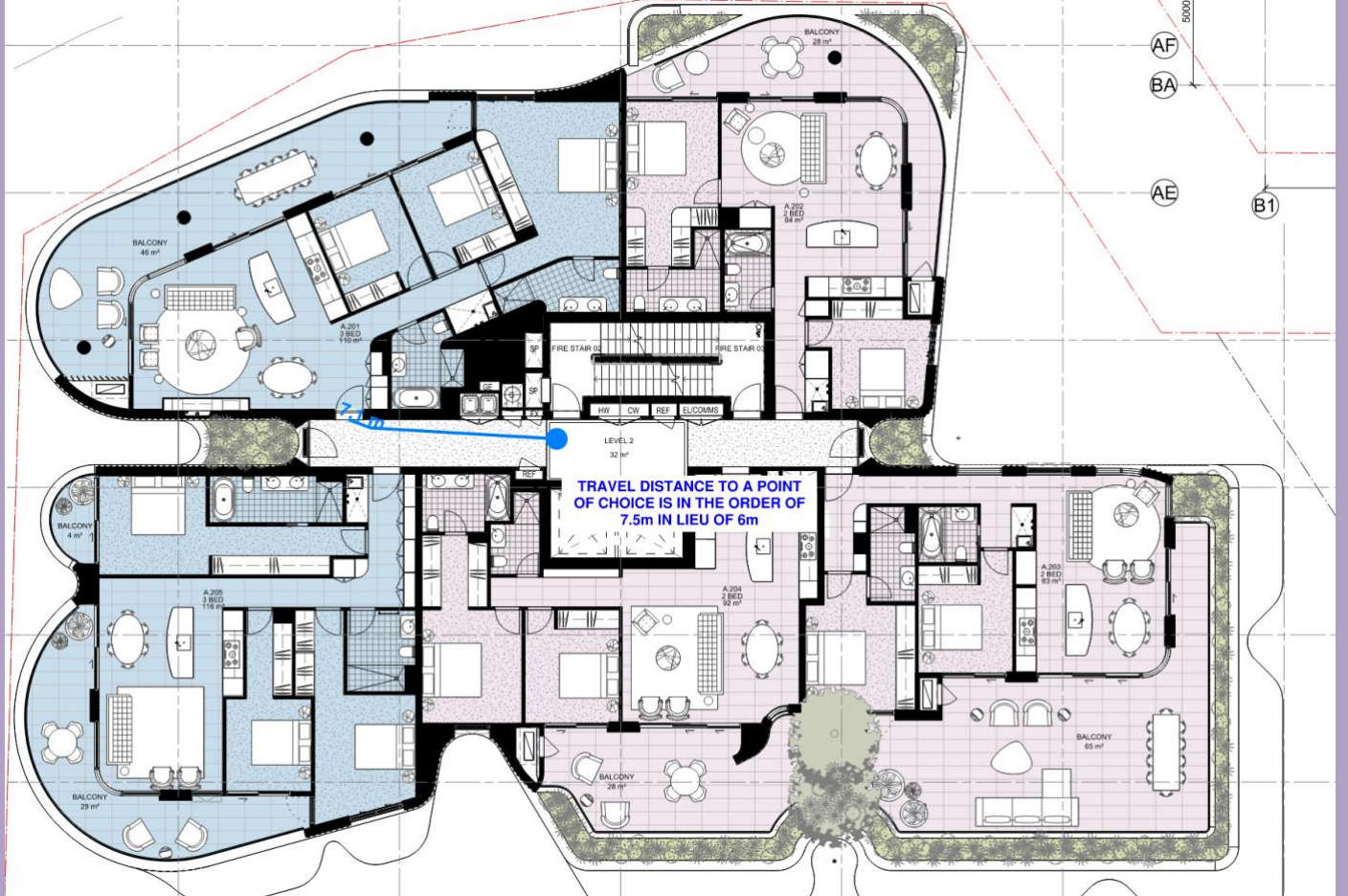


Figure 21 – Tower A: Typical travel distance is in the order of 7.5m in lieu of 6m

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
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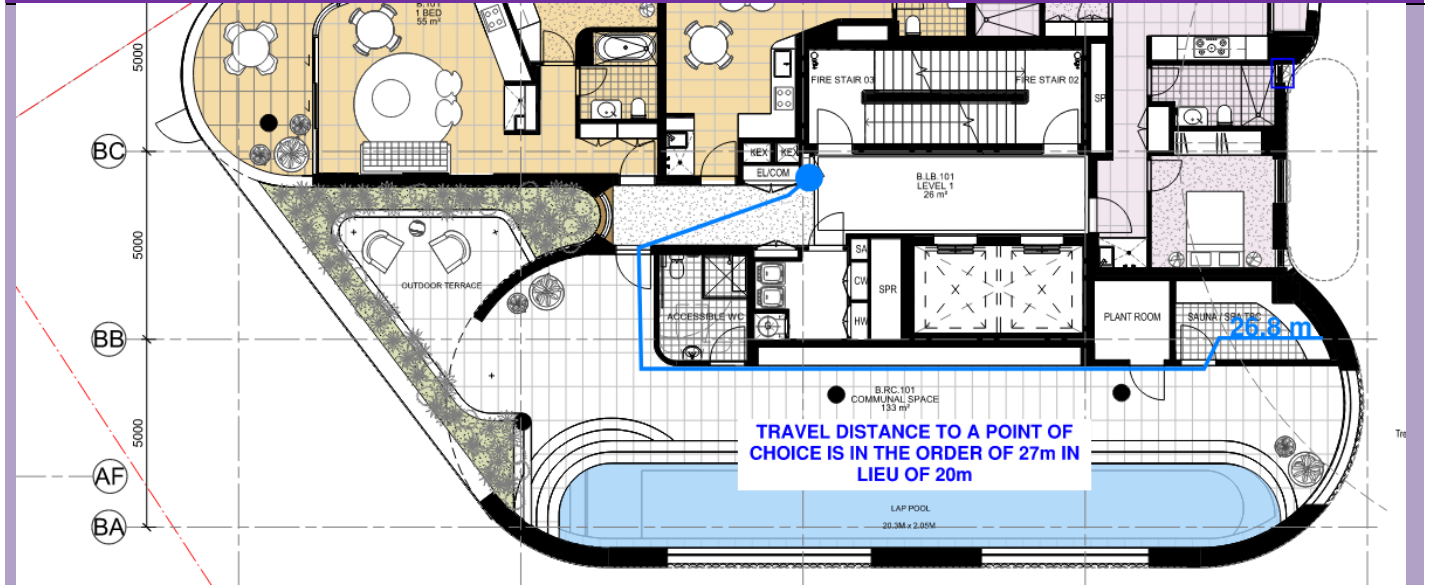


Figure 22 - Level 1 (Tower B) - Distance to a point of choice is in the order of 27m in lieu of 20m

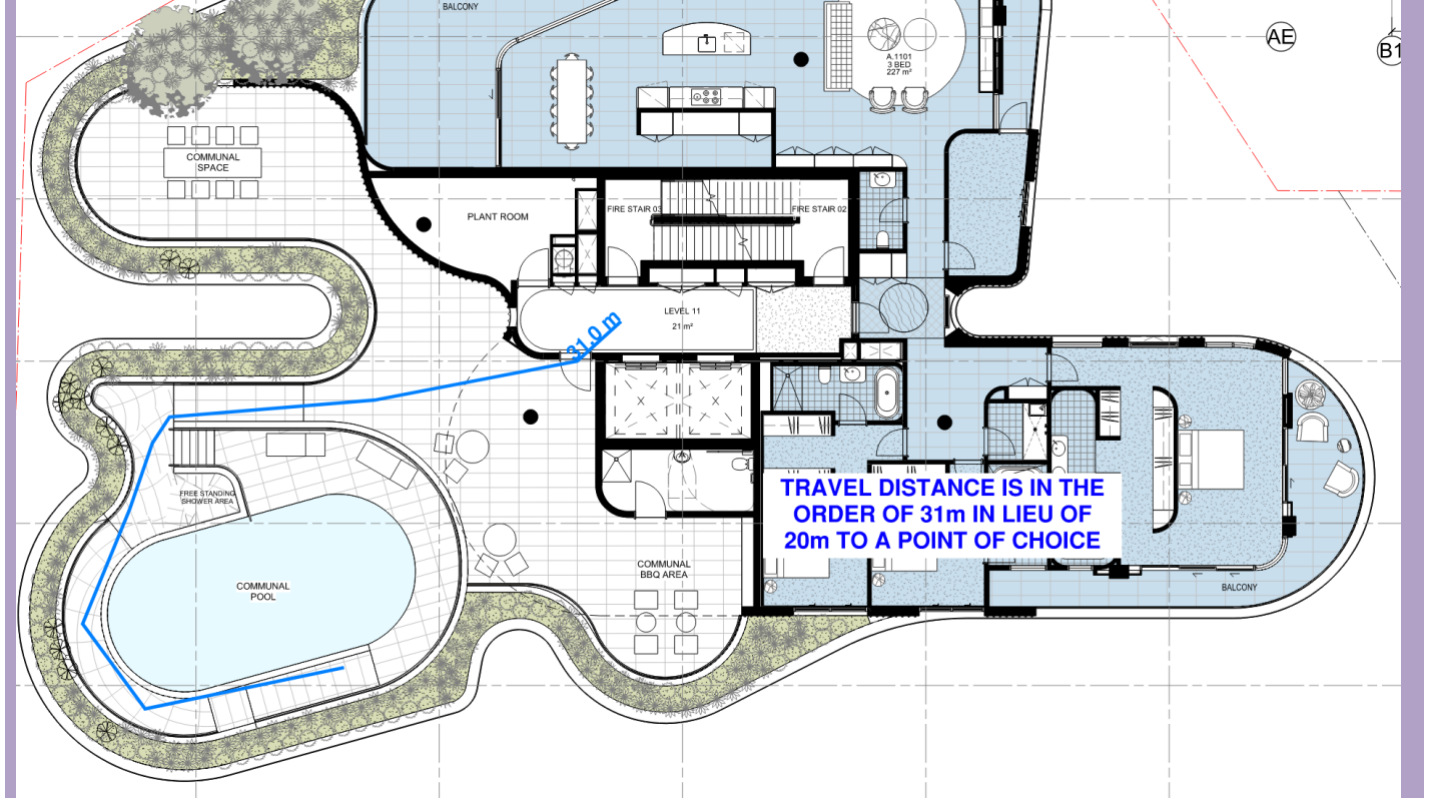


Figure 23 - Level 1 (Tower A) - Distance of travel to a point of choice is in the order of 31m in lieu of 20m

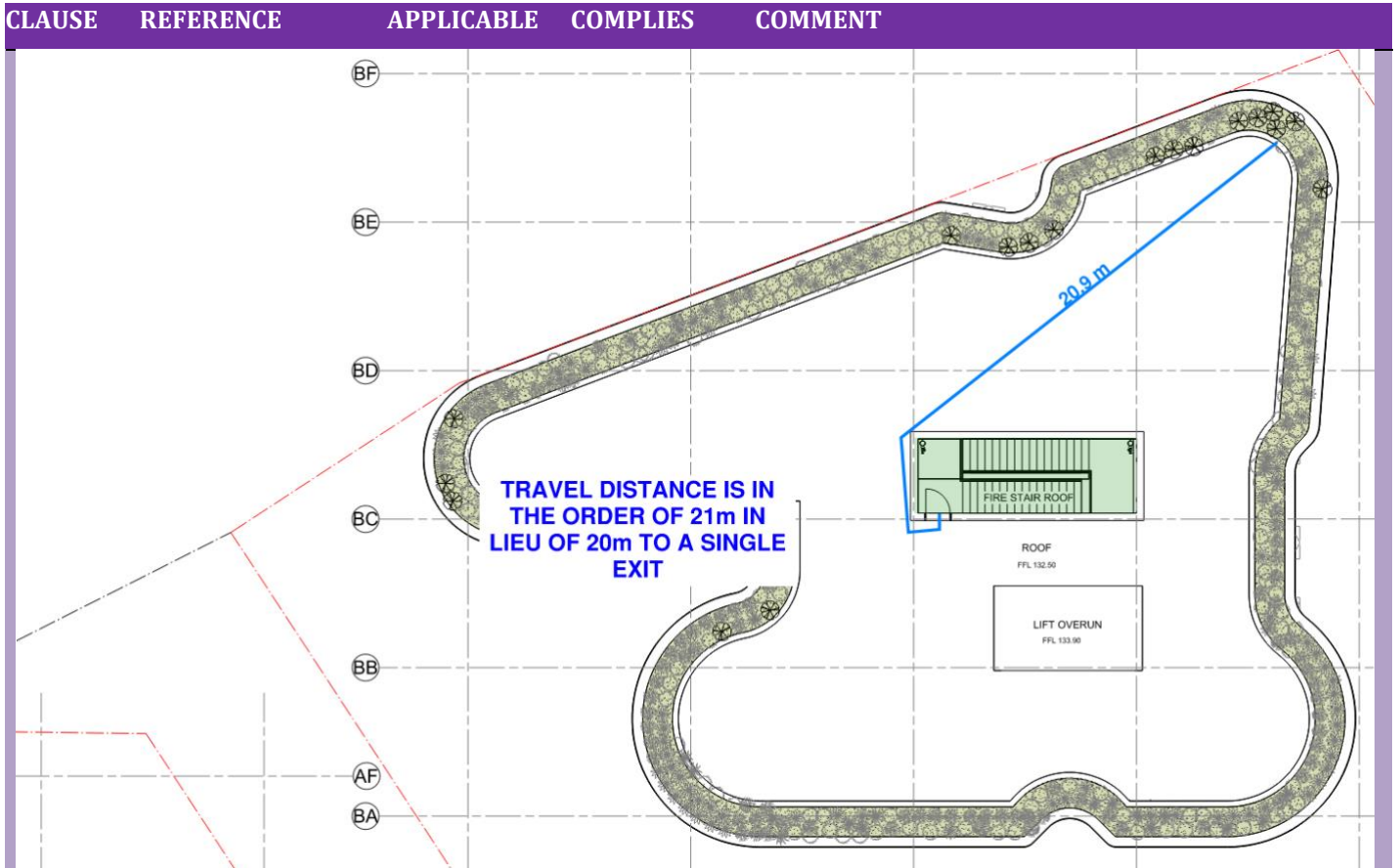


Figure 24 – Common roof top (Tower B): Distance to a single exit is in the order of 21m in lieu of 20m

