



STEVE WATSON  
& PARTNERS

**459-461 Chapel Road, Bankstown**

## **BCA Report**

**Report 2024/2658 R2.0**

**Prepared for Anglican Church Property Trust Diocese of Sydney under Sydney  
Anglican Property**

**March 2025**



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**Client:** Anglican Church Property Trust Diocese of Sydney under Sydney Anglican Property

**Architect:** Plus Architecture

## Revision History

| Revision No: | Date:                   | Revision Details:         | Author:                                                                                                                                                            | Verifier:                           |
|--------------|-------------------------|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| R1.0         | Thursday, 13 March 2025 | Draft Report – for review | Adam DeLooze<br><b>Senior Associate</b>                                                                                                                            | Anthony Ljubicic<br><b>Director</b> |
| R2.0         | Friday, 28 March 2025   | Final Report              | Adam DeLooze<br><br><b>Senior Associate</b><br>Unrestricted Certifier<br>BCD0085 | Anthony Ljubicic<br><b>Director</b> |

### Disclaimer:

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

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



## Executive Summary

This BCA report is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf of the Anglican Church Property Trust Diocese of Sydney under Sydney Anglican Property (SAP) in support of a State Significant Development Application (SSDA) (SSD-79709963) for a mixed-use development, comprising social and affordable housing at 459-461 Chapel Road, Bankstown (the site).

An assessment of the design of the proposed design of has been undertaken against the Deemed-to-Satisfy (DTS) provisions of the relevant sections of the Building Code of Australia and the applicable Building Regulations.

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

### Summary of BCA Parameters:

|                                      |                                                                      |
|--------------------------------------|----------------------------------------------------------------------|
| <b>Building Use:</b>                 | New mixed-us affordable housing development                          |
| <b>Class of Occupancy</b>            | Class 2, 5, 6, 7a, 7b, 9b (community hall) and 9b (early childcare). |
| <b>Type of Construction Required</b> | Type A                                                               |
| <b>Rise Storeys:</b>                 | 23                                                                   |
| <b>Number of Storeys:</b>            | 24                                                                   |
| <b>Effective Height:</b>             | 74,070m (Level 22 RL103,200 – Ground Level RL 29,130)                |

The following are the main issues that require amendments or additional detail:

1. Fire separation between classifications on the ground level and Level 01 in general.
2. Fire separation between the early childcare and the rest of the building along with dividing the early childcare centre into two separate fire compartments.
3. The fire rating of the proposed electrical substations located on French Avenue.
4. Fire separation of the fire pump room and requirement for an air lock to be located between the pump room and the fire stair.
5. Localised fire separation of ancillary rooms like the communal rooms, linen cupboards and waste & recycling rooms from the residential corridor.
6. Horizontal exits to the childcare swinging in both directions.
7. Whilst not a non-compliance, if the retail area is utilised as a restaurant or café, additional sanitary facilities will be required, reducing the leasable floor area.
8. Whilst not a non-compliance, the current sanitary facilities for both the community halls need to be operational and accessible when only one hall is in use.
9. The commercial use on Level 01 needs an additional male urinal to achieve compliance.



10. The sanitary facilities to the childcare needs to ensure they are accessible from the outside play area. It looks like there is a sliding doorway however the construction plans will need to include more detail, to verify compliance.
11. Whilst not a non-compliance, the rooms labelled as ST within the residential Sole Occupancy Units are not provided with natural light which limits the use from being habitable. As a result, the room can only be used for storage or another type of non-habitable room. In addition, the revised wording of the performance requirements in the BCA 2022, makes this issue very difficult if not impossible to address via a performance solution, which therefore limits the use of the room.
12. The male toilets located under the non-fire isolated stair connecting the ground and first floor needs to be enclosed with 60 minute fire separation or compliance addressed via a fire engineered -performance solution.

The following are the main issues proposed to be addressed by the Fire Safety Engineer via a Performance Solution:

1. Reducing the fire resistance levels of fire walls, columns, shafts, floors and ceilings.
2. Fire separation of the bottom of the garbage and recycling room.
3. Double fire doors achieving the FRL without the use of a fire bolt, which FRNSW will not support
4. Fire shutter being located in the path of travel to an exit or forming a required exit.
5. Egress travel distances throughout all parts of the building, including travel to a point of choice, total travel distances and distances between alternative exits.
6. Alternative exits serving the residential portion of the building discharge directly adjacent to each other and not distributed uniformly around the building.
7. Additional horizontal exit configuration and locations within the childcare.
8. Doorway latches to the roller shutters however this is more of a technical non-compliance.
9. Sprinkler valve located in the pump room and not within a room that opens directly to the open space.
10. No laundry tub is provided within the studio apartments .

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

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



Whilst not precluding the issue of a Construction Certificate, it is noted that many detailed design issues are not indicated on the drawings. These issues are designated “Compliance Readily Achievable” in the “*Status*” column of the assessment in Section 17 of the report and should be resolved prior to construction.

Key issues which require additional details have been listed under Section 13 of this report and need to be clarified with SWP or the building certifier for the project prior to the issue of a construction certificate.



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## GLOSSARY

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

Deemed-to-Satisfy - DTS

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

Environmental Planning and Assessment Act 1979 No 203 - EPAA

Environmental Planning and Assessment Regulation 2021 - EPAR



## 1. Introduction

This BCA report is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf of the Anglican Church Property Trust Diocese of Sydney under Sydney Anglican Property (SAP) in support of a State Significant Development Application (SSDA) (SSD-79709963) for a mixed-use development, comprising social and affordable housing at 459-461 Chapel Road, Bankstown (the site).

An assessment of the design of the proposed design of has been undertaken against the Deemed-to-Satisfy (DTS) provisions of the relevant sections of the Building Code of Australia and the applicable Building Regulations.

It has been prepared by Steve Watson and Partners for Anglican Church Property Trust Diocese of Sydney under Sydney Anglican Property.

## 2. Project Background

SAP was formed on 1 January 2024 to provide a unified, co-ordinated approach to all diocesan property matters. A key objective of SAP is to put the Sydney Anglican Diocese's property on mission by delivering high-quality projects that provide much-needed community infrastructure, including upgraded ministry facilities, affordable housing and childcare.

As part of this mission, SAP, in partnership with Anglicare, is working with the Government to deliver a 23 storey 100% social and affordable housing development on its landholdings in the Bankstown City Centre. The affordable housing will be accompanied by community and renewed ministry facilities, childcare and retail and commercial uses within the podium.

## 3. The Site

The site is located at 459-461 Chapel Road, Bankstown within the Canterbury-Bankstown Local Government Area (LGA). It is located 500m of the Bankstown Station and City Centre and as such, is located within the Bankstown TOD Accelerated Precinct.

The site comprises three allotments, which are all owned by the Anglican Church Property Trust Diocese of Sydney and are legally described as Lots 26A, 27A and 28A in DP7058. Combined, the site has an approximate area of 2,179m<sup>2</sup>. It is located on a corner and has a street frontage of 52m to French Avenue to the north and 43m to Chapel Road to the west. Figure 1 below provides an aerial map of the site.

The site currently comprises an existing 350 capacity church building, known as Saint Paul's Anglican Church, as well as an associated ministry building and an additional building containing a range of community uses.