D2D6 D1.5	Distances between alternative exits	✓	X	<p>Exits are required as alternative means of exits must be distributed as uniformly as practicable within or around the storeys where access to at least two exits is readily available from all points including lift lobby areas.</p> <p>Alternative exits is not less than 9m and not more than 45m apart in a Class 2 building or 60m in all other cases.</p> <p>Alternative paths of travel are to be located to not converge such that they become less than 6m.</p> <p>The basement levels appear to comply with this clause as alternative exits are located uniformly as practical and within 60m of one another but not closer than 9m.</p> <p><i>(Distance between alternative exits is measured through the point of choice as nominated in BCA Clause D2D5).</i></p> <p>Upper Residential Levels: The upper residential levels are within 9m of one another.</p>
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CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
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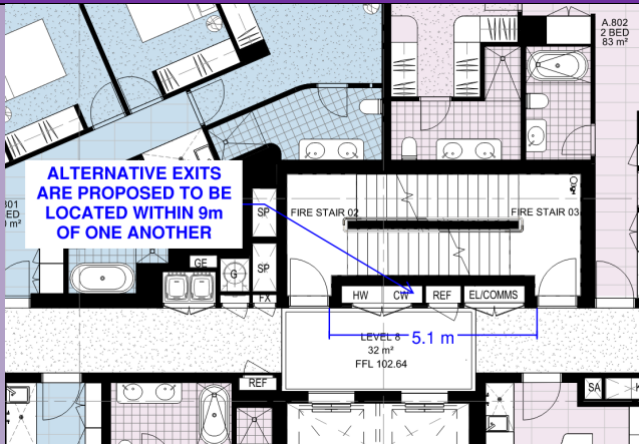


Figure 25 – Separation of exits (residential) scissor stair configuration (Tower A)

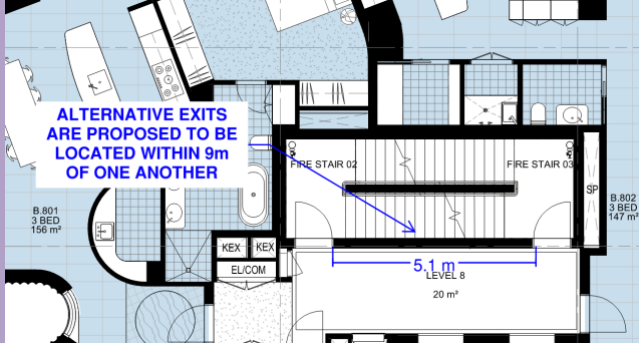
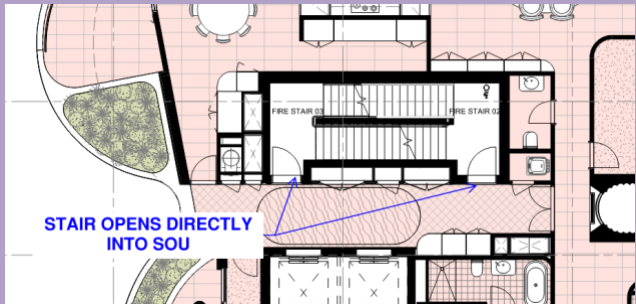


Figure 26 – Separation of exits (residential) scissor stair configuration (Tower B)

It is proposed to address this item by way of a Fire Engineered Performance Solution.

D2D7 D1.6	Heights of exits, paths of travel to exits and doorways	✓	Compliance advice	In a required exit or path of travel to an exit the unobstructed height throughout must not be less than 2m, except the unobstructed height of any doorway may be reduced to not less than 1980mm.
D2D8 D1.6	Width of exits and paths of travel to exits	✓	Compliance advice	The unobstructed width of each required exit or path of travel to an exit (except for ladders, provided in accordance with BCA Clause D2D21, D3D23 or I3D5) and doorways must not be less than: 1m.  Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.
D2D9 D1.6	Width of doorways in exits or paths of travel to exits	✓	Compliance advice	In a required exit or path of travel to an exit, the unobstructed width must be not less than 750mm wide.  <i>Note. BCA Part D4 requires a minimum of 850mm unobstructed width to doorways in buildings required to be accessible.</i>  This is capable of achieving compliance, details demonstrating compliance with this clause must be incorporated within the Construction Certificate documentation.

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
D2D10 D1.6	Exit width not to diminish in direction of travel	✓	Compliance advice	The unobstructed width of a required exit must not diminish in the direction of travel to a road or open space, except where the width is increased in accordance with BCA Clause D2D8(1)(b) or D2D9(a)(i).
D2D11 D1.6	Determination and measurement of exits and paths of travel to exits	✓	Note – method of measurement	The required width of a stairway or ramp in a required exit or path of travel is to be measured clear of all obstructions such as handrail, projecting parts of barriers and the like. This must extend without interruption, except for ceiling cornices to a height not less than 2m vertically above a line along the nosing of the treads or the floor surface of the ramp or landing.
D2D12 D1.7	Travel via fire isolated exits	✓	X	<p>A doorway from a room must not open directly into a stairway, passageway or ramp that is required to be fire isolated unless its from, a public corridor, public lobby or the like, a sole occupancy unit occupying all of a storey or sanitary compartment, airlock or the like.</p> <p>The fire isolated stair within Tower A opens directly into the sole occupancy unit. This SOU is located across the entire tower, but as the building is a united building, there is additional units within Building B. Therefore, this is a technical non-compliance, as shown below:</p>  <p><b>Figure 27 – Fire isolated stair opens directly into SOU</b></p> <p>To be redesigned to comply or a Fire Engineered Performance Solution may be sought to address this item.</p> <p>Each fire isolated stairway or fire-isolated ramp must provide independent egress from each storey served directly, or by way of its own fire isolated passageway:</p> <ul style="list-style-type: none"> <li>To a road or open space;</li> <li>To a point: <ul style="list-style-type: none"> <li>(i) in a storey or space, within the confines of the building, that is used only for pedestrian movement, carp parking or the like and is open for at least 2/3 of its perimeter; and</li> <li>(ii) from which an unimpeded path of travel, not further than 20m, is available to a road or open space; or</li> </ul> </li> <li>Into a covered area that: <ul style="list-style-type: none"> <li>(i) adjoins a road or open space;</li> <li>(ii) is open for at least 1/3 of its perimeter; and</li> <li>(iii) has an unobstructed clear height throughout, including the perimeter openings, of not less than 3m; and</li> </ul> </li> </ul>

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
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(iv) provides an unimpeded path of travel from the point of discharge to the road or open space of not more than 6m.

Where the fire isolated exit discharges whereby occupant pass within 6m of any part of the external wall of the same building (measured horizontally at right angles) to the path of travel, the part of the wall must achieve an FRL of not less than 60/60/60 and any openings protected internally in accordance with BCA Clause C4D5. The protection required above must extend for a distance of 3m above or below as appropriate the level of the path or for the height of the wall, whichever is lesser.

The following items are noted as not complying with this clause:

Tower A Stair Discharge: The fire isolated stairs within the Oxford Street tower exits converge within the same fire isolated passageway at the ground floor. This appears to discharge to open space/open sky and is connected to the road. This arrangement is shown below:

A Fire Engineered Performance Solution is required to be sought to rationalise the egress arrangement.

Tower B (FS.01) discharge: The fire isolated stair discharges adjacent to the retail tenancy which requires occupants to discharge within 6m of unprotected openings (glazing of the shopfront).

As occupants discharging from FS.03 does not necessitate passing by the shopfront (glazing) this is not considered a technical non-compliance as occupant have a point of choice from this stair.

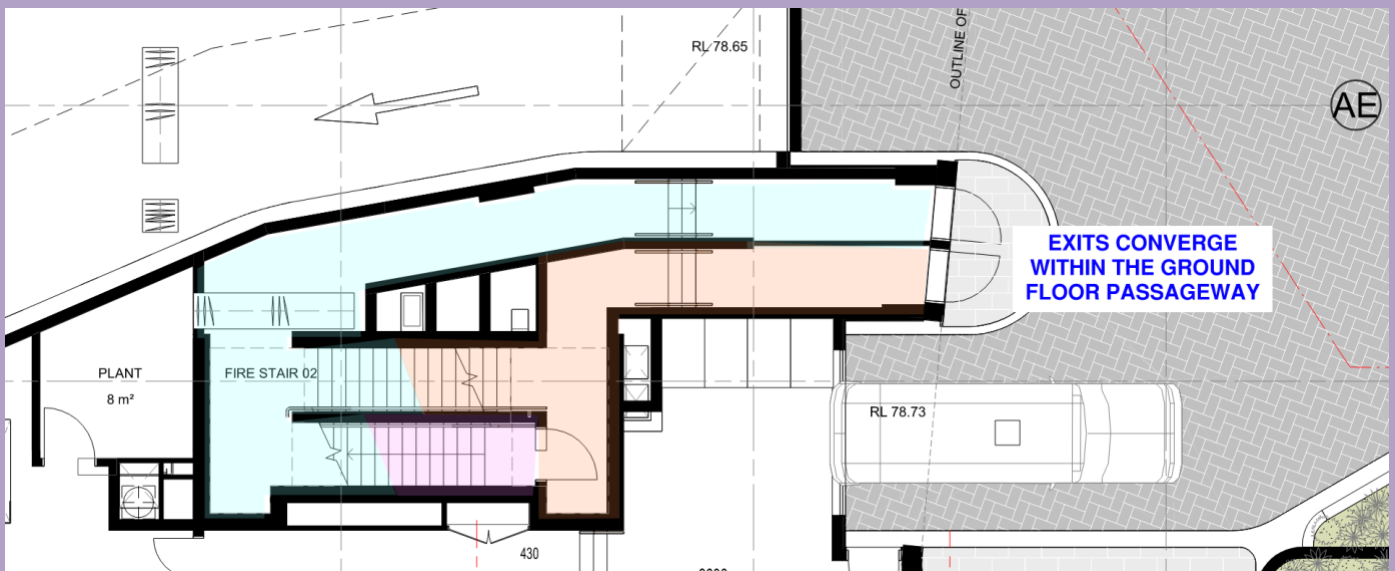
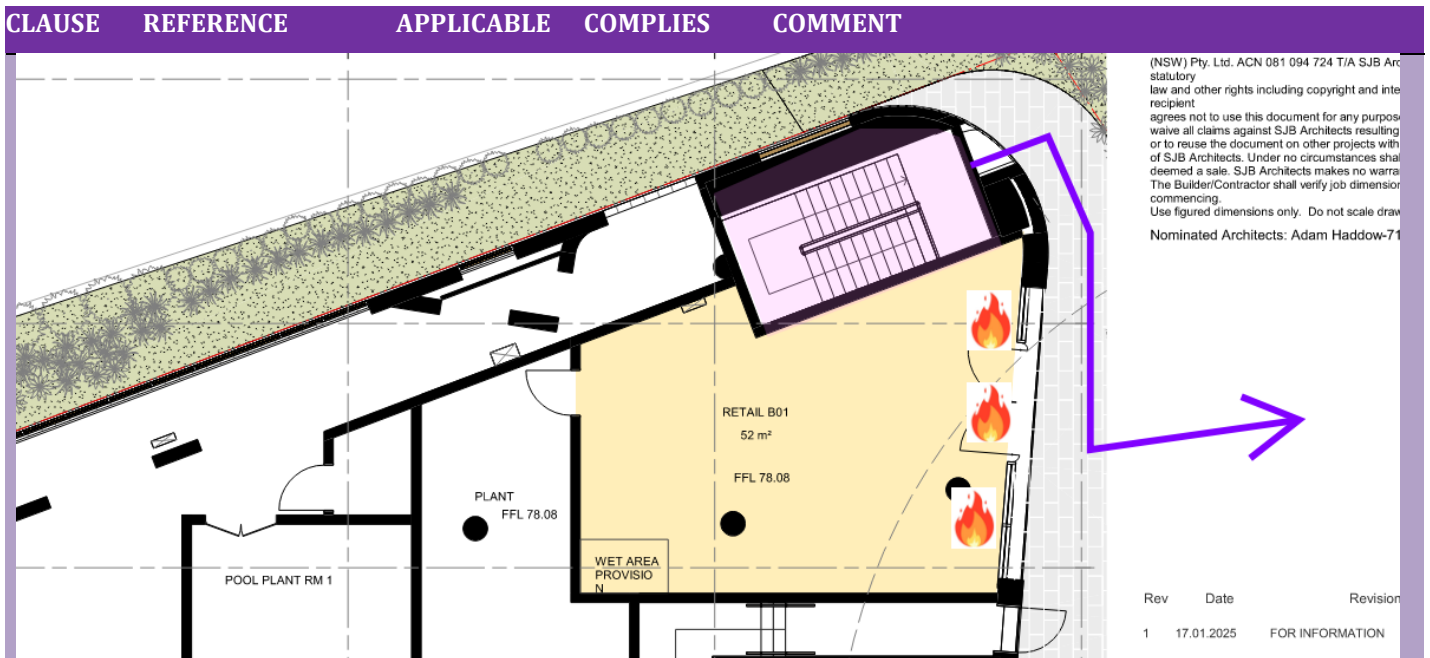


Figure 28 – Tower A discharge of fire isolated stairs (Oxford Street Tower)



**Figure 29 – Discharge of FS.01 from Tower B requires occupants to pass by unprotected openings within 6m of the path of travel**

D2D13 D1.8	External stairways or ramps in lieu of fire-isolated exits	X	N/A	Not applicable – no external stair is proposed as part of this development.
D2D14 D1.9	Travel by non-fire-isolated stairways or ramps	✓	Compliance advice	<p>A non-fire isolated stairway or non-fire isolated ramp serving as a required exit must provide a continuous means of travel by its own flights and landings from every storey served to the level at which egress to a road or open space is provided.</p> <p>In a Class 6, or 7 building, the distance from any point on a floor to a point of egress to a road or open space must not exceed 80m.</p> <p>The stairway located within the ground level, linking the split levels is considered to comply with this clause. The stairs located with basement levels are considered to link the split level and are not considered a non-fire isolated stair.</p>
D2D15 D1.10	Discharge from exits	✓	X	<p>An exit must not be blocked at the point of discharge and where required suitable barriers must be provided to prevent vehicles from blocking the exit or access to it.</p> <p>The path of travel to a road or open space must have an unobstructed width throughout out of not less than 1m or the minimum width of the required exit, whichever is greater.</p> <p>Where an exit discharges to open space that is at a different level than the public road to which it is connected, the path of travel to the road must be a ramp or other incline having a gradient not steeper than 1:8 at any part, or 1:14 where required by BCA Part D4.</p> <p>The discharge point of alternative exits must be located as far apart as practical. Due to the scissor stair configuration of the residential portions of the building the discharge point is located on the same point on the site. This specifically relates to the alternative exits within the Tower located on the</p>

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
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Oxford Street property (residential portions). This is shown below for reference.

It is proposed to address this item by way of a Fire Engineered Performance Solution.

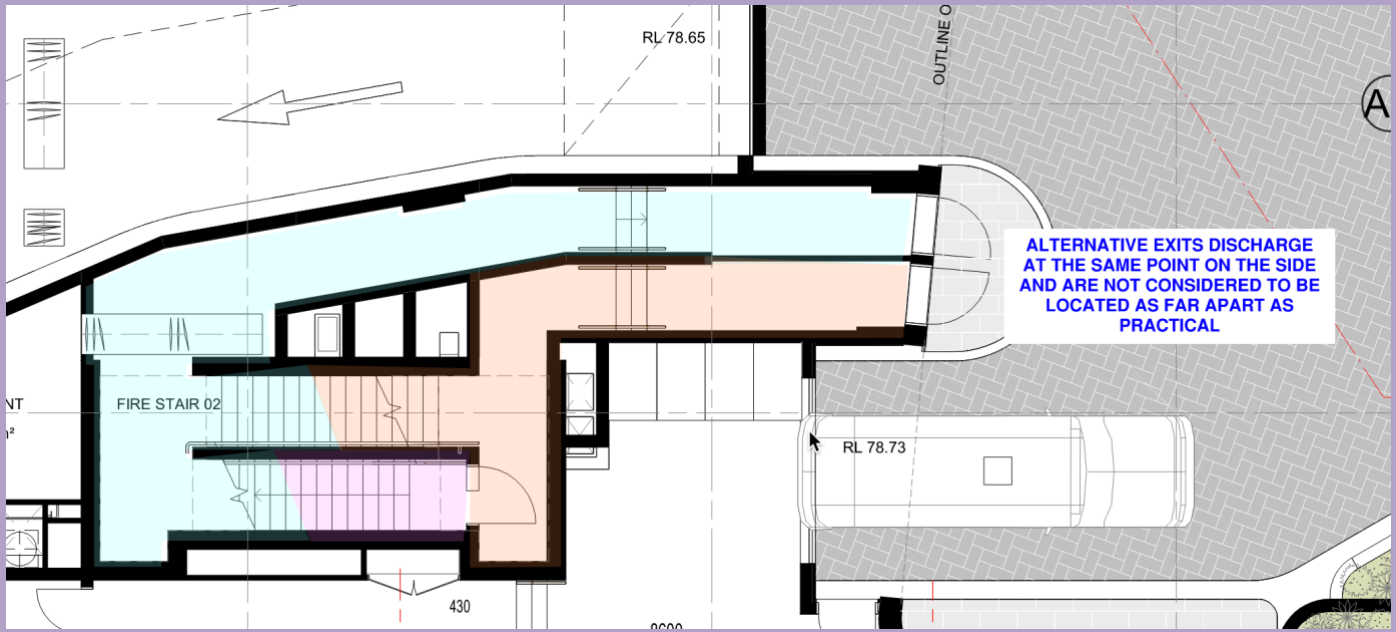


Figure 30 – Discharge of alternative exits (Tower A)

D2D15(6) D1.10(f) NSW	Class 9b - place of public entertainment	X	N/A	Not applicable – the building is not deemed place of public entertainment.
D2D16 D1.11	Horizontal exits	X	N/A	Not applicable – no horizontal exits have been considered
D2D17 D1.12	Non-Required stairways ramps and escalators	X	N/A	Not applicable to the subject building. Refer to BCA Clause D2D4 and D2D12.
D2D18 D1.13	Number of persons accommodated	✓	Note only	NSW Table D2D18 outlines that the following occupant numbers may be provided per area:  Retail (Class 6), serving ground level: 3m <sup>2</sup> per person Carpark (Class 7a): 30m <sup>2</sup> per person Swimming Pool: 1.5m <sup>2</sup> based on pool area
D2D19 D1.14	Measurement of distances	✓	Note only	Noted.
D2D20 D1.15	Method of measurement	✓	Note only	Noted.
D2D21 D1.16	Plant rooms and lift motor rooms: Concession	✓	Compliance advice	A ladder may be used in lieu of a stairway to provide egress from a plat room with a floor area of not more than 100m <sup>2</sup> . Where proposed, the ladder is required to comply with this clause.
D2D22 D1.17	Access to lift pits	✓	Compliance advice	Access to lift pits must, where the pit depth is not more than 3m, be through the lowest landing doors or where the pit depth exceeds 3m, be provided through an access doorway complying with this clause.



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
D2D23 D1.18	Egress from primary schools	X	N/A	Not applicable – the building does not contain a primary school.

### PART D3 - CONSTRUCTION OF EXITS

D3D1 D2.0	Deemed-to-Satisfy Provisions	✓	✓	Noted.
D3D2 D2.1	Application of Part	✓	✓	Applies as noted:  D3D14, D3D15(a), D3D17, D31D18, D3D19, D3D20, D3D22(5), D322(6), D3D23 and D3D29, the Deemed-to-Satisfy provisions of this Part do not apply to the internal parts of a sole occupancy unit in a Class 2 building.
D3D3 D2.2	Fire-Isolated stairways & ramps	✓	Compliance advice	A stairway or ramp (including any landings) that is required to be within a fire-resisting shaft must be constructed of non-combustible materials and so that if there is local failure it will not cause structural damage to or impair the fire resistance of the shaft.  Details demonstrating compliance with this clause must be incorporated within the Construction Certificate documentation.
D3D4 D2.3	Non-Fire-Isolated stairways and ramps	✓	Compliance advice	Non fire isolated stairways and ramps must be constructed of— <ul style="list-style-type: none"> <li>• Reinforced or prestressed concrete; or</li> <li>• Steel in no part less than 6mm thick; or</li> <li>• Timber that—               <ul style="list-style-type: none"> <li>○ Has a finished thickness of not less than 44 mm; and</li> <li>○ Has an average density of not less than 800kg/m<sup>3</sup> at a moisture content of 12%; and</li> <li>○ has not been joined by means of glue unless it has been laminated and glued with resorcinol formaldehyde or resorcinol phenol formaldehyde glue.</li> </ul> </li> </ul> Details demonstrating compliance with this clause must be included in documentation for a Construction Certificate.
D3D5 D2.4	Separation of rising and descending stair flights	✓	X	If a stairway serving as an exit is required to be fire isolated, there must be no direct connection between a flight rising from a storey below the lowest level of access to a road or open space and the flight descending from a store above that level.  Common construction separating stairs must be non-combustible and smoke proof in accordance with S11C2. The stairs serving the residential levels and the basement/commercial levels are located within the same stair shaft and are not smoke separated by the provision of a door. This is shown below:

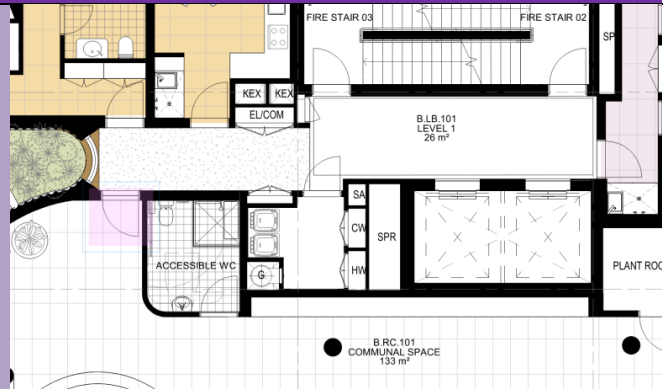
CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				<p><b>Figure 31 - Rising and descending stair construction</b></p> <p>It is proposed to address this item by way of a Fire Engineered Performance Solution.</p>
D3D6 D2.5	Open access ramps and balconies	X	N/A	Not applicable.
D3D7 D2.6	Smoke lobbies	✓	Compliance advice	<p>A smoke lobby required by BCA Clause D2D12 must have a floor area not less than 6m<sup>2</sup> and be separated from the occupied areas in the storey by walls which are impervious to smoke and have an FRL of not less than 60/60/- and extend from slab to slab or the underside of a ceiling with a resistance to the incipient spread of fire and any construction joints between the top of the walls and the floor slab or roof or ceiling must be smoke sealed with intumescent putty or other suitable material.</p> <p>Opening from occupied areas must comprise of smoke door complying with BCA Specification S12C3 and S12C4 except that the smoke sensing device need only be located on the approach side of the opening and be pressurised as part of the exit if the exit required to be pressurised under BCA Clause E2D3.</p>
D3D8 D2.7	Installations in exits and paths of travel	✓	Compliance advice	<p>Any electricity meters, distribution boards, telecommunications distribution boards or equipment, electrical motors or other motors within corridors, hallways and lobbies or the like must be enclosed with non-combustible construction of a fire protective covering with doorways suitably sealed against smoke spread.</p> <p>Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.</p>
D3D9 D2.8	Enclosure of space under stairs and ramps	✓	✓	<p>Fire isolated stairways and ramps must not be enclosed to form a cupboard or similar enclosed space.</p> <p>Non-fire isolated stairways and ramp may be enclosed to form a cupboard or similar enclosed space. However, the enclosing walls and ceilings are required to achieve an FRL of not less than 60/60/60 and any access doorway to the enclosed space is required to be fitted with a self-closing - /60/30 fire door.</p> <p>The stairs do not appear to be enclosed to form a cupboard. Compliance with this clause appears generally compliant.</p>
D3D10 D2.9	Width of stairways	✓	Compliance advice	A required stairway or ramp that exceeds 2m in width is counted as having a width of only 2m unless it is divided by a

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				handrail or barrier continuous between landings and each division has a width of not more than 2m.
D3D11 D2.10	Pedestrian ramps	✓	Compliance advice – Additional information	<p>A ramp serving as a required exit must be constructed in accordance with BCA Part D4 and AS1428.1-2009 where required to be accessible or in any other case, achieve a gradient not steeper than 1:8.</p> <p>All new pedestrian ramps are required to achieve a non-slip finish complying with AS4586-2013 slip resistance classification of new pedestrian surface materials.</p> <p>Where the vehicle ramp located within Basement 01 and 02 is configured as a 1:8 ramp, this may be considered a pedestrian ramp to provide access to a secondary exit, required by BCA Clause D2D3, this ramp is shown below:</p>
				<p><b>Figure 32 - Vehicle ramp within Basement 01</b></p>
				<p><b>Figure 33 - Vehicle ramp within Basement 02</b></p> <p>Where this is a ramp to provide an additional accessway to the stair, this will be required to be provided with a handrail in accordance with BCA Clause D3D22.</p> <p>It is proposed to address this item by way of a Fire Engineered Performance Solution.</p>
D3D12 D2.11	Fire Isolated passageways	✓	Compliance advice	The enclosing construction of a fire isolated passageway must achieve a fire resistance level when tested for fire outside the passageway.
D3D12 D2.12	Roof as open space	X	N/A	Not applicable – the roof is not acting as open space.
D3D14 D2.13	Goings and risers	✓	Compliance advice	<p>Stairways must comply with the following:</p> <ul style="list-style-type: none"> <li>• Not more than 18 and not less than two risers in each flight of stairs.</li> </ul>