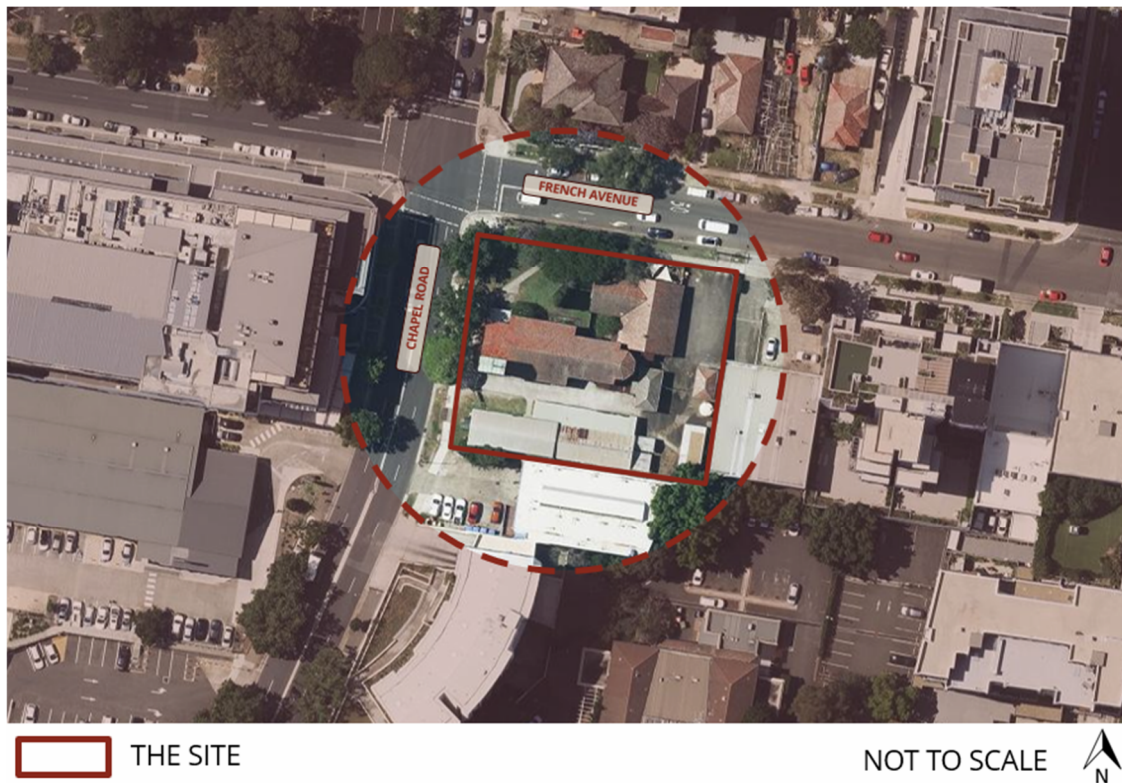


FIGURE 1 - SITE AERIAL

## 4. The Proposed Development

This SSDA seeks approval for a new mixed-use affordable housing development. Specifically, the proposed development will comprise the following scope of works:

- Site preparation and excavation works, including demolition of all structures on the site.
- Construction of a new mixed-use 23 storey building, comprising the following:
  - Ground level retail and Level 1 commercial floor space located on the corner of Chapel Road and French Avenue.
  - 2 storey dual use community facility and place of public worship.
  - A childcare centre with outdoor open space, which will be shared with the community facility and place of public worship after hours and on weekends.
  - Approximately 186 dwellings from Level 2 and above, which will be used for the purpose of affordable housing, with the exception of one four-bedroom dwelling located on Level 2, which will be allocated to the church and therefore, is proposed to be ancillary to the place of public worship.
- One storey basement, comprising approximately carparking spaces, plant and loading facilities, which will be accessed via French Avenue. An at-grade shared carpark will be provided along the eastern boundary.
- Associated landscaping and public domain works.



- Extension and augmentation of physical infrastructure and utilities as required.

For a detailed project description, refer to the Environmental Impact Statement prepared by Beam Planning and the Architectural Drawings prepared by Plus.

## 5. Purpose

The purpose of this report is to provide an assessment of the design documentation against the current requirements of the BCA.

The assessment is undertaken for the purpose of, and to the extent necessary for, construction certification to be issued under Part 6 of the NSW Environmental Planning and Assessment Act 1979 No 203, Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 and Environmental Planning and Assessment Regulation 2021.

## 6. Scope and Limitations

### 6.1. Scope

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

### 6.2. Limitations

The following limitations apply to the assessment:

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



- The BCA report and associated compliance advice is not intended or permitted to be relied on by any other party with respect to their obligations to ensure compliance including but not limited to the making of a compliance declaration under the NSW Design and Building Professionals Act.

### 6.3. Certification Works

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

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

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

## 8. Performance Solutions

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

Performance solutions are generally adopted when a nominated deemed-to-satisfy provision appears inappropriate for the design, or when a proposed design varies from the prescriptive requirements of the BCA. Subsequently, a performance solution supported by Fire Engineering analysis can determine whether a proposed design that varies from prescriptive requirements, will satisfactorily meet the performance provisions of the BCA. Ultimately, it is with the discretion of the relevant building surveyor whether to accept a deviation from the prescriptive code requirements.

Utilising the performance provisions may result in more economical and somewhat safer building, however performance solutions may require additional on-going maintenance. It is in this instance that all parties, such as the building owner, insurance companies, proposed tenants, etc., are aware



of this decision making process and are kept informed of any additional requirements needed to maintain the level of safety.

## 9. Statutory Framework

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

| Issue                        | Legislative reference                                      | Comment                                                                                           |
|------------------------------|------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| New Work                     | EPAR (DCFS) S19                                            | All new works must comply                                                                         |
| Access to premises           | Disability (Access to Premises — Buildings) Standards 2010 | Upgrade of the “Affected Part” to provide access for people with disabilities                     |
| Residential Flat Development | EPAR (DCFS) S15 & S43                                      | Statement from a qualified designer verifying compliance with SEPP65 for residential developments |
| BASIX                        | EPAR (DCFS) S10                                            | BASIX certificate required for residential projects                                               |

### 9.1. New Work

Section 19 of the EPAR (DCFS) requires that all new work comply with the current requirements of the BCA.

This means that all works proposed in the plans are required to comply but that existing features of an existing building need not comply with the BCA unless required to under other clauses of the legislation.

### 9.2. Access to premises

The Disability (Access to Premises - Buildings) Standards came into force via BCA2011 throughout Australia on 01 May 2011, and with it introduced a higher standard of access to that required by previous versions of the BCA. In prescribed circumstances, the legislation requires upgrade of access and facilities for persons with disabilities when building work is proposed. In particular, unless works are undertaken by a lessee who does not lease the entire building, proposed building work anywhere in the building could trigger a need for enhanced access at the main building pedestrian entry and from that entry to all areas of the building that are subject to the building work.

### 9.3. Residential flat development

Section 15 of the EPAR (DCFS) requires a qualified designer to provide a statement that verifies that the plans and specifications achieve or improve the design quality of the development having regard to the design quality principles set out in Part 2 of the *State Environmental Planning Policy No. 65* -



*Design Quality of Residential Flat Development* (SEPP 65) prior to the issue of a Construction Certificate. Section 43 of the EPAR (DCFS) requires a qualified designer to provide a statement that verifies that the residential flat development achieves the design quality of the development as shown in the plans and specifications having regard to the design quality principles set out in Part 2 of SEPP 65 prior to issuing an Occupation Certificate.

#### 9.4. Fulfilment of BASIX Commitments

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

### 10. Methodology

#### 10.1. Process adopted

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

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

### 11. Description of Proposed Development

The proposed development involves the construction of a new mixed-use affordable housing development comprising the construction of a new mixed-use 23 storey building



comprising retail, commercial, community facilities, place of public worship, childcare centre, approximately 186 new dwellings above a basement carpark.