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				<ul style="list-style-type: none"> <li>• Goings must be between 240mm and 355mm within the residential units;</li> <li>• Goings must be between 250mm and 355mm in other area;</li> <li>• Risers must be between 115mm high and 190mm high;</li> <li>• The slope relationship (2x riser dimensions going dimension) must be within the range of 550-700mm;</li> <li>• The goings and risers must be constant (uniform) throughout each flight in accordance with this clause.</li> <li>• Each tread must have a non-slip finish or an adequate non-skid strip near the edge of the nosings;</li> <li>• Treads must be of solid construction (not mesh or perforated) if the stairway is more than 10m high or connects more than three storeys.</li> <li>• Treads must have a surface with a slip-resistant classification not less than that listed in BCA Table D3D14 when tested in accordance with AS4586-2013 slip resistance classification of new pedestrian surface materials.</li> </ul> <p>Details demonstrating compliance with this clause must be included in documentation for a Construction Certificate.</p>
D3D15 D2.14	Landings	✓	Compliance advice	<p>Landings must not be less than 750mm long and have a slip-resistant classification not less than that listed in BCA Table D3D15 when tested in accordance with AS4586-2013 slip resistance classification of new pedestrian surface materials.</p> <p>The Building Code of Australia 2022, Volume 1 does not directly specify slip-resistance classification(s) for all accessible paths of travel; however, we highlight the need under AS1428.1-2009 for all accessible paths of travel to have a slip-resistant surface. We recommend you should seek surface finish advice from an independent specialist slip safety consultant.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.</p>
D3D16 D2.15	Thresholds	✓	Additional information required to determine compliance	<p>The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door unless:</p> <p>In a building required to be accessible by BCA Part D4, the doorway opens to a road or open space and is provided with a threshold ramp or step ramp in accordance with AS1428.1-2009.</p> <p>The doorways accessing the roof top terraces are likely to contain a set down (either a step or threshold ramp) to achieve compliance with the weatherproofing requirements of the BCA. This is typically located in the following highlighted area:</p>

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
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**Figure 34 - Change in level between indoor and outdoor levels**

Where this occurs, as the doorways do not discharge to a road or open space this is considered a technical non-compliance. To be designed to comply. Where this occurs, a BCA Performance Solution may be sought to address this item.

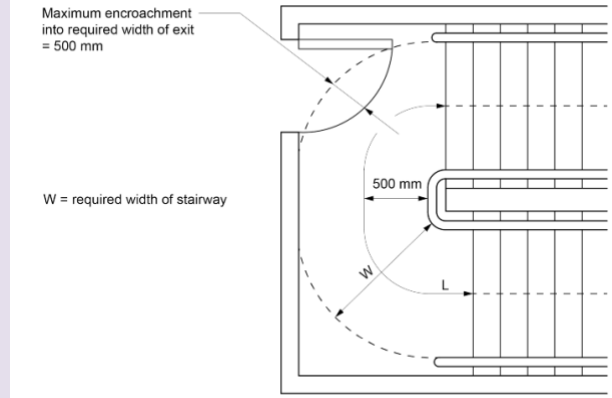
D3D17 D2.16	Barriers to prevent falls	✓	Compliance advice	<p>A continuous barrier must be provided along the side of: a roof to which general access is provided, a stairway or ramp, a floor, corridor, hallway, balcony, deck, verandah, mezzanine, access bridge or the like and any delineated path of access to a building.</p> <p>If the trafficable surface is 1m or more above the surface beneath.</p> <p>The barrier is required to be constructed in accordance with BCA Clauses D3D18, D3D19, D3D20 and if a wire barrier is used D3D21.</p>
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D3D18 D2.16	Heights of barriers	✓	Compliance advice	<p>The height of barriers required by BCA Clause D3D17 must be:</p> <ul style="list-style-type: none"> <li>Stairway or ramps with a gradient of 1:20 or steeper – 865mm.</li> <li>Landing to a stair or ramp where the barrier is provided along the inside edge of the landing and does not exceed 500mm in length – 865mm.</li> <li>In front of fixed seating on a mezzanine or balcony within an auditorium in a Class 9b building, where the horizontal projection extends not less than 1m outwards from the top of the barrier – 700mm.</li> <li>For all other locations – 1m.</li> </ul> <p>Barrier heights are measured vertically from the surface beneath, except that for stairways the height must be measured above the nosing line of the stair tread.</p> <p>A transition zone may be incorporated where the barrier height changes from 865mm on a stair flight or ramp to 1m at the landing or floor.</p> <p>Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.</p>
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CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
D3D19 <i>D2.16</i>	Openings in barriers	✓	Compliance advice	<p>Opening in required barriers must not allow for a 125mm sphere to pass through.</p> <p>In a fire-isolated stairway, ramp or other area used primarily for emergency purposes, openings in a required barrier must not allow a 300mm sphere to pass through, or where rails are used a 150mm sphere must not be able to pass through the opening between the nosing line of the stair treads and the rail or between the rail and the floor of the landing, balcony or the like and the openings between rails must not be more than 460mm.</p> <p>Details demonstrating compliance with this clause is required to be incorporated within the construction certificate documentation.</p>
D3D20 <i>D2.16</i>	Barrier climbability	✓	Compliance advice	<p>A barrier required by BCA Clause D3D17, located on a floor more than 4m above the surface beneath must not incorporate horizontal or near horizontal elements that could facilitate climbing between 150mm and 760mm above the floor.</p>
D3D21 <i>D2.16</i>	Wire barriers	✓	Compliance advice	<p>Where the barrier is proposed to be constructed of wire, compliance is achieved where proposed in accordance with this clause.</p>
D3D22 <i>D2.17</i>	Handrails	✓	Compliance advice	<p>Handrails are required to be installed at a height not less than 865mm and be continuous between stair flight landings and have no obstruction on or above them that tend to break a handhold.</p> <p>Where a stair is required to be accessible, compliance is required in accordance with Clause 12 of AS1428.1-2009.</p> <p>The height of the handrail is measured above the nosing of the stair.</p> <p>Additional requirements apply to buildings where access is required in accordance with BCA Clause D4D4.</p>
D3D23 <i>D2.18</i>	Fixed platforms, walkways stairways and ladders	✓	Compliance advice	<p>Machinery rooms, boiler houses, lift machine rooms, plant rooms and the like may be access via a fixed platform, walkway, stairway or ladder complying with AS1657-2013 in lieu of the requirements contained above.</p>
D3D23 <i>D2.19</i>	Doorways and doors	✓	Compliance advice	<p>A doorway serving as a required exit or forming part of a required exit must not be fitted with a revolving door, roller shutter or tilt up door.</p> <p>Sliding doors are only permitted where leading directly to a road or open space and the door is able to be opened manually under a force of not more than 110N if there is a malfunction to failure of the power source.</p>
D3D25(1) <i>D2.20(a)</i>	Swinging doors	✓	Compliance advice	<p>A swinging door in a required exit or forming part of a required exit must not encroach within 500mm on the required width (including any landings). This is shown within the figure below:</p>

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
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**Figure 35 – Extract from the Guide to the BCA**

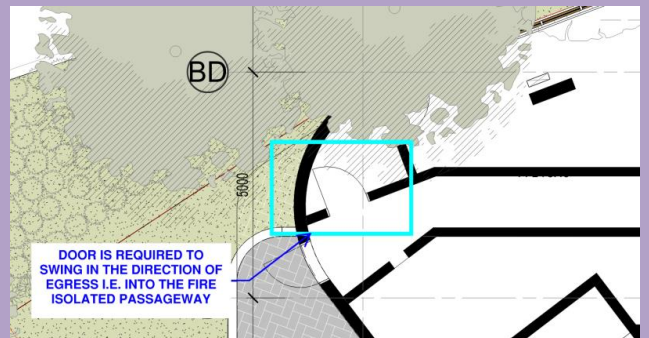
Compliance with this clause appears readily achievable, confirmation shall be incorporated within the Construction Certificate documentation to ensure compliance is achieved with this clause.

D3D25(2) D2.20(b)	Swinging doors	✓	X	
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A required exit must swing in the direction egress. The retail tenancies located throughout the building currently swing inwards in lieu of the direction of egress. This is required as multiple exits are required to this larger tenancy to achieve compliance with the travel distance requirements. This arrangement is shown below:

Doors that are the required exit are to swing in the direction of egress.

The door from the back of house area located on the Ground Level are required to swing into the fire isolated stair/passageway. This is not currently achieved:



**Figure 36 – Required exit from the condenser room is required to swing into the stair**

It is proposed to address this item by way of a Fire Engineered Performance Solution.

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
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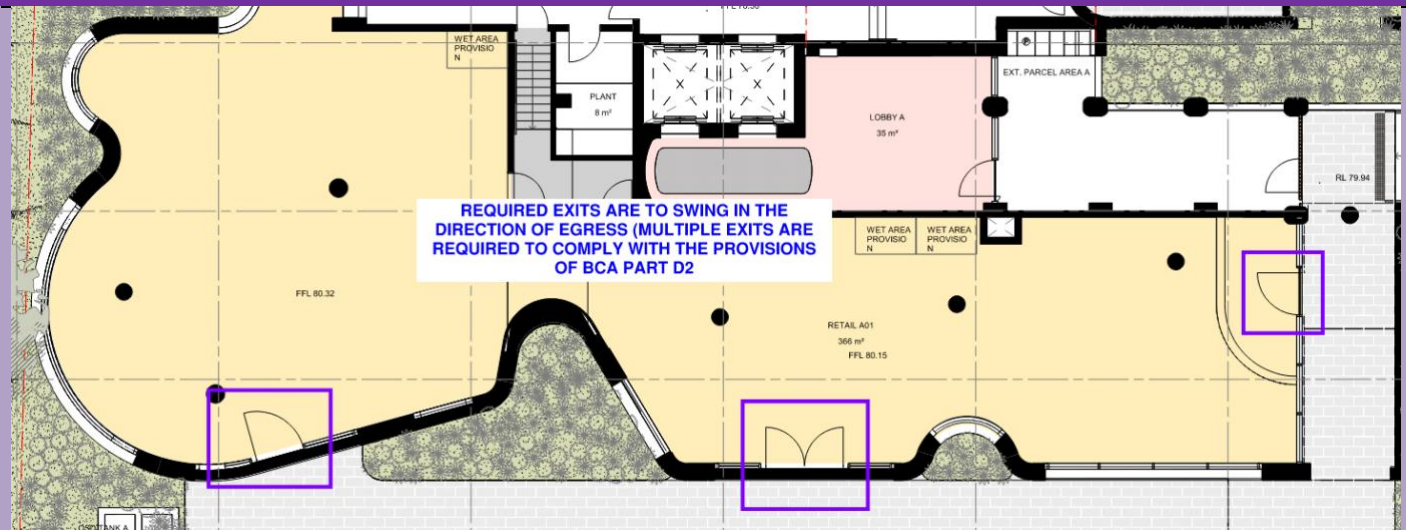


Figure 37 - Retail tenancy, doorways are required to swing

D3D26 D2.21	Operation of latch	✓	Compliance advice	<p>A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be openable without a key from the side that faces a person seeking egress in accordance with this clause.</p> <p>Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.</p>
D3D27 D2.22	Re-entry from fire isolated exits	✓	Compliance advice	<p>Doors of a fire-isolated exit must not be locked from the inside in a fire-isolated exit serving any storey above an effective height of 25m, throughout the exit.</p> <p>Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.</p>
D3D28 D2.23	Signs on doors	✓	Compliance advice	<p>Information clause relevant to the provision of signs on required fire doors to alert people that operation of these doors is not to be impaired.</p> <p>Refer also to offence signage required by Clause 183 of the EP&amp;A Regulation (EPAR) 2000.</p>
D3D29 D2.24	Protection of openable windows	✓	Compliance advice	<p>A window opening must be provided with protection if the floor beneath the window is 2m or more above the surface beneath within a bedroom of a Class 2 or 3 building, or Class 4 part or in a Class 9b early childhood centre.</p> <p>Details demonstrating compliance with this clause must be incorporated within the Construction Certificate documentation.</p>
D3D30 D2.25	Timber Stairways: Concession	X	Noted	Noted – not applicable.

#### PART D4 - ACCESS FOR PEOPLE WITH DISABILITIES

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



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
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**SPECIFICATIONS REFERENCED WITHIN SECTION D**

Spec 14	Non-required stairways, ramps and escalators	X	N/A	Not applicable – no proposed non-required stairways, ramps or escalators.
Spec 15	Braille and tactile signs	✓	Applies	Specification 15 applies to the assessment contained within BCA Part D4 – refer to Access Consultants requirements.
Spec 16	Accessible water entry/exit from swimming pools	X	N/A	Not applicable – no swimming pools are proposed as part of this development.

**SECTION E - SERVICES AND EQUIPMENT**

**PART E1 - FIRE FIGHTING EQUIPMENT**

E1D1 E1.0	Deemed-to-Satisfy Provisions	✓	Note	Noted.
E1D2 E1.3	Fire Hydrants	✓	Compliance advice	<p>A fire hydrant system is required to serve the entire building as it exceeds 500m<sup>2</sup>. Fire Hydrant coverage to be provided in accordance with AS2419.1-2021 (new adoption Australian Standard within BCA 2022).</p> <p>As the building is greater than 25m in effective height, the building is required to be provided with a ring main and a Grade 1 water supply.</p> <p>The scope of AS2419.1-2021 applies to buildings and associated areas that do not include special hazards (refer to Clause 1.1 of AS2419.1-2021). Where the building incorporates electric vehicles and are considered special hazards (under BCA Clause E1D17 and E2D21 a Fire Engineered Performance Solution will be required to adopt this Australian Standard.</p> <p>The fire hydrant booster is located on Oxford Street and is capable of complying with this clause which is considered the principal entrance of the building.</p> <p>Clearances are required in accordance with Clause 3.2.2.2 requiring a minimum of 1m directly in front of the fire hydrant outlets, a clearance of not less than 500mm from any point of a door-swing arc and the fire hydrant outlet, a clearance of not less than 100mm around the handwheel of the fire hydrant valve and a clearance around the fire hydrant valve outlet of not less than 300mm through an arc of 225 degrees in the plane of the valve outlet.</p> <p><b>Note.</b> Fire hydrant coverage has not been verified at this review. This is subject to the Hydraulic/fire services design.</p> <p>A Fire Engineered Performance Solution is proposed to be sought to permit the proposed combined sprinkler and fire hydrant system and provide a water supply to the building which complies with AS2419.1-2021 in lieu of AS2118.6-2012, with sufficient water to meet the simultaneous flow demand (i.e. hydrant and sprinkler system) throughout the Class 2 areas, however, simultaneous flow will not be provided to the basement carpark.</p>

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
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Details of the fire hydrant design is required to be incorporated within the Construction Certificate and fire services design documentation.

NOTE In some circumstances, the authority having jurisdiction may require external fire hydrants to be installed below ground.

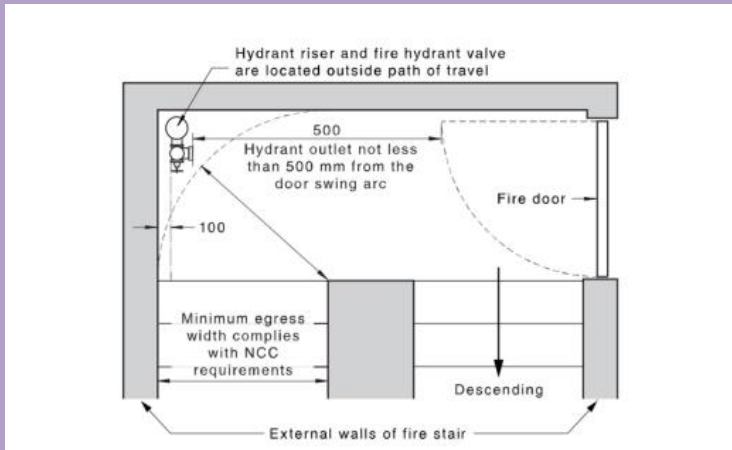


Figure H.3(C) — Internal fire hydrant clearances required within a fire isolated stair

Figure 38 and 39 - Extract from AS2419.1-2021, required circulation spaces around fire hydrants

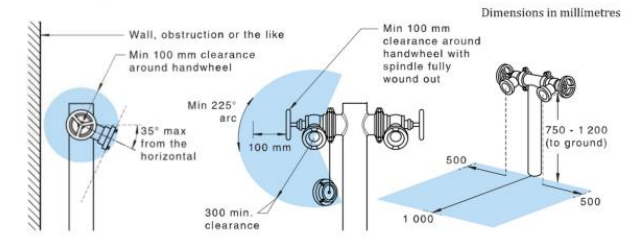


Figure H.3(A) — External fire hydrant clearances

Figure H.3(B) highlights the application of the design principles and minimum clearances required in and around internal fire hydrants, including minimum and maximum heights for these fire hydrants. Additionally, Figure H.3(B) highlights that an internal above-ground on-site fire hydrant is required to have one valve-controlled outlet, except where the requirements of Clause 3.2.2.5(b) and (c) apply.

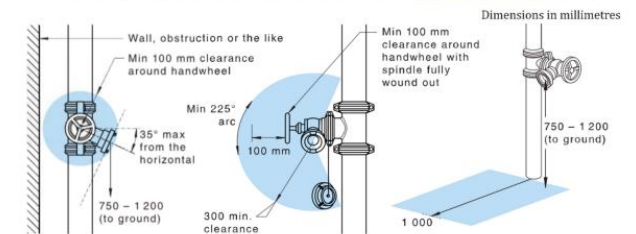


Figure H.3(B) — Internal fire hydrant clearances

E1D3 E1.4	Fire Hose Reels	✓	Compliance advice	<p>Fire hose reel coverage is required to be provided to the throughout the building including outdoor areas/balconies contained within the building. A fire hose reel system complying with AS2441-2005 must be provided to serve the whole building where internal fire hydrants are installed or where internal hydrants are not installed to serve any fire compartment with a floor area greater than 500m<sup>2</sup>.</p> <p>Fire hose reels are required to be located within 4m of an exit and must be provided with a fire hose reel to serve only the storey at which they are located.</p> <p>Fire hose reels are required to be provided on the storey that they are located on.</p> <p>Coverage is required to be provided throughout the building achieved by a 36m hose + 4m spray of water.</p> <p><b>Note: Extent of verification:</b> Fire Hose Reel coverage has not been confirmed as part of this assessment. Confirmation from the fire service design to confirm coverage is provided in accordance with AS2441-2005.</p> <p>Details demonstrating compliance with this clause must be incorporated in documentation for a construction certificate.</p>
E1D4 E1.5	Sprinklers	✓	Compliance advice	<p>A sprinkler system must be installed in a building or part of a building when required by BCA Clause E1D5 to E1D12, as applicable and comply with Specification 17.</p> <p>It is proposed to address the technical non-compliance to permit the flush type sprinkler heads which are proposed within residential areas which have not been specifically tested in their configuration to demonstrate compliance with</p>



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				<p>the RTI and C factor values required for a fast response type sprinkler. This is proposed to be addressed by way of a Fire Engineered Performance Solution.</p> <p>It is proposed to permit the proposed combined sprinkler and fire hydrant system and provide a water supply to the building which complies with AS2419.1-2021 in lieu of AS2118.6-2012, with sufficient water to meet the simultaneous flow demand (i.e. hydrant and sprinkler system) throughout the Class 2 areas, however, simultaneous flow will not be provided to the basement carpark. This is proposed to be addressed by way of a Fire Engineered Performance Solution.</p>
E1D5 E1.5	Where sprinklers are required: all classifications	✓	Compliance advice	<p>Sprinklers are required throughout if any part of the building has an effective height of more than 25m including an open deck carpark.</p> <p>The building is required to be provided with a sprinkler system throughout. The building is required to be provided with an AS2118 sprinkler system throughout.</p> <p>It is proposed to address the technical non-compliance to permit the flush type sprinkler heads which are proposed within residential areas which have not been specifically tested in their configuration to demonstrate compliance with the RTI and C factor values required for a fast response type sprinkler. This is proposed to be addressed by way of a Fire Engineered Performance Solution.</p> <p>It is proposed to permit the proposed combined sprinkler and fire hydrant system and provide a water supply to the building which complies with AS2419.1-2021 in lieu of AS2118.6-2012, with sufficient water to meet the simultaneous flow demand (i.e. hydrant and sprinkler system) throughout the Class 2 areas, however, simultaneous flow will not be provided to the basement carpark. This is proposed to be addressed by way of a Fire Engineered Performance Solution.</p> <p>Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.</p>
E1D6 E1.5	Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings	X	N/A	Not applicable – the building is greater than 25m in height and therefore BCA Clause E1D5 applies in this instance.
E1D7 E1.5	Where sprinklers are required: Class 3 building used as a residential care building	X	N/A	Not applicable – the building is not considered a Class 3 building.
E1D8 E1.5	Where sprinklers are required: Class 6 buildings	X	N/A	Not applicable – the building is required to comply with BCA Clause E1D5 as the effective height is greater than 25m, requiring sprinklers to be installed throughout the building including the retail portions of the building.
E1D9 E1.5	Where sprinklers are required: Class 7a building, other than	X	N/A	Not applicable – the building is required to comply with BCA Clause E1D5 as the effective height is greater than 25m, requiring sprinklers to be installed throughout the building.



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
	an open-deck carpark			
E1D10 E1.5	Where sprinklers are required: Class 9a health-care building used as a residential care building, Class 9c buildings	X	N/A	Not applicable – the building is required to comply with BCA Clause E1D5 as the effective height is greater than 25m, requiring sprinklers to be installed throughout the building.
E1D11 E1.5	Where sprinklers are required: Class 9b buildings	X	N/A	Not applicable – the building is required to comply with BCA Clause E1D5 as the effective height is greater than 25m, requiring sprinklers to be installed throughout the building.
E1D12 E1.5	Where sprinklers are required: additional requirements	X	N/A	Not applicable – the building is required to comply with BCA Clause E1D5 as the effective height is greater than 25m, requiring sprinklers to be installed throughout the building.
E1D13 E1.5	Where sprinklers are required: occupancies of excessive hazard	X	N/A	Not applicable.
E1D14 E1.6	Portable Fire Extinguishers	✓	Compliance advice	<p>Portable Fire Extinguishers are required to be installed throughout carpark in accordance with AS2444.</p> <p>Portable fire extinguishers provided in the Class 2 parts of the building must be:</p> <ul style="list-style-type: none"> <li>• An ABE type fire extinguisher;</li> <li>• A minimum size of 2.5kg; and</li> <li>• Distributed outside a sole occupancy unit to serve only the storey which they are located and so that the travel distance from the entrance doorway of any sole-occupancy unit to the nearest fire extinguisher is not more than 10m.</li> </ul> <p>Details demonstrating compliance with this clause must be included in documentation for a Construction Certificate.</p>
E1D15 E1.8	Fire Control Centres	✓	X	<p>A fire control facility in accordance with BCA Specification 19 must be provided for a building with an effective height of more than 25m.</p> <p>As the building has an effective height of greater than 50m a dedicated room is required to be provided.</p> <p>The room is required to be:</p> <ul style="list-style-type: none"> <li>• Contained within construction of concrete, masonry or the like, sufficiently impact resistant to withstand the impact of any falling debris and achieving an FRL of not less than 120/120/120.</li> <li>• Any material used as a finished or lining within the room to comply with the requirements of Specification 7.</li> <li>• Services, pipes, ducts and the like that are not directly required for the proper functioning of the fire control room do not pass through it.</li> <li>• The fire control room is required to be not less than 10m and the length of any internal side must be not less than 2.5m.</li> <li>• The fire control room is required to be at the primary entrance to the building.</li> </ul>



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				<ul style="list-style-type: none"> <li>A fire control centre must be located in a building that egress from any part of its floor does not involve a change in level which in aggregate exceeds 300mm.</li> </ul> <p>Is required to be located so it is accessible via two paths of travel, being one from the front entrance and one direct from a public place or fire isolated passageway which leads to a public place.</p> <p>Full compliance with Specification 19 should be incorporated within the Construction Certificate documentation.</p>
E1D16 E1.9	Fire precautions during construction	✓	Compliance advice	<p>Not less than one fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each storey adjacent to each required exit or temporary stair or exit.</p> <p>After the building has reached an effective height of 12m, the fire hydrants and fire hose reels must be operational in at least every storey that is covered by the roof or the floor structure above, except the two uppermost storeys and any required booster connections must be installed.</p>
E1D17 E1.10	Provision for special hazards	✓	Compliance advice – additional note	<p>We note that the Certifier may consider electric cars/charging stations as a hazard within the building, where proposed. As there are no prescriptive requirements this will be required to be addressed via a Performance Solution.</p> <p>This is to be determined by the Principal Certifying Authority.</p> <p>It is proposed to address the provision of EV Charging within the Fire Engineered Performance Solution. Refer to separate document for details regarding this Performance Solution.</p>

## PART E2 - SMOKE HAZARD MANAGEMENT

E2D1 E2.0	Deemed-to-Satisfy Provisions	✓	✓	Noted.
E2D2 E2.1	Application of Part	✓	Note	Applies as noted.
E2D3 E2.2	General requirements	✓	Compliance advice	<p>An air-handling system which does not form part of a smoke hazard management system in accordance with BCA Clause E2D4 to E2D20 and which recycles air from one fire compartment to another fire compartment or operates in a manner that may unduly contribute to the spread of smoke from one fire compartment to another fire compartment must be designed and installed to:</p> <p>Operate as a smoke control system in accordance with AS1668; or</p> <p>Such that it incorporates smoke dampers where the air-handling ducts penetrate any elements separating the fire compartment served and is arranged such that the air-handling system is shut down and the smoke dampers are activated to close automatically by smoke detectors comply with Clause 7.5 of AS1670.1.</p>
E2D4 E2.2a	Fire-isolated exits	✓	Compliance advice	Fire isolated exits are required to be provided with an automatic air pressurisation system for fire-isolated exits in accordance with AS1668.1 or provided with open access ramps or balconies in accordance with BCA Clause D3D6.