The site is located at 459-461 Chapel Road, Bankstown within the Canterbury-Bankstown Local Government Area (LGA).

## **12. Assessment Data Summary**

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

### **12.1. Assumptions**

Assumptions made in the preparation of this report are listed below:

1. Five (5%) of the total retail population is assumed to be staff.
2. For the purposes of calculating population and minimum sanitary facilities under Clauses D2D18 and F4D4 of the BCA, twenty percent (20%) of the total retail floor area of tenancies will consist of permanent fixtures, fixed shelving, racking and the like.
3. For the purposes of calculating sanitary facilities under Clauses D2D18 and F4D4 of the BCA, it is assumed all communal areas are for the exclusive use of the residents who have their own sanitary facilities.
4. A number of issues within the BCA are recognised to be interpretive in nature. Where these issues are encountered, interpretations are made that are consistent with Standard Industry Practise and/or Steve Watson & Partners policy formulated in regard of each issue.
5. The basement carpark is not required to be provided with dedicated sanitary facilities to comply with Part F4 of the BCA as it is ancillary to the residential, commercial and retail uses of the building.
6. This report contains generic information related to the early childcare centre. These comments are general holistic comments that are considered to impact the base building design and are provided for information purposes only. It is assumed that the final fitout and use of the childcare centre will be subject to its own separate DA approval for the final design and use.

### **12.2. Interpretations**

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

1. The ground floor has been treated as part of the Rise in Storey's and is included in the effective height of the building.
2. The building has an effective height of more than 50m.
3. The roof is only occupied by plant and has not been treated as a storey or an occupied outdoor area under Part G6 of the BCA.

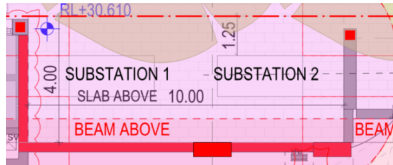
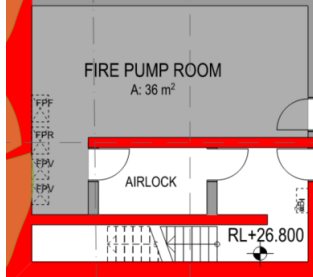


4. The communal spaces on Level 2 & level 10 have been treated as areas associated with the Class 2 use and have been assessed as Class 2.
5. The floor area of the bicycle storage of the basement carpark has a combined floor area of less than 10% of the carpark and has been treated as ancillary to the carpark and does not adopt its own classification of 7b storage. It has been assumed that the bicycle storage areas are not provided with charging points for the storage and charging of electrical bicycles.
6. For the purposes of calculating the sanitary facilities, we have allowed for an additional 10 staff members for each of the multipurpose halls and 5 persons within each kitchen. Based on the size of the halls and kitchens, we believe this to be a conservative but appropriate allowance.

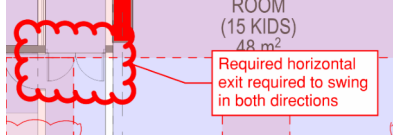
## 13. Issues Requiring Resolution

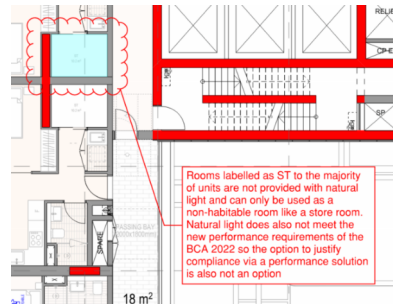
### 13.1. Issues requiring amendments to plans, additional details or documentation.

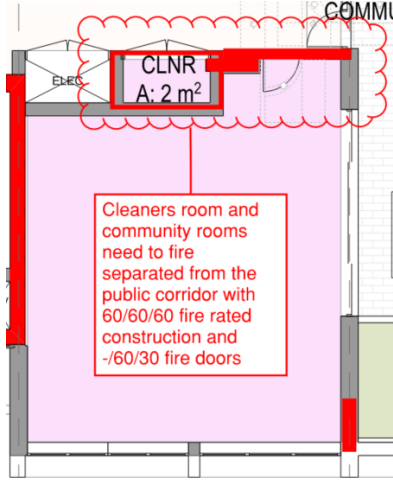
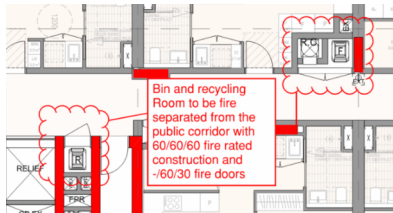
The following issues either need to be resolved or require further details and/or documentation to be provided to ensure compliance before issuing the Construction Certificate.

| Item | DTS Clause | Description                     | Requirement to Satisfy BCA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------|------------|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.   | C3D6       | Class 9b early childhood centre | Fire separation is not currently documented on the current plans, however details demonstrating compliance need to be documented on the Construction Certificate plans and compliance is achievable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 2.   | C3D14      | Electricity supply system       | <p>The proposed electrical substations located on French Avenue are required to be fire separated from the building with 120/120/120 fire walls under the requirements of this provision.</p> <p>It is however noted that the local electrical authority typically require a higher level of fire separation of 3hrs.</p>  <p>The main electrical switch room in the basement is required to be separated in accordance with the requirements of this provision.</p> <p>The plans do not currently contain this level of detail. Construction plans are to document compliance.</p> |
| 3.   | C3D13      | Separation of equipment         | <p>The basement fire pump room may technically be exempt from the need for fire separation within sprinkler protected building, however the pumproom will also contain the main sprinkler stop valve for a combined sprinkler system (AS2118.6-2012) and the pump room should be separated from the remainder of the building with 120/120/120 construction.</p>  <p>The plans do not currently contain this level of detail. Construction plans are to document compliance.</p>                                                                                                   |



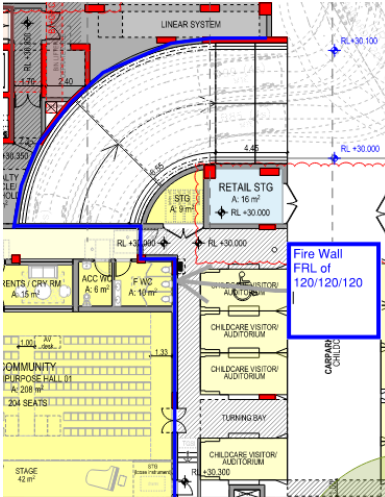
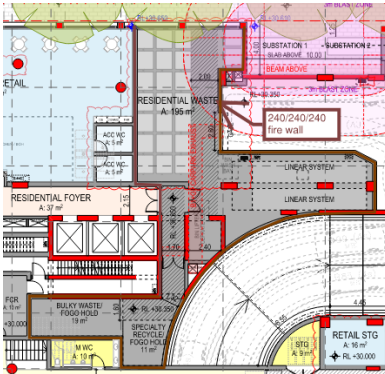
| Item | DTS Clause | Description                          | Requirement to Satisfy BCA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------|------------|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.   | D3D25      | Swinging doors                       | <p>All required exit doors swing in the direction of travel and all but 1 of the horizontal exits within the early childcare tenancy swing in both directions as required.</p> <p>The additional double door is located in the corridor between reception and the childcare room refer to markup below .</p>  <p>Construction documentation is to document the doorways swinging in both directions, like the other horizontal exits serving the early childcare centre.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 5.   | F4D4       | Facilities in Class 3 to 9 buildings | <p><b>Retail</b></p> <p>The two accessible toilets within the retail tenancy can service a maximum of 50 persons, which includes both patrons and staff, if used as a restaurant or café (food premises).</p> <p>The retail facilities would be more than adequate for any other Class 6 use, like a shop.</p> <p>For the purposes of the base building design, the sanitary facilities provided are compliant, however additional facilities may be required as part of the retail fitout approval, depending on the final use of the space.</p> <p><b>Community Multipurpose Halls</b></p> <p>The sanitary facilities allocated for the community halls on the ground and level 01 need to be available and operational on both levels whenever a single hall is in use or both. The foyers are required to be accessible to all occupants for access, egress and use of the sanitary facilities.</p> <p>Due to a statistical anomaly within table F4D4I of the BCA, the sanitary facilities would not comply if facilities were calculated on a floor by floor basis rather than combining the overall occupants of both halls and the facilities provided across both levels.</p> <p><b>Commercial</b></p> <p>The commercial sanitary facilities need 1 x urinal within the male bathroom to achieve compliance with the requirements of this provision.</p> <p>Additional details are to be included within the construction documentation.</p> |