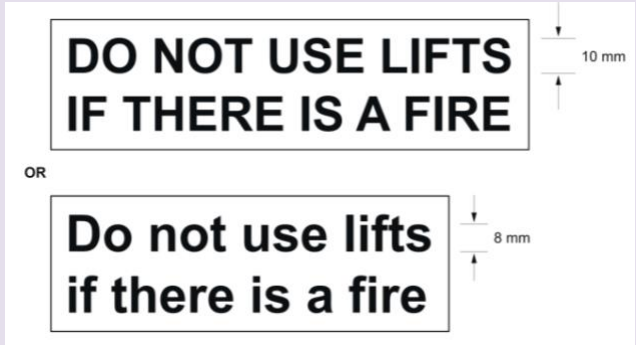
CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				<p>This applies to any fire isolated stairs serving a storey above an effective height of 25m or more than two below ground storeys not counted in the rise in storeys.</p> <p>The automatic air pressurisation system for a fire isolated exit must serve the entire exit.</p> <p>The fire isolated exits are required to be constructed to be provided with stair pressurisation throughout.</p> <p>It is proposed to permit the proposed designed stair pressurisation system on the basis that the 1m/s is achieved with only three fire doors per stair being open at one time (two carparking levels and the final discharge doors), in lieu of the five doors required by AS/NZS1668.1-2015. A Fire Engineered Performance Solution is proposed to be sought for this item.</p>
E2D5 E2.2a	Buildings more than 25m in effective height: Class 2 and 3 buildings and Class 4 part of a building	✓	Compliance advice	An automatic smoke detection and alarm system complying with Specification 20 must be provided within a Class 2 or 3 building which is more than 25m in effective height or within a Class 2, 3 or 4 parts of a building in which a building is more than 25m in effective height.
E2D6 E2.2a	Buildings more than 25m in effective height: Class 5, 6, 7b, 8 or 9b buildings	✓	Compliance advice	<p>A Class 5, 6, 7b, 8 or 9b building or part of a building must be provided with a zone pressurisation system between vertically separated fire compartments in accordance with AS1668.1, if the building has an effective height of more than 25m.</p> <p><i>Note. vertically separated fire compartments are fire compartments above and below each other and not fire compartments within the same storey.</i></p> <p>The building contains commercial classifications including, Class 5, Class 6 and Class 9b portions and is required to be provided with zone pressurisation systems between vertically separated fire compartments. Given the building is greater than 25m this is required to comply,</p> <p>It is proposed to address this item by way of a Fire Engineered Performance Solution.</p>
E2D7 E2.2a	Buildings more than 25m in effective height: Class 9a buildings	X	N/A	Not applicable.
E2D8 E2.2a	Buildings not more than 25m in effective height: Class 2 and 3 buildings and Class 4 part of a building	X	N/A	Not applicable – the building is greater than 25m in effective height.
E2D9 E2.2a	Buildings not more than 25m in effective height: Class 5, 6, 7b, 8 and 9b buildings	X	N/A	Not applicable – the building is greater than 25m in effective height.
E2D10 E2.2a	Buildings not more than 25m in effective height: large isolated buildings subject to C3D4	X	N/A	Not applicable – the building is not considered a Large Isolated Building.



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
E2D11 <i>E2.2a</i>	Buildings not more than 25m in effective height: Class 9a and 9c buildings	X	N/A	Not applicable – the building is not a 9a health care building or 9c building.
E2D12 <i>E2.2a</i>	Class 7 buildings	✓	Compliance advice	A Class 7a building, including a basement, provided with a mechanical ventilation system in accordance with AS1668.2, must comply with Clause 5.5. of AS1668.1.
E2D13 <i>E2.2a</i>	Basements (other than Class 7a buildings)	X	N/A	Not applicable – the basement levels are Class 7a throughout.
E2D14 <i>E2.2b</i>	Class 6 buildings – in fire compartments more than 2,000m <sup>2</sup> (not containing an enclosed common walkway or mall serving more than one Class 6 sole occupancy unite	X	N/A	Not applicable – the retail fire compartments are less than 2,000m <sup>2</sup> .
E2D15 <i>E2.2b</i>	Class 6 buildings – in fire compartments more than 2,000m <sup>2</sup> : Class 6 Building (containing an enclosed common walkway or mall)	X	N/A	Not applicable – the retail fire compartments are less than 2,000m <sup>2</sup> .
E2D16 <i>E2.2b</i>	Class 9b – assembly buildings: nightclubs, discotheques and the like	X	N/A	Not applicable – the building does not contain an assembly portion, nightclub or discotheques.
E2D17 <i>E2.2b</i>	Class 9b – assembly buildings: exhibition halls	X	N/A	Not applicable.
E2D18 <i>E2.2b</i>	Class 9b – assembly buildings: theatre and public halls	X	N/A	Not applicable.
E2D19 <i>E2.2b</i>	Class 9b – assembly buildings: theatres and public halls (not listed in E2D18)	X	N/A	Not applicable.
E2D20 <i>E2.2b</i>	Class 9b assembly buildings: other assembly buildings (not listed in E2D16 to E2D19)	X	N/A	Not applicable.
E2D21 <i>E2.3</i>	Provision for special hazard	✓	Compliance advice – additional note	<p>We note that the Certifier may consider electric cars/charging stations as a hazard within the building, where proposed. As there are no prescriptive requirements this will be required to be addressed via a Performance Solution.</p> <p>It is proposed to address the provision of EV Charging within the Fire Engineered Performance Solution. Refer to separate document for details regarding this Performance Solution.</p>

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
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**PART E3 - LIFT INSTALLATIONS**

E3D1 <i>E3.0</i>	Deemed-to-Satisfy Provisions	✓	Note	Noted.
E3D1 <i>E3.1</i>	Lift installations	✓	Compliance advice	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with BCA Specification 24.
E3D3 <i>E3.2</i>	Stretcher facility in lifts	✓	Compliance advice	<p>A stretcher facility must be provided in at least one emergency lift as required by BCA Clause E3D4.</p> <p>A stretcher facility must accommodate a raised stretcher with a patient lying on it horizontally by providing a clear space not less than 600mm wide x 2000mm long x 1400mm high above the floor level.</p> <p>Details demonstrating compliance with this clause including the lift manufacturers details is required to be incorporated within the Construction Certificate documentation.</p>
E3D4 <i>E3.3</i>	Warning against use of lifts in fire	✓	Compliance advice	<p>Signage is required to warn occupants against the use of lifts in a fire:</p> 
E3D5 <i>E3.4</i>	Emergency lifts	✓	Compliance advice	<p>At least one emergency lift complying must be provided where the building has an effective height of more than 25m. Where two or more passenger lifts are installed and serve the same storeys (excluding a lift that is within an atrium), at least two emergency lifts must be provided to serve those storeys and if located within different shafts, at least one emergency lift must be provided in each shaft.</p> <p>An emergency lift is required to be constructed within a fire-resisting shaft in accordance with BCA Clause C3D11.</p>
E3D6 <i>E3.5</i>	Landings	✓	Compliance advice	Access and egress to and from lift well landings must comply with Parts D3, D3 and D4.
E3D7 <i>E3.6</i>	Passenger lifts types and their limitations	✓	Compliance advice	<p>As the building is required to be accessible, every passenger lift installed must comply with this clause:</p> <p>Electric passenger lifts, electrohydraulic passenger lifts or inclined lifts have no limitations on the use.</p>
E3D8 <i>E3.6a</i>	Accessible features required for passenger lifts	✓	Compliance advice	<p>The passenger lift must have the following features, including the provisions of a handrail complying AS1735.12.</p> <p>The lift shall achieve the floor dimensions of not less than 1400mm wide x 1600mm deep for all lifts which travel more than 12m.</p>

**Figure 40 - Lift signage required**



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
E3D9 E3.7	Fire Service Controls	✓	Compliance advice	Effective height of >12 m which requires lifts serving any storey above 12m, must be provided with:  (a) a fire service recall control switch complying with E3D11 for –  (i) a group of lifts; or  (ii) a single lift not in a group that serves the storey.  (b) a lift car fire service drive control switch complying with BCA Clause E3D12 for every lift.
E3D10 E3.8	Residential care buildings	X	N/A	Not applicable – not an aged care building.
E3D11 E3.9	Fire Service Recall Control Switch	✓	Compliance advice	The lifts must be provided with one fire service recall control switch required by E3D9 that activates the fire service recall operation. The switch must be installed to the requirements of BCA Clause E3D11.
E3D12 E3.10	Lift Car Fire Service Drive Control Switch	✓	Compliance advice	The lift car fire service drive control switch required by BCA Clause E3D9 must be activated from within the lift car. The switch must be installed as per the requirements of BCA Clause E3D12.

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

E4D1 E4.0	Deemed-to-Satisfy Provisions	✓	Note	Noted.
E3D2 E4.2	Emergency Lighting Requirements	✓	Compliance advice	Emergency lighting is required to be installed throughout the building, in the following areas:  Fire-isolated stairway, fire-isolated passageway or fire-isolated ramps.  In every storey of Class 7 and 9 building where the storey has an area more than 300m <sup>2</sup> in any room having a floor area more than 100m <sup>2</sup> that does not open to a corridor or space that has emergency lighting or in any room having a floor area more than 300m <sup>2</sup> .  In every passageway, corridor, hallway or like having a length of more than 6m from the entrance doorway of the sole occupancy unit in a Class 2 or 3 building.  In every required non-fire isolated stairway.  In every room or space to which there is public access in every storey in a Class 6 or 9b building.
E3D3 E4.3	Measurement of distances	✓	Note	Noted.
E4D4 E4.4	Design and operation of emergency lighting	✓	Compliance advice	The emergency lighting provided must comply with AS2293.1-2018.
E4D5 E4.5	Exit signs	✓	Compliance advice	Exit signs must be provided above or adjacent to each door providing direct egress from a storey to an enclosed stairway passageway or ramp serving as a required exit and any door serving as, or forming part of, a required exit in a storey required to be provided with emergency lighting in accordance with BCA Clause E4D2.



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
E4D6 E4.6	Direction signs	✓	Compliance advice	Directional exit signs are required where an exit is readily apparent to persons occupying or visiting the building then exit signs must be installed in appropriate positions indicating the direction to a required exit.
E4D7 E4.7	Class 2 and 3 Buildings and Class 4 parts: exemptions	✓	Note	Informational clause – Exit doors in Class 2 parts need not comply with E4D5 provided every exit door is clearly and legibly labelled on the side remote from the exit with the word “EXIT” in capital letters 25mm high in a colour contrasting with that of the background or some other suitable method.  Additionally, an entrance door of a SOU does not require exit signage.
E4D8 E4.8	Design and operation of exit signs	✓	Compliance advice	Exit signs must comply with AS/NZS2293.1-2018 or for a photoluminescent exit sign, Specification 25 and be clearly visible at all times when the building is occupied by any person having the right of legal entry to the building.
E4D9 E4.9	Emergency warning and intercom systems	✓	Compliance advice	An emergency warning and intercom system complying with AS1670.4-2018 is required to be installed throughout as the effective height is greater than 25m.  Details demonstrating compliance with this clause is required to be incorporated within the Construction Certificate documentation.

#### SPECIFICATIONS REFERENCED WITHIN SECTION E

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

#### SECTION F - HEALTH AND AMENITY

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

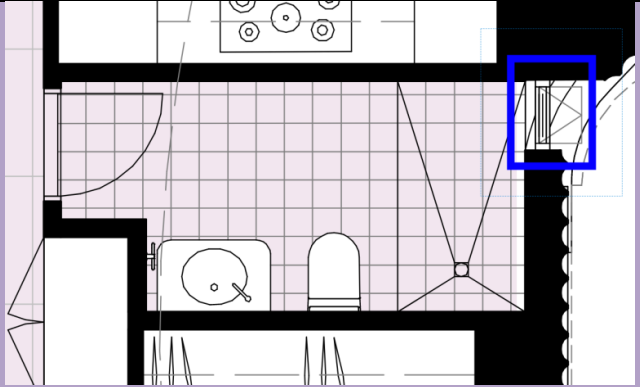
*BCA Part F1 applies as noted throughout the project Façade Consultant/Structural Engineer shall confirm the building envelope and weatherproofing requirements to achieve compliance with the prescriptive and Performance Requirements of the BCA.*



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

## PART F2 – WET AREAS AND OVERFLOW PROTECTION

F2D1 <i>New to 2022</i>	Deemed-to-Satisfy Provisions	✓	✓	Noted.
F2D2 <i>F1.7</i>	Wet area construction	✓	Compliance advice – additional advice	In a Class 2 building, building elements must be water resistant or waterproof in accordance with Specification 26. Alternatively, compliance with AS3740 is required.  In a Class 5, 6, 7 or 9 building, building elements in a bathroom or shower room, a slop hopper or sink compartment, a laundry or sanitary compartment must be water resistant or waterproof in accordance with Specification 26. Alternatively, compliance with AS3740 is required as if they were in a Class 2, 3 or Class 4 building.  The requirements of AS3740 does not recognise that a window is a water-resistant substrate and therefore a Performance Solution is required to detail the waterproofing junction requirements for any windows within a shower. This occurs within various areas of the building, as shown below:

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				 <p><b>Figure 41 - Window located within shower alcove</b></p> <p>Where required within the upper levels of the building a BCA Performance Solution may be sought from a waterproofing specialist.</p>
F2D3 F1.7	Rooms containing urinals	✓	Compliance advice	Where urinals are proposed, compliance with this clause is required.
F2D4 F1.11	Floor wastes	✓	Compliance advice	<p>Where a bathroom or laundry is located at any level above a sole occupancy unit or public space, the room must be provided with a floor waste.</p> <p>A floor waste is required to achieve:</p> <ul style="list-style-type: none"> <li>A minimum continuous fall of a floor plane to the waste must be 1:80; and</li> <li>The maximum continuous fall of a floor plane to the waste must be 1:50.</li> </ul>