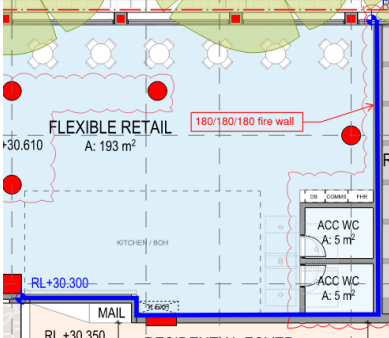
| Item | DTS Clause | Description                                                                                                                                                                                                 | Requirement to Satisfy BCA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      |            |                                                                                                                                                                                                             | <p><b>Childcare</b></p> <p>The following facilities are required within an early childcare centre;</p> <ul style="list-style-type: none"> <li>• One bath, shower or shower-bath.</li> <li>• The kitchen along with the ability for staff to supervise children under the age of 2 years old while within the kitchen.</li> <li>• A laundry containing a washtub and a space within the same room for a washing machine.</li> <li>• A nappy changing bench with an adult hand wash basin located within 1m of the bench.</li> </ul> <p>The early childcare centre caters for a maximum number of 50 children, which would require 4 x closet pans and 3 x wash basins. The current design complies.</p> <p>The number of adult sanitary facilities would cater for a population of 20 persons which is likely to be double the likely number of staff need to cater for 50 children.</p> <p>The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.</p> |
| 6.   | F6D2       | <p><b>Provision of natural light</b></p> <p>Natural lighting aggregating 10% of room floor area is required to all habitable rooms with the residential portion and playrooms if the childcare tenancy.</p> | <p>Whilst not a non-compliance, the rooms labelled as ST within the residential Sole Occupancy Units are not provided with natural light which limits the use from being habitable. As a result, the room can only be used for storage or another type of non-habitable room. In addition, the revised wording of the performance requirements in the BCA 2022, makes this issue very difficult if not impossible to address via a performance solution, which therefore limits the use of the room.</p>  <p>Rooms labelled as ST to the majority of units are not provided with natural light and can only be used as a non-habitable room like a store room. Natural light does also not meet the new performance requirements of the BCA 2022 so the option to justify compliance via a performance solution is also not an option</p>                                                                                               |
| 7.   | C4D12      | <p><b>Bounding construction: Class 2 and 3 buildings and Class 4 parts</b></p>                                                                                                                              | <p>All entry doors to the Sole Occupancy units are to demonstrate compliance with the requirements of this Clause.</p> <p>The communal rooms on the ground floor and Level 02, are required to be separated from the residential corridor with Construction achieving an FRL of -/60/60</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

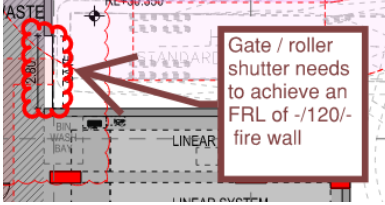
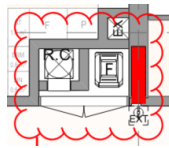
| Item | DTS Clause | Description | Requirement to Satisfy BCA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------|------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|      |            |             | <p>and a self-closing -/60/30 fire door under the requirements of this provision.</p>  <p>In addition to SOU and common rooms separated from the residential lobbies, the following rooms or storage areas are also required to be separated from the residential corridors under the same provisions;</p> <ul style="list-style-type: none"> <li>• Cleaners storage.</li> <li>• Bin and Recycling rooms.</li> <li>• Any cupboards or rooms that contain a garbage chute.</li> </ul>  <p>The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.</p> |

## 13.2. Performance solutions required.

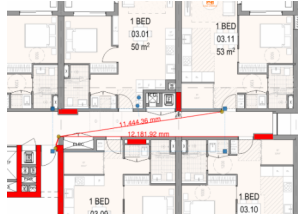
It is proposed to satisfy the following non-compliances via performance solutions:

| Item | Non-Compliance           | DTS Clause | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Performance Requirement |
|------|--------------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 1.   | Separation by fire walls | C3D8       | <p>The fire wall separating the carpark from the remainder of the ground floor is required to be constructed in accordance with the requirements of this provision (FRL of 120/120/120 except where adjoining the waste room which will be addressed under . Required fire walls highlighted in blue.</p>  <p>The garbage and recycle room on the ground has a floor area of more than 10% and adopt a Classification of 7b and is required to be separated from remainder of the ground floor with a fire wall achieving an FRL of 240/240/240 (required walls highlighted in brown).</p>  <p>The fire rating of the garbage storage is proposed to be addressed via a fire engineered performance solution to reduce the fire rating, inclusive of the fire wall. The final FRL is to be confirmed by the fire engineer based on the fire sensitivity analysis modelling.</p> | TBC by fire engineer    |

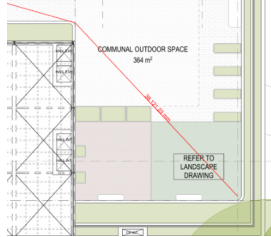
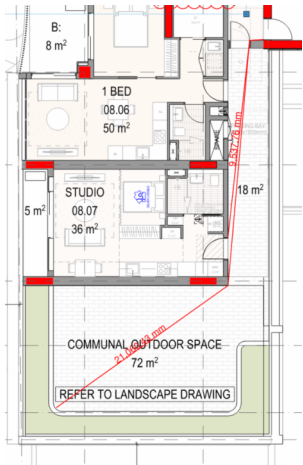
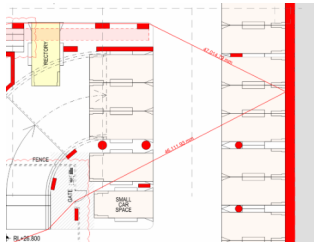
| Item | Non-Compliance                                     | DTS Clause | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Performance Requirement |
|------|----------------------------------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
|      |                                                    |            | <p>The retail on the ground floor is required to be separated from remainder of the ground floor with a fire wall achieving an FRL of 180/180/180. Fire wall located in blue in diagram below.</p>  <p>The fire rating and separation of the garbage storage are proposed to be addressed via a fire engineered performance solution to reduce the fire rating from 3hrs to 2 hours.</p> <p>The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.</p>        |                         |
| 2.   | Separation of classifications in the same storey   | C3D9       | <p>The garbage and recycle room on the ground floor has a floor area of more than 10% and therefore adopts a Classification of 7b and is required to be separated from the remainder of the ground floor with a fire wall achieving an FRL of 240/240/240.</p> <p>The retail on the ground floor is required to be separated from the remainder of the ground floor with a fire wall achieving an FRL of 180/180/180.</p> <p>The fire rating and separation is proposed to be addressed via a fire engineered performance solution. Compliance is to be documented in the construction certificate documentation.</p> | TBC by fire engineer    |
| 3.   | Separation of classifications in different storeys | C3D10      | <p>The concrete slab separating the ground floor from Level 01 is likely to be addressed as part of the fire engineered performance solution to achieve a reduced FRL (as determined by the fire engineer) to account for the higher FRL'S required by the retail and waste rooms on the ground floor which would require a higher FRL in comparison to the carpark and community halls.</p>                                                                                                                                                                                                                          | TBC by fire engineer    |
| 4.   | Doorways in fire walls                             | C4D6       | <p>The fire wall separating the waste areas from the remainder of the building is required to be protected by a self-closing -/240/30 fire doorset under the requirements of this provision. A roller shutter does not achieve the insulation rating and the maximum fire rating available for a tested system is -/120/-,</p>                                                                                                                                                                                                                                                                                        |                         |

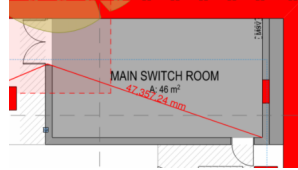
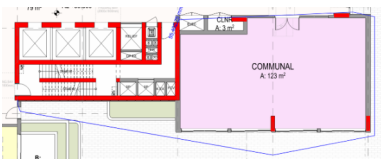
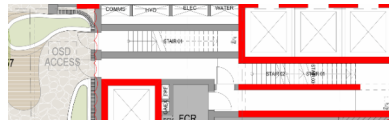
| Item | Non-Compliance                                                            | DTS Clause | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Performance Requirement |
|------|---------------------------------------------------------------------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
|      |                                                                           |            | <p>which would not meet the minimum fire rating criteria under these requirements.</p>  <p>The shutter / gate forming part of the waste room fire separation will need to be addressed via a fire engineered performance solution.</p> <p>All other fire doors located within a fire wall are required to comply with the requirements of this provision (refer to fire bolt requirements below).</p> <p>Details to be include within the construction details.</p>                                                                                                                                                                                                    |                         |
| 5.   | Enclosure of shafts                                                       | S5C8       | <p>Any garbage or recycling chute is required to be fire rated at the top and bottom of the chute under the requirements of S5C8 of the BCA. Garbage and recycling chutes are typically not fire rated at the bottom of the chute, which in this particular case would be in the residential waste room located on the Ground Floor.</p>  <p>The lack of fire rating of the bottom of the fire chute would need to be addressed via a fire engineered performance solution.</p>                                                                                                                                                                                      | TBC by fire engineer    |
| 6.   | Type A fire-resisting construction – fire-resistance of building elements | S5C11      | <p>It is highly likely that the junctions between the concrete floor slab and the façade on each level, will not achieve compliant fire separation between storeys. There is typically a gap or cavity between the slab and the façade, which does not achieve compliant fire separation.</p> <p>No details are provided at this early stage in the design development, however its highly probable that this detail will need to be addressed within the fire engineered performance solution.</p> <p>It is also proposed to obtain a performance solution to reduce the fire rating of the fire wall separating the carpark from the retail portion of the building on the ground floor and potentially the waste rooms FRL's on the ground floor.</p> | TBC by fire engineer    |



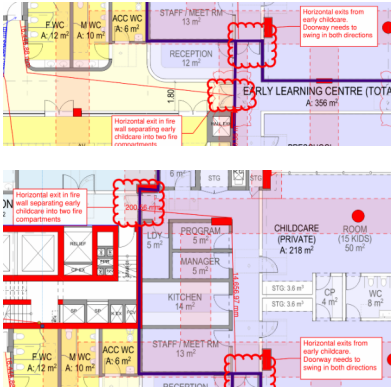
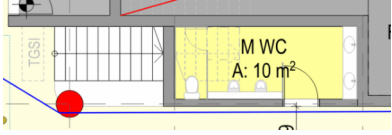
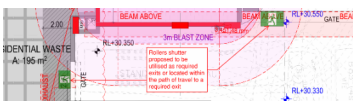
| Item | Non-Compliance        | DTS Clause | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Performance Requirement |
|------|-----------------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
|      |                       |            | <p>Like the junction between the concrete floor slab and the façade, it's also important to ensure that the party wall of the residential SOU's extend to the façade line to ensure there is no gap in the fire rating to allow fire spread between the adjoining units.</p> <p>No details are provided at this early stage in the design development, however compliance may need to be addressed within the fire engineered performance solution.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                      |                         |
| 7.   | Exit travel distances | D2D5       | <p>The following areas of the residential portion of the building have been identified as exceeding 6m to an exit or point of choice from an SOU;</p> <ul style="list-style-type: none"><li>• The North Eastern units on levels 02 – 09 0 11.5-12m to the closest exit or point in which travel in a different direction is available.</li></ul>  <ul style="list-style-type: none"><li>• Southern units from the external balcony on Levels 02-7 - 13.5m to the closest exit.</li></ul>  <ul style="list-style-type: none"><li>• Southern units from the external balcony on Levels 08-22 - 9.5m to the closest exit.</li></ul>  | TBC by fire engineer    |



| Item | Non-Compliance | DTS Clause | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Performance Requirement |
|------|----------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
|      |                |            | <ul style="list-style-type: none"><li>External landscape area on Level 2 – 39m to an exit.</li></ul>  <ul style="list-style-type: none"><li>External Landscape area to level 08 – 22m to the closest exit.</li></ul>  <p>The following areas have been identified with distances exceeding 20m to a point of choice:</p> <ul style="list-style-type: none"><li>Ground Floor Community Hall (30m).</li><li>First Floor Community Hall (30m).</li></ul> <p>The following areas have been identified with exit travel distances exceeding 40m:</p> <ul style="list-style-type: none"><li>Basement – Up to 48m to the closest exit as the worst-case scenario.</li></ul>  |                         |

| Item | Non-Compliance                     | DTS Clause | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Performance Requirement |
|------|------------------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
|      |                                    |            |  <ul style="list-style-type: none"> <li>Ground Floor – 44m from the carpark to the roller shutter entry / exit (refer to performance solution below regarding roller door as exit).</li> <li>Level 1 – 47m from the outdoor creche</li> </ul> <p>The extended egress travel distances will need to be addressed via a fire engineered performance solution.</p>                                                                                                                                                                                                                                                                                                                                                                                                   |                         |
| 8.   | Distance between alternative exits | D2D6       | <p>The following areas have been identified with distances between alternative exits exceeding 45m within the residential portion of the building.</p> <ul style="list-style-type: none"> <li>Level 2 – Communal outdoor space – 56m between exits when measured through a compliant point of choice.</li> </ul>  <p>The following areas have been identified with distances between alternative exits exceeding 60m:</p> <ul style="list-style-type: none"> <li>Basement Carpark – Up to 80m between alternative exits via a compliant point of choice.</li> <li>Ground Floor – 63m when measured through the 30m point of choice.</li> </ul> <p>The extended egress travel distances will need to be addressed via a fire engineered performance solution.</p> | TBC by fire engineer    |
| 9.   | Discharge from exits               | D2D15      | <p>The discharge of fire stairs 2 &amp; 3 converge on the ground floor and discharge via a single 1m wide egress path to the street, which diminishes the width of the required exit from 2m to 1m and is required to be addressed via a fire engineered performance solution.</p>  <p>In addition, the alternative exits (stairs 1 &amp; 2) are not located as far apart as practical and also need to be</p>                                                                                                                                                                                                                                                                                                                                                  | TBC by fire engineer    |