### PART F3 – ROOF AND WALL CLADDING

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

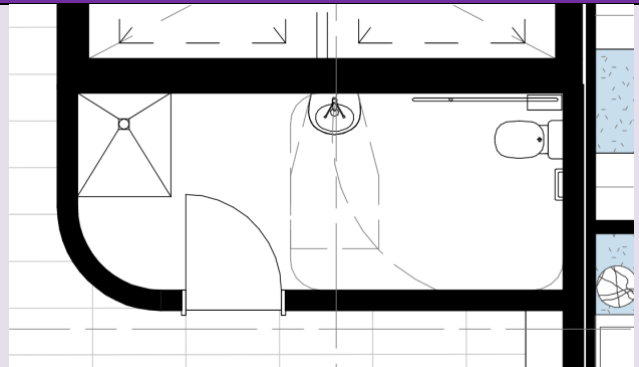
F3D1 New to 2022	Deemed-to-Satisfy Provisions	✓	✓	Noted.
F3D2 F1.5	Roof coverings	✓	Compliance advice	The roof covering must comply with: Metal sheet roofing complying with AS1562.1.
F3D3 F1.6	Sarking	✓	Compliance advice	Sarking type materials used for weatherproofing of roofs and walls must comply with AS4200.1 and AS4200.2.
F3D4 F1.13	Glazing	✓	Compliance advice	Glazed assemblies are required to comply with AS2047.
F3D5 New to 2022	Wall cladding	✓	Compliance advice	<p>External wall cladding must comply with one or a combination of the following:</p> <ul style="list-style-type: none"> <li>Masonry, including masonry veneer, unreinforced and reinforced masonry to AS3700.</li> <li>Autoclaved aerated concrete in accordance with AS5146.3.</li> <li>Metal wall cladding in accordance with AS1562.1.</li> </ul>

### PART F4 - SANITARY AND OTHER FACILITIES



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
F4D1 F2.0	Deemed-to-Satisfy Provisions	✓	✓	Noted – Applies as noted.
F4D2 F2.1	Facilities in residential buildings	✓	Compliance advice	<p>In a Class 2 building, the following facilities are required:</p> <p>Within a sole occupancy unit:</p> <ul style="list-style-type: none"> <li>A kitchen sink and facilities for the preparation of food; and</li> <li>A bath or shower; and</li> <li>A closet pan; and</li> <li>A washbasin.</li> </ul> <p>For laundry facilities:</p> <p>In each sole occupancy unit, clothes washing facilities, comprising of at least one washtub and space for a washing machine and clothes drying cabinet or appliance in the same room as the clothes washing facility. OR</p> <p>A separate laundry for each four sole occupancy units, or part thereof must contain clothes washing facilities comprising of at least one washtub and space for a washing machine and clothes drying facilities comprising clothesline or a hoist with not less than 7.5m of line per sole occupancy unit.</p> <p>Note. A kitchen sink or washbasin must not be counted as a laundry washtub.</p>
F4D3 F2.2	Calculation of number of occupants and fixtures	✓	Method of calculating occupants and fixtures	<p>The number of persons accommodated must be calculated according to D2D18 if it cannot be more accurately determined by other means.</p> <p>Unless the premise is used predominantly by one sex, sanitary facilities must be provided on the basis of equal number of males and females.</p> <p>In calculating the number of sanitary facilities to be provided under F4D4, a unisex facility required for people with a disability (other than a facility under F4D12) may be counted once for each sex.</p> <p>For the purposes of this Part, a unisex facility comprises of one closet pan, one washbasin and means for the disposal of sanitary products.</p>
F4D4 F2.3	Facilities in Class 3 to 9 Buildings	✓	Compliance advice	<p>Separate facilities must be provided for Class 3-9 buildings. If not more than 10 people are employed, a unisex facility may be provided instead of separate facilities for each sex.</p> <p>Adequate means of disposal of sanitary products must be provided in sanitary facilities for use by females.</p>
F4D5 F2.4	Accessible Sanitary Facilities	✓	Compliance advice	<p>In a building required to be accessible, accessible unisex sanitary compartments must be provided within accessible parts of the building in accordance with BCA Clause F4D6.</p> <p>The sanitary compartment located within the communal areas are required to be accessible. Refer to separate Access Consultants details for compliance:</p>

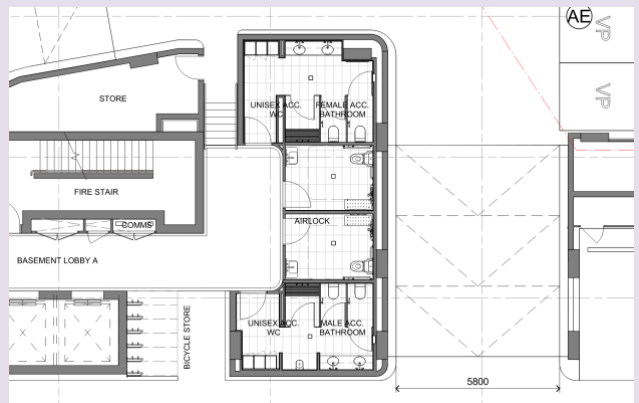
CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
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**Figure 42 – Sanitary compartment located on Level 11**

At each bank of toilets, where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and one sanitary compartment suitable for a person with an ambulant disability for use by females must be provided.

The sanitary compartments within the Basement Level 03 contain two unisex accessible sanitary compartments and a female and male accessible compartment accessed via a common airlock. It is proposed to provide ambulant and accessible sanitary compartment within the male and female sanitary compartments. This is shown below:



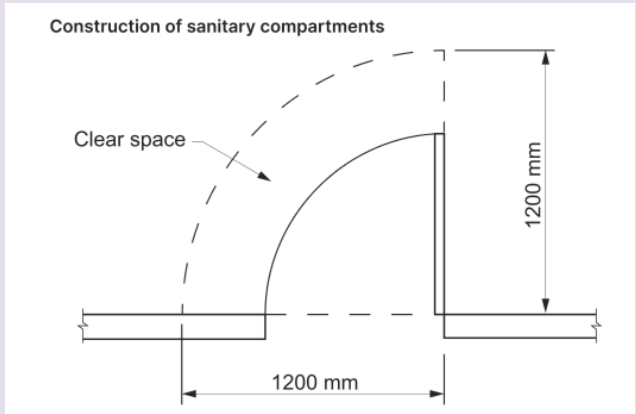
**Figure 43 – Basement 02, sanitary compartment configuration**

An ambulant sanitary compartment is required to achieve a maximum dimension of 900-920mm.

An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate disposal of sanitary produces.

Circulation spaces, fixtures and fittings of all accessible sanitary facilities provided must comply with the requirements of AS1428.1-2009.

Refer to separate Access Consultant for full assessment on the sanitary compartments fixtures and fittings.

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
F4D6 F2.4a	Accessible unisex sanitary compartments	✓	Compliance advice	<p>In a Class 5, 6, 7 or 9 building, at every bank of sanitary compartments containing male and female sanitary compartments, not less than one accessible sanitary compartment is required to be provided.</p> <p>In a Class 2 Building, where a sanitary compartment is provided in common areas, not less than one accessible sanitary compartment should be provided.</p>
F4D7 F2.4b	Accessible unisex showers	✓	Compliance advice	<p>In a Class 6, 7a and 7b building, where F4D4 requires 1 or more showers, not less than 1 for every 10 showers or part thereof is required.</p> <p>An accessible shower is provided within the designated accessible sanitary compartment.</p>
F4D8 F2.5	Construction of sanitary compartments	✓	Compliance advice	<p>The door to a fully enclosed sanitary compartment must open outwards or slide or be readily removable from the outside of the sanitary compartment, unless there is a clear space of at least 1.2m, measured in accordance with Figure F4D8, extract provided below, between the closet pan within the sanitary compartment and the doorway.</p> <div data-bbox="842 936 1481 1348" data-label="Diagram">  </div> <p><b>Figure 44 - Construction of sanitary compartments</b></p>
F4D9 F2.6	Interpretation: urinals and wash basins	✓	Note	<p>A urinal may be considered an individual stall or wall-hung urinal or each 600mm length of continuous urinal trough or a closet pan used in place of a urinal.</p> <p>A wash basin may be considered an individual basin or part of a hand washing through served by a single tap.</p>
NSW F4D10 F2.7 NSW	Microbial (legionella) control	X	N/A	BCA Clause F4D10 does not apply in NSW as the installation of hot water, warm water and cooling water systems (and their operation and maintenance) is regulated in the Public Health Regulation 2012, under the Public Health Act 2010.
F4D11 F2.8	Waste Management	X	N/A	Not applicable - not a class 9a or 9c building.
F4D12 F2.9	Accessible adult change facilities	X	N/A	Not applicable to the proposed design – the building does not contain a Class 6 or nominated Class 9b portion.
<b>PART F5 - ROOM HEIGHTS</b>				
F5D1 F3.0	Deemed-to-Satisfy Provisions	✓	✓	Noted.



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
F5D2 F3.1	Height of rooms and other spaces	✓	Compliance advice	<p>The height of rooms and other spaces in a Class 2 building, the height of rooms must not be less than –</p> <ul style="list-style-type: none"> <li>For a kitchen, laundry or the like – 2.1m</li> <li>For a corridor, passageway or the like – 2.1m</li> <li>For a habitable room, excluding a kitchen – 2.4m</li> </ul> <p>In a habitable room, or space within a habitable room, with a sloping ceiling or projections below the ceiling line –</p> <ul style="list-style-type: none"> <li>In an attic – a height of not less than 2.2m for not less than two-thirds of the floor area of the room or space; and</li> <li>In other rooms – a height of not less than 2.4m for not less than two-thirds of the floor area of the room or space.</li> </ul> <p>The heights of rooms and other spaces in a Class 5, 6, 7 or 8 building must not be less than</p> <ul style="list-style-type: none"> <li>Except otherwise permitted – 2.4m;</li> <li>A corridor, passageway or the like – 2.1m.</li> </ul> <p>The height of rooms and other spaces in any buildings must not be less than –</p> <ul style="list-style-type: none"> <li>For a bathroom, shower room, sanitary compartment, other than an accessible adult change facility, airlock, tea preparation room, pantry, storeroom, garage, car parking area or the like – 2.1m.</li> <li>For a commercial kitchen – 2.4m; and</li> <li>Above a stairway, ramp, landing or the like – 2m, measured vertically above the nosing line of stairway treads of the floor surface of the ramp, landing or the like.</li> <li>For a required accessible adult change facility.</li> </ul>

## PART F6 - LIGHT AND VENTILATION

F6D1 F4.0	Deemed-to-Satisfy Provisions	✓	✓	Noted.
F6D2 F4.1	Provision of Natural light	✓	Compliance advice	Natural light must be provided in a Class 2 building and a Class 4 part of the building to all habitable rooms.
F6D3 F4.2	Methods and extent of natural lighting	✓	Compliance advice	<p>Natural lighting must be provided by way of:</p> <p>Windows (excluding roof lights), which:</p> <ul style="list-style-type: none"> <li>(i) have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 10% of the floor area of the room; and</li> <li>(ii) are open to the sky or face a court or other space open to the sky or an open verandah, carport or the like.</li> </ul> <p>Roof lights, that –</p> <ul style="list-style-type: none"> <li>(i) have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other</li> </ul>



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				<p>obstructions of not less than 3% of the floor area of the room; and</p> <p>(i) are open to the sky.</p> <p>In a Class 2, 3 or 9 building, or Class 4 portion, a required window that faces a boundary of an adjoining allotment or a wall of the same building or another building on the allotment must not be less than a horizontal distance from that boundary or wall that is the greater of:</p> <p>(a) Generally – 1m; and</p> <p>(b) In a patient care area or other room used for sleeping purposes in a Class 9a building – 3m; and</p> <p>(c) 50% of the square root of the exterior height of the wall in which the window is located, measured from its sill height.</p> <p>The setback of the building is required to be 50% of the square root of the exterior height of the wall, measured from the sill height. The approximate height of the building 40m.</p> <p>The minimum setback required is approximately 3m from the allotment boundaries. Typically, the building achieves the required setback on all elevations given the building is located adjacent roadways.</p>
F6D4 F4.3	Natural light borrowed from adjoining room	✓	Compliance advice	Natural light to a room in a Class 2 building may come through one or more glazed panels or openings from an adjoining room (including an enclosed verandah) where designed this is required in accordance with this clause.
F6D5 F4.4	Artificial lighting	✓	Compliance advice	Artificial lighting is required to be provided throughout the building in accordance with this Clause.  Artificial lighting is required to comply with AS1680.0.
F6D6 NSWF6D6 F4.5	Ventilation of rooms	✓	Compliance advice	<p>A habitable room, office, shop, factory, workroom, sanitary compartment, bathroom, shower room, laundry and any other room occupied by a person for any purpose must achieve natural ventilation complying with BCA Clause F6D7 or a mechanical ventilation or air-conditioning system complying with AS1668.2 and AS/NZ3666.1.</p> <p>Note. where mechanical ventilation is proposed, this requires outside make up (fresh air) to be provided in accordance with AS1668.2.</p> <p>Note. NSW F6D6 deletes the reference to AS/NZS3666.1 as the need to comply with this standard is regulated in the Public Health Regulation, 2012, under the Public Health Act, 2010.</p>
F6D7 F4.6	Natural ventilation	✓	Compliance advice	<p>Natural ventilation must consist of opening, windows, doors or other devices which can be opened achieving an area not less than 5% of the floor area of the room required to be ventilated.</p> <p>The openings must open to a suitably size court or space open to the sky, an open verandah, carport or an adjoining room in accordance with BCA Clause F6D8.</p>
F6D8 F4.7	Ventilation borrowed from adjoining rooms	✓	Compliance advice	Borrowed natural ventilation may be borrowed through a window, opening, door or other device from an adjoining room (or enclosed verandah) where the rooms are within the same sole occupancy units.