| Item | Non-Compliance                              | DTS Clause | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Performance Requirement |
|------|---------------------------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
|      |                                             |            | addressed within the fire engineered performance solution.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                         |
| 10.  | Horizontal exits                            | D2D16      | <p>The horizontal exits required to serve the early childcare centre are located more than 9m from another horizontal exit and more than 9m from a fire stair.</p>  <p>Compliance is required to be addressed via a fire engineered performance solution.</p>                                                                                                                                                                                               | TBC by fire engineer    |
| 11.  | Enclosure of space beneath stairs and ramps | D3D9       | <p>The male WC toilets on the ground floor are located underneath the common 1.5m stairways connecting the ground and first floor lobbies and is required for level 1 egress. The bathroom is required to be fire separated with 60min construction and a -/60/30 self-closing fire door. Compliance should be illustrated on the architectural drawings or compliance addressed via a fire engineered performance solution.</p>                          | TBC by fire engineer    |
| 12.  | Doorways and doors                          | D3D24      | <p>Doorways forming an exit or located in the path of travel to an exit are not permitted to be fitted with a roller shutter under the requirement so this provision.</p> <p>The carpark roller shutter from French Avenue and the roller shutter to the waste rooms are both fitted with rollers shutters and are proposed to be utilised as designated exit points from the building, which would not comply with the requirements of this Clause.</p>  |                         |



| Item | Non-Compliance                 | DTS Clause | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Performance Requirement |
|------|--------------------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
|      |                                |            | Compliance is proposed to be addressed via a fire engineered performance solution.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                         |
| 13.  | Operation of latch             | D3D26      | <p>All exit doors and doors in the path of travel must comply.</p> <p>Exit doors serving as a required exit or located in the path of travel to a required exit that serve the multipurpose halls on the ground and level 1 must be provided with panic bars. Panic bars need to be installed on the following doorways (instead of a standard doorway latch) which serve the community halls;</p> <ul style="list-style-type: none"><li>• Fire stair doors on the Ground and Level 01,</li><li>• Exits doors leading to the street,</li><li>• Doorways located between the foyer and the carpark on the ground floor.</li><li>• Doorways from within the fire-isolated exit,</li><li>• Doorways from the multifunction hall leading to the foyers.</li><li>• Double doorways on level 1, leading to the fire stair on the commercial side of the lift core.</li></ul> <p>A performance solution is needed to permit the use of fire activated bolts within fire doors necessitated by AS1530.4 testing requirements, which contravene the requirement for egress doors to remain 'readily openable' under this clause. This will typically be required for the double doors within the childcare centre.</p> <p>The 2 roller shutters on the ground floor, serving as required exits, as outlined in Clause D3D24 above, also don't comply with the required doorway latch requirements. The fire engineered performance solution will also need to address compliance with D3D26 as part of that performance solution.</p> |                         |
| 14.  | Provisions for special hazards | E1D17      | <p>At this stage, EV charges are not proposed within the carpark and therefore do not need to be treated as an excessive hazard.</p> <p>It would however be advisable for the fire engineer to address this within the fire engineered solution to future proof the building, as EV charges will inevitably be installed within the building at some stage.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                         |



| Item | Non-Compliance                      | DTS Clause | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Performance Requirement |
|------|-------------------------------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| 15.  | Provisions of special hazards       | E2D21      | <p>At this stage, EV charges are not proposed within the carpark and therefore do not need to be treated as an excessive hazard.</p> <p>It would however be advisable for the fire engineer to address this within the fire engineered solution to future proof the building, as EV charges will inevitably be installed within the building at some stage.</p>                                                                                                                                  |                         |
| 16.  | Wall cladding                       | F3D5       | <p>External wall claddings which are not captured under Clause F3D5 will require a performance solution to be documented by an appropriately qualified practitioner in accordance with <i>Clause A2G2 - Performance Solution</i>.</p> <p>The facade will need to be assessed by a qualified façade engineer and compliance with the performance requirements addressed through a performance solution.</p>                                                                                       |                         |
| 17.  | Sprinklers                          | E1D4       | <p>Other than the location of the sprinkler tank, the plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.</p> <p>It is however very likely that the sprinkler stop valves will be located on in the pump room, in the basement, which would require a performance solution as the room does not open directly to a road or compliant open space.</p>                                                                        |                         |
| 18.  | Facilities in residential buildings | F4D2       | <p>Each Sole occupancy unit is provided with the minimum requirements required under this Clause inclusive of a washtub in the same space as the washing machine for clothes washing and complies with the requirements of this provision.</p> <p>However, a washtub has not been documented within the laundries of the studio apartments which would not comply with the requirements of this Clause.</p>  |                         |



| Item | Non-Compliance | DTS Clause | Description                                                                                                                  | Performance Requirement |
|------|----------------|------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------|
|      |                |            | The construction plans need to either document a washtub or compliance will need to be addressed via a performance solution. |                         |

## 14. Relevant Authorities

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

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

## 15. Statutory Fire Safety Measures

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

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

With performance solutions, additional or more frequent maintenance may result.

## 16. Conclusion

The design is capable of complying with the requirements of the relevant sections of the of the Act and EPAR (DCFS) 2021, EPAR 2021 and the BCA 2022 subject to resolution of the identified areas of non-compliance and compliance with the recommendations provided within the report.

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



## 17. BCA 2022 - Clause by Clause Assessment

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



| Clause                                                                                                              | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Comment                                                                                                                                         | Status                        |                 |       |       |          |         |    |        |        |   |         |    |                |    |          |            |   |                |    |                 |    |          |             |   |             |             |   |          |             |   |          |             |   |          |             |   |               |             |   |
|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-----------------|-------|-------|----------|---------|----|--------|--------|---|---------|----|----------------|----|----------|------------|---|----------------|----|-----------------|----|----------|-------------|---|-------------|-------------|---|----------|-------------|---|----------|-------------|---|----------|-------------|---|---------------|-------------|---|
|                                                                                                                     | of the BCA, using materials that are fit for the purpose for which they are intended.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | are fit for the purpose they are intended and are installed in accordance with the manufacturer’s specifications/ requirements for that system. |                               |                 |       |       |          |         |    |        |        |   |         |    |                |    |          |            |   |                |    |                 |    |          |             |   |             |             |   |          |             |   |          |             |   |          |             |   |               |             |   |
| Part A6                                                                                                             | <b>Classification and usage</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Note                                                                                                                                            | Noted                         |                 |       |       |          |         |    |        |        |   |         |    |                |    |          |            |   |                |    |                 |    |          |             |   |             |             |   |          |             |   |          |             |   |          |             |   |               |             |   |
|                                                                                                                     | Usage on each level of the building is as follows:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                 |                               |                 |       |       |          |         |    |        |        |   |         |    |                |    |          |            |   |                |    |                 |    |          |             |   |             |             |   |          |             |   |          |             |   |          |             |   |               |             |   |
|                                                                                                                     | <table><thead><tr><th>LEVEL</th><th>USE</th><th>CLASS</th></tr></thead><tbody><tr><td>Basement</td><td>Carpark</td><td>7a</td></tr><tr><td rowspan="3">Ground</td><td>Retail</td><td>6</td></tr><tr><td>Carpark</td><td>7a</td></tr><tr><td>Community Hall</td><td>9b</td></tr><tr><td rowspan="3">Level 01</td><td>Commercial</td><td>5</td></tr><tr><td>Community Hall</td><td>9b</td></tr><tr><td>Early Childcare</td><td>9b</td></tr><tr><td>Level 02</td><td>Residential</td><td>2</td></tr><tr><td>Level 03-07</td><td>Residential</td><td>2</td></tr><tr><td>Level 08</td><td>Residential</td><td>2</td></tr><tr><td>Level 09</td><td>Residential</td><td>2</td></tr><tr><td>Level 10</td><td>Residential</td><td>2</td></tr><tr><td>Level 11 - 22</td><td>Residential</td><td>2</td></tr></tbody></table> |                                                                                                                                                 |                               | LEVEL           | USE   | CLASS | Basement | Carpark | 7a | Ground | Retail | 6 | Carpark | 7a | Community Hall | 9b | Level 01 | Commercial | 5 | Community Hall | 9b | Early Childcare | 9b | Level 02 | Residential | 2 | Level 03-07 | Residential | 2 | Level 08 | Residential | 2 | Level 09 | Residential | 2 | Level 10 | Residential | 2 | Level 11 - 22 | Residential | 2 |
|                                                                                                                     | LEVEL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                 |                               | USE             | CLASS |       |          |         |    |        |        |   |         |    |                |    |          |            |   |                |    |                 |    |          |             |   |             |             |   |          |             |   |          |             |   |          |             |   |               |             |   |
|                                                                                                                     | Basement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                 |                               | Carpark         | 7a    |       |          |         |    |        |        |   |         |    |                |    |          |            |   |                |    |                 |    |          |             |   |             |             |   |          |             |   |          |             |   |          |             |   |               |             |   |
|                                                                                                                     | Ground                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                 |                               | Retail          | 6     |       |          |         |    |        |        |   |         |    |                |    |          |            |   |                |    |                 |    |          |             |   |             |             |   |          |             |   |          |             |   |          |             |   |               |             |   |
|                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                 |                               | Carpark         | 7a    |       |          |         |    |        |        |   |         |    |                |    |          |            |   |                |    |                 |    |          |             |   |             |             |   |          |             |   |          |             |   |          |             |   |               |             |   |
|                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                 |                               | Community Hall  | 9b    |       |          |         |    |        |        |   |         |    |                |    |          |            |   |                |    |                 |    |          |             |   |             |             |   |          |             |   |          |             |   |          |             |   |               |             |   |
|                                                                                                                     | Level 01                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                 |                               | Commercial      | 5     |       |          |         |    |        |        |   |         |    |                |    |          |            |   |                |    |                 |    |          |             |   |             |             |   |          |             |   |          |             |   |          |             |   |               |             |   |
|                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                 |                               | Community Hall  | 9b    |       |          |         |    |        |        |   |         |    |                |    |          |            |   |                |    |                 |    |          |             |   |             |             |   |          |             |   |          |             |   |          |             |   |               |             |   |
|                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                 |                               | Early Childcare | 9b    |       |          |         |    |        |        |   |         |    |                |    |          |            |   |                |    |                 |    |          |             |   |             |             |   |          |             |   |          |             |   |          |             |   |               |             |   |
|                                                                                                                     | Level 02                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                 |                               | Residential     | 2     |       |          |         |    |        |        |   |         |    |                |    |          |            |   |                |    |                 |    |          |             |   |             |             |   |          |             |   |          |             |   |          |             |   |               |             |   |
|                                                                                                                     | Level 03-07                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                 |                               | Residential     | 2     |       |          |         |    |        |        |   |         |    |                |    |          |            |   |                |    |                 |    |          |             |   |             |             |   |          |             |   |          |             |   |          |             |   |               |             |   |
|                                                                                                                     | Level 08                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                 |                               | Residential     | 2     |       |          |         |    |        |        |   |         |    |                |    |          |            |   |                |    |                 |    |          |             |   |             |             |   |          |             |   |          |             |   |          |             |   |               |             |   |
|                                                                                                                     | Level 09                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                 |                               | Residential     | 2     |       |          |         |    |        |        |   |         |    |                |    |          |            |   |                |    |                 |    |          |             |   |             |             |   |          |             |   |          |             |   |          |             |   |               |             |   |
| Level 10                                                                                                            | Residential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2                                                                                                                                               |                               |                 |       |       |          |         |    |        |        |   |         |    |                |    |          |            |   |                |    |                 |    |          |             |   |             |             |   |          |             |   |          |             |   |          |             |   |               |             |   |
| Level 11 - 22                                                                                                       | Residential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2                                                                                                                                               |                               |                 |       |       |          |         |    |        |        |   |         |    |                |    |          |            |   |                |    |                 |    |          |             |   |             |             |   |          |             |   |          |             |   |          |             |   |               |             |   |
| <b>Part A7</b>                                                                                                      | <b>United buildings</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | The requirements of this part do not apply.                                                                                                     | N/A                           |                 |       |       |          |         |    |        |        |   |         |    |                |    |          |            |   |                |    |                 |    |          |             |   |             |             |   |          |             |   |          |             |   |          |             |   |               |             |   |
| Buildings are deemed united when two or more buildings adjoining each other are connected and used as one building. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                 |                               |                 |       |       |          |         |    |        |        |   |         |    |                |    |          |            |   |                |    |                 |    |          |             |   |             |             |   |          |             |   |          |             |   |          |             |   |               |             |   |
| Section B: Structure                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                 |                               |                 |       |       |          |         |    |        |        |   |         |    |                |    |          |            |   |                |    |                 |    |          |             |   |             |             |   |          |             |   |          |             |   |          |             |   |               |             |   |
| B1D2                                                                                                                | <b>Resistance to actions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Certification from a qualified structural engineer will need to be provided at Construction Certificate stage.                                  | Compliance Readily Achievable |                 |       |       |          |         |    |        |        |   |         |    |                |    |          |            |   |                |    |                 |    |          |             |   |             |             |   |          |             |   |          |             |   |          |             |   |               |             |   |
|                                                                                                                     | The resistance of the building must be greater than the most critical action effect resulting from different combinations of actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                 |                               |                 |       |       |          |         |    |        |        |   |         |    |                |    |          |            |   |                |    |                 |    |          |             |   |             |             |   |          |             |   |          |             |   |          |             |   |               |             |   |
| B1D3                                                                                                                | <b>Determination of individual actions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Certification from a qualified structural engineer will need to be provided at Construction Certificate stage.                                  | Compliance Readily Achievable |                 |       |       |          |         |    |        |        |   |         |    |                |    |          |            |   |                |    |                 |    |          |             |   |             |             |   |          |             |   |          |             |   |          |             |   |               |             |   |
|                                                                                                                     | The magnitude of individual actions must be determined in accordance with Clause B1D3 of the BCA.<br><br>The building will contain more than 300 persons on a single level and therefore should adopt an importance Level 3 in accordance with Table B1D3a.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                 |                               |                 |       |       |          |         |    |        |        |   |         |    |                |    |          |            |   |                |    |                 |    |          |             |   |             |             |   |          |             |   |          |             |   |          |             |   |               |             |   |