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				Borrowed natural ventilation is required to be determined in accordance with this clause.
F6D9 F4.8	Restriction on location of sanitary compartments	✓	Note	<p>A sanitary compartment must not open directly into a kitchen, pantry, public dining room, or restaurant, a room used for public assembly or a workplace normally occupied by more than one person.</p> <p>Where this occurs compliance with F6D10 is required to be provided to achieve compliance.</p>
F6D10 F4.9	Airlocks	✓	Compliance advice	<p>If an airlock is not permitted to open directly into a room or space, access must be provided via an airlock, hallway or other room or the sanitary compartment may be provided with mechanical ventilation.</p> <p>The end of trip facilities located within Basement Level 1 contains female, male and accessible sanitary compartments. These sanitary compartments must be provided via an airlock achieving a floor area of 1.1m<sup>2</sup> and be fitted with self-closing doors at all access doorways OR the sanitary compartment must be provided with mechanical exhaust ventilation and the doorway to the room must be adequately screened from view.</p> <p>The sanitary compartments located within Basement Level 03 are accessed via a hallway and do not directly open into a room prescribed by BCA Clause F6D9.</p>
F6D11 F4.11	Carparks	✓	Compliance advice	<p>Each storey of a carpark is required to have a system of mechanical ventilation complying with AS1668.2 or natural ventilation complying with Section 4 of AS1668.4.</p> <p>Mechanical ventilation is required to be provided throughout the carpark levels.</p>
F6D12 F4.12	Kitchen local exhaust ventilation	✓	Compliance advice	<p>A commercial kitchen must be provided with a kitchen exhaust hood complying with AS1668.1 and AS1668.2 where the cooking apparatus has a total maximum electrical input exceeding 8kW or total gas power input exceeding 29MJ/h or the total maximum power input to more than one apparatus exceeds 0.5kW electrical power.</p>

## PART F7 - SOUND TRANSMISSION AND INSULATION

F7D1 F5.0	Deemed-to-Satisfy Provisions	✓	✓	Noted.
F7D2 F5.1	Application of Part	✓	✓	<p>Applies as noted – applies to Class 2 portions of the building.</p> <p>To be confirmed by the Acoustic Consultant on the proposed project – the below is informative only.</p>
F7D3 F5.2	Determination of airborne sound insulation ratings	✓	Compliance advice	<p>A form of construction required to have an airborne sound insulation rating must –</p> <p>Have the required value for weighted sound reduction (<math>R_w</math>) or weighted sound reduction index with spectrum adaption term (<math>R_w + C_{tr}</math>) determined in accordance with AS/NZISO717.1 using results from laboratory measurements or comply with Specification 28.</p>



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
F7D4 F5.3	Determination of impact sound insulation ratings	✓	Compliance advice	<p>A floor in a building required to have an impact sound insulation rating must –</p> <p>Have the required value for weighted normalised impact sound pressures level (<math>L_{n'w}</math>) determined in accordance with AS ISO717.2 using results from laboratory measurements or comply with Specification 28.</p> <p>A wall in a building required to have an impact insulation rating must be of dissentionous construction in a Class 2 building.</p> <p>Discontinuous construction means a wall having a minimum 20mm cavity between two separated leaves and be in accordance with this Clause.</p>
F7D5 F5.4	Sound insulation rating of floors	✓	Compliance advice	<p>A floor in a Class 2 building must have an <math>R_w + C_{tr}</math> (airborne) not less than 50 and an <math>L_{n'w}</math> (impact) not more than 62 where it separates sole-occupancy units or sole occupancy units from a plant room, lift shaft, stairway, public corridor, public lobby or the like or parts of different classifications.</p>
F7D6 F5.5	Sound Insulation of walls	✓	Compliance advice	<p>A wall in a Class 2 building must achieve:</p> <p>A <math>R_w + C_{tr}</math> (airborne) not less than 50 if it separated sole occupancy units.</p> <p>Have an <math>R_w</math> (airborne) not less than 50, if it separates a sole-occupancy unit from a plant room, lift shaft, stairway, public corridor, public lobby, or the like, or different parts of classifications.</p> <p>The construction must comply with F7D4 (i.e. discontinuous construction) where it separates a bathroom, sanitary compartment, laundry or kitchen in one sole-occupancy unit from a habitable room (other than a kitchen) in an adjoining unit or from a sole occupancy unit from a plant room or lift shaft.</p> <p>The wall is required to extend to the underside of the floor above or ceiling that provides the sound insulation where there is a floor located above.</p> <p>A wall is required to extend to the underside of the roof above or a ceiling that provides the sound insulation where there is a roof located above.</p>
F7D7 F5.6	Sound insulation rating of internal services	✓	Compliance advice	<p>If a duct, soil, waste or water supply pipe, including a duct or pipe that is located in a wall or floor cavity, serves or passes through more than one sole-occupancy unit the duct must be separated from the rooms of an any sole occupancy unit by construction with an <math>R_w + C_{tr}</math> (airborne) not less than – 40 if the adjacent room is a habitable room or 25 if the adjacent room is a kitchen or non-habitable room.</p>
F7D8 F5.7	Sound isolation of pumps	✓	Compliance advice	<p>A flexible coupling must be used at the point of connection between the service pipes in a building and any circulating or other pump.</p>

## PART F8 – CONDENSATION MANAGEMENT

F8D1 F6.0	Deemed-to-Satisfy Provisions	✓	✓	Noted.
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CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
F8D2 F6.1	Application of part	✓	✓	Applies as noted.
F8D3 F6.2	External wall construction	✓	Compliance advice	<p>Where a pliable building membrane is installed in an external wall, it must comply with AS4200.1, be installed in accordance with AS4200.2 and be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.</p> <p>Except for single skin masonry and single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials water sensitive materials.</p> <p>Materials that have an inherent capacity to absorb water vapour and include timber, plasterboard, plywood, oriented strand board and the like by a drained cavity.</p>
F8D4 F6.3	Exhaust systems	✓	Compliance advice	<p>An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of—</p> <ul style="list-style-type: none"> <li>• 25L/s for a bathroom or sanitary compartment; and</li> <li>• 40L/s for a kitchen or laundry.</li> </ul> <p>Exhaust from a kitchen, kitchen range hood, bathroom, sanitary compartment or laundry must discharge directly or via a shaft or duct to outdoor air.</p> <p>Where space for a clothes drying appliance is provided in accordance with F4D2(1)(b), space must also be provided for ducting from the clothes drying appliance to outdoor air.</p> <p>An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with F6D7 must— be interlocked with the room's light switch; and</p> <p>include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.</p> <p>Except for rooms that are ventilated in accordance with F6D7, a room with space for ducting a clothes drying appliance to outdoor air in accordance with (3) must be provided with make-up air in accordance with AS 1668.2.</p>
F8D8 F6.4	Ventilation of roof spaces	✓	Compliance advice	<p>In climate zones 6, 7 and 8, a roof must have a roof space that—</p> <p>is located—</p> <ul style="list-style-type: none"> <li>• immediately above the primary insulation layer; or</li> <li>• immediately above sarking with a vapour permeance of not less than 1.14 µg/N.s, which is immediately above the primary insulation layer; or</li> <li>• immediately above ceiling insulation which meets the requirements of J3D7(3) and J3D7(4); and</li> </ul> <p>has a height of not less than 20 mm; and</p> <p>is either—</p> <ul style="list-style-type: none"> <li>• ventilated to outdoor air through evenly distributed openings in accordance with Table F8D5; or</li> <li>• located immediately underneath roof tiles of an unsarked tiled roof.</li> </ul>



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
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### SPECIFICATIONS REFERENCE WITHIN SECTION F

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

### SECTION G - ANCILLARY PROVISIONS

#### PART G1 - MINOR STRUCTURES AND COMPONENTS

G1D1 G1.0	Deemed-to-Satisfy provisions	✓	✓	Noted.
G1D2 G1.1	Swimming pools	X	N/A	Not applicable – no swimming pools are proposed at this stage of the building.
G1D3 G1.2	Refrigerated chambers, strong rooms and vaults	X	N/A	Not applicable – no refrigerated chambers, strong vaults are currently detailed on the architectural drawings.
G1D4 G1.3	Outdoor Play spaces	X	N/A	Not applicable – no early childhood centres are proposed as part of this development.
G1D5 NSW G1.101	Provision for cleaning windows	✓	Compliance advice	A building must provide a safe manner of cleaning any windows located three or more storeys above ground level.

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

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

#### PART G3 - ATRIUM CONSTRUCTION

G3D1 G3.1	Application of Part	X	N/A	Not applicable – no atriums are proposed as part of this development.
G3D2 G3.2	Dimensions of atrium well	X	N/A	Not applicable.



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
G3D3 <i>G3.3</i>	Separation of atrium by bounding walls	X	N/A	Not applicable.
G3D4 <i>G3.4</i>	Construction of Bounding walls	X	N/A	Not applicable.
G3D5 <i>G3.5</i>	Construction at balconies	X	N/A	Not applicable.
G3D6 <i>G3.6</i>	Separation at roof	X	N/A	Not applicable.
G3D7 <i>G3.7</i>	Means of egress	X	N/A	Not applicable.
G3D8 <i>G3.8</i>	Fire and smoke control systems	X	N/A	Not applicable.

#### PART G4 - CONSTRUCTION IN ALPINE AREAS

G4D1 <i>G4.0</i>	Deemed to satisfy provisions	✓	✓	Noted.
G4D2 <i>G4.1</i>	Application of Part	✓	Note	Not applicable to the proposed development.
G4D3 <i>G4.3</i>	External doors	X	N/A	Not applicable.
G4D4 <i>G4.4</i>	Emergency lighting	X	N/A	Not applicable.
G4D5 <i>G4.5</i>	External trafficable structures	X	N/A	Not applicable.
G4D6 <i>G4.6</i>	Clear space around buildings	X	N/A	Not applicable.
G4D7 <i>G4.8</i>	Fire-fighting services and equipment	X	N/A	Not applicable.
G4D8 <i>G4.9</i>	Fire orders	X	N/A	Not applicable.

#### PART G5 - CONSTRUCTION IN BUSHFIRE PRONE AREAS

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

#### PART G6 – OCCUPIABLE OUTDOOR AREAS

G6D1 <i>G6.1</i>	Application of Part	✓	✓	This part applies to the roof top terrace (advice for future stages) and swimming pool areas.
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CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				<i>Note. This part does not apply to occupiable outdoor areas of SOUs. Additionally, the outdoor area is provided with a gate to the road and is not considered an occupiable outdoor area for the purposes of this report.</i>
G6D2 G6.2	Fire Hazard Properties	✓	Compliance advice	<p>Fire hazard properties of a lining, material or assembly within the outdoor occupiable area must comply with BCA Clause C2D11 as for an internal element.</p> <p>The following fire hazard properties of a lining, material or assembly in an occupiable area are not required to comply with BCA Clause C2D11:</p> <p>(i) average specific extinction area.</p> <p>(ii) smoke developed index.</p> <p>(iii) smoke development rate.</p> <p>(iv) Smoke growth rate index (SMOGR<sub>RC</sub>).</p>
G6D3 G6.3	Fire Separation	✓	Compliance advice	<p>For the purposes of the Deemed-to-Satisfy Provisions of C3D8, C3D9 and C3D10, a reference to a storey includes an occupiable outdoor area, however a fire wall cannot be used to separate an occupiable outdoor area into different fire compartments.</p> <p>Refer to Section C of this report for details in relation to the occupiable outdoor area.</p>
G6D4 G6.4	Provision for escape	✓	Compliance advice	For the purposes of the Deemed-to-Satisfy provisions of Part D2, a reference to a storey or room includes an occupiable outdoor area.
G6D5 G6.5	Construction of exits	✓	Compliance advice	<p>For the purposes of the Deemed-to-Satisfy provisions of Part D3, a reference to a storey or room includes an occupiable outdoor area.</p> <p>Refer to Part D4 of this report for further detail in relation to the construction of exits for the occupiable outdoor areas.</p>
G6D6 G6.6	Fire Fighting equipment	✓	Compliance advice	<p>Except for S17C7(2)(a), for the purposes of the Deemed-to-Satisfy provisions of Part E1, a reference to a storey includes an occupiable area.</p> <p>Refer to Part E1 of this report for further details in relation to firefighting equipment required for the occupiable outdoor areas.</p>
G6D7 G6.7	Lift installations	✓	✓	<p>For the purposes of the Deemed-to-Satisfy provisions of Part E3, a reference to a storey includes an occupiable outdoor area.</p> <p>Lift access is generally provided throughout the building and outdoor areas in accordance with this clause.</p>
G6D8 G6.8	Visibility in an emergency, exit signs and warning systems	✓	Compliance advice	<p>For the purposes of the Deemed-to-Satisfy provision of Part E4, a reference to a storey includes an occupiable outdoor area.</p> <p>Directional exit signs shall be provided to direct occupants from the outdoor spaces to an exit in accordance with AS2293.1-2018 and this Clause.</p>
G6D9 G6.9	Light and ventilation	✓	✓	For the purposes of the Deemed-to-Satisfy provisions of F6D5, F6D9 and F6D10, a reference to a room includes an occupiable outdoor area.



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				Occupiable outdoor areas are generally open to air and therefore satisfactory.
G6D7 <i>G6.10</i>	Fire orders	X	N/A	Not applicable.

### PART G7 – LIVABLE HOUSING DESIGN

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

### SPECIFICATIONS REFERENCED WITHIN SECTION G

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

## 4.0 CONCLUSION

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

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