| Clause                                         | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Comment                                                                                                                                                                                          | Status                              |
|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>B1D4</b>                                    | <b>Determination of structural resistance of materials and forms of construction</b><br><br>The structural resistance of materials and forms of construction must be determined in accordance with the relevant Australian Standards in accordance with Clause B1D4 of the BCA.                                                                                                                                                                                                                                                                                                                                                          | Certification from a qualified structural engineer will need to be provided at Construction Certificate stage.                                                                                   | Compliance<br>Readily<br>Achievable |
| <b>B1D5</b>                                    | <b>Structural software</b><br><br>Structural software used in computer aided design of a building or structure that uses design criteria based on DTS provisions of the BCA must comply with the ABCB Protocol for Structural Software.                                                                                                                                                                                                                                                                                                                                                                                                  | -                                                                                                                                                                                                | Noted                               |
| <b>B1D6</b>                                    | <b>Construction of buildings in flood hazard areas</b><br><br>A Class 2, 3, 4, 9a or 9c building located in a flood hazard area must comply with the ABCB Standard for Construction of Buildings in Flood Hazard Areas.                                                                                                                                                                                                                                                                                                                                                                                                                  | Civil engineer to confirm whether the building is located within a flood hazard area and compliance with this clause.                                                                            | Noted                               |
| <b>Section C: Fire Resistance</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                  |                                     |
| <b>Part C2 - Fire Resistance and Stability</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                  |                                     |
| <b>C2D2</b>                                    | <b>Type of construction required</b><br><b>Type A Construction</b><br><br>BCA Type A fire resisting construction is required. Refer to Appendix Specification 5 for the required FRLs for each building element.                                                                                                                                                                                                                                                                                                                                                                                                                         | Details of the proposed construction and how it will achieve the required FRL is to be provided. Certification from a structural engineer will be required for FRL's of all structural elements. | Compliance<br>Readily<br>Achievable |
| <b>C2D3</b>                                    | <b>Calculation of rise in storeys</b><br><br>Effective Height / Calculation of rise in storeys.<br><br>Rise in storeys is a defined BCA term addressing the number of main building levels excluding basements.<br><br>Effective height is defined under the BCA as vertical distance between the floor of the lowest storey included in the calculation of rise in storeys and the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units).<br><br>These parameters influence the BCA provisions applicable to the building. | <b>The following parameters apply:</b><br><br>Rise in storeys: 23 storeys<br><br>Effective Height: 74.074m                                                                                       | Noted                               |
| <b>C2D4</b>                                    | <b>Buildings of multiple classification</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | The building is required to be constructed of Type A fire resisting                                                                                                                              | Compliance<br>Readily<br>Achievable |



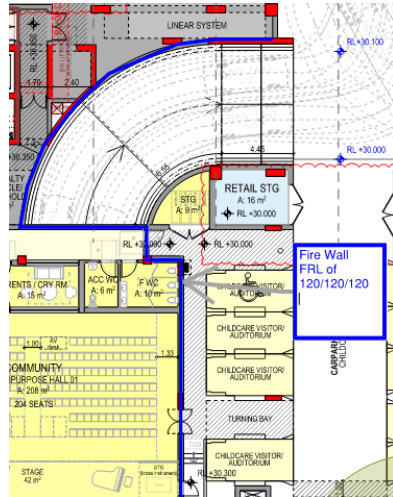
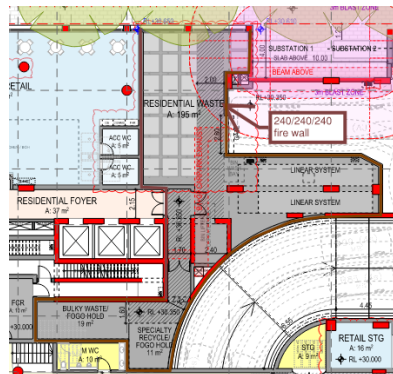
| Clause | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Status                              |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
|        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | construction as the classification of the top storey is a Class 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |
| C2D5   | <b>Mixed types of construction</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | If a fire wall divides the building in accordance with Clause C3D8, the building portions are able to be constructed in differing levels of fire-resistance determined in accordance with Clause C2D2 or C2D4.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Compliance<br>Readily<br>Achievable |
| C2D6   | <b>Two storey Class 2, 3 or 9c buildings</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | A concession is available under this clause and the building may be of Type C construction.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | N/A                                 |
| C2D7   | <b>Class 4 parts of buildings</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | N/A                                 |
| C2D8   | <b>Open spectator stands and indoor sports stadiums</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | N/A                                 |
| C2D9   | <b>Lightweight construction</b><br><br>Lightweight construction used in a wall system must comply with Specification 6 - Structural tests for lightweight construction.<br><br>Lightweight construction used as a fire-resisting covering of a steel column or the like, and where the covering is not in continuous contact with the column must have the voids filled to a height of not less than 1.2m above the floor and where the column is liable to be damaged must be protected by steel or other suitable material.                                                                                                                                                                                                                                     | Fire rated wall types must match a tested prototype. Product codes should be noted on the wall type schedule and corresponding test reports provided for review.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Compliance<br>Readily<br>Achievable |
| C2D10  | <b>Non-combustible building elements</b><br><br>In a building required to be of Type A or B construction, the following building elements and their components must be non-combustible:<br><br>I. External walls and common walls, including all components incorporated within them including façade covering, framing and insulation;<br><br>II. The flooring and floor framing of lift pits;<br><br>III. Non-loadbearing internal walls where they are required to be fire-resisting;<br><br>IV. Non-loadbearing shaft being a lift, ventilating, garbage or similar shaft.<br><br>The following materials may be used where non-combustible materials are required:- <ul style="list-style-type: none"><li>Plasterboard.</li><li>Perforated gypsum.</li></ul> | The Architect and Structural Engineer are to make provisions for this requirement in the design.<br><br>A detailed review of the external cladding must be undertaken to ensure that there are no combustible materials and non-complaint claddings have not been nominated that could increase the risk of fire spread via the external façade. An architectural specification detailing the components of the external walls and their fire properties are needed for review including corresponding test reports verifying compliance with this clause.<br><br>Ensure all façade materials have a current Certificate of Conformity or a current Certificate of Accreditation, or the like to determine their acceptance by the Fire Safety Engineer and Fire Brigade | Compliance<br>Readily<br>Achievable |

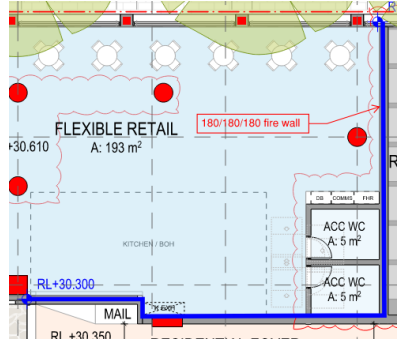


| Clause       | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Status                        |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
|              | <ul style="list-style-type: none"><li>Fibrous-plaster sheeting to AS 2185.</li><li>Fibre-reinforced cement sheeting.</li><li>Pre-finished metal sheeting having a combustible surface finish not exceeding 1mm thickness and where the spread-of-flame index of the product is not greater than 0.</li><li>Sarking-type materials that do not exceed 1mm thickness and have a flammability index not greater than 5.</li><li>Bonded laminated materials where each lamina, including any core, is not combustible and each adhesive layer does not exceed 1mm thickness and the total thickness of the adhesive layers does not exceed 2mm and the spread of flame index and smoke development index of the bonded laminated material as a whole do not exceed 0 and 3 respectively and when located externally, are fixed in accordance with C2D15.</li><li>Any product as determined by testing to AS 1530.1</li><li>An appropriately BCA accredited product or system</li></ul> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                               |
| <b>C2D11</b> | <b>Fire hazard properties</b><br><i>(NSW variation for Entertainment Venues)</i><br><br>Floor materials, floor coverings and wall and ceiling lining materials need to comply with prescribed fire hazard properties. Refer to Appendix C2D11 & compliance with AS5637.1-2015.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Compliance assumed and will require verification test data for all timber and other combustible linings and materials, including: <ul style="list-style-type: none"><li>Carpets</li><li>Vinyls (walling and flooring)</li><li>Timber flooring and wall linings</li><li>Veneered wall panelling</li><li>Spray-on insulation material</li><li>Other combustible finishes</li><li>Carpark soffit insulation fire test reports, based on 'room fire testing' will be required to meet fire brigade consent conditions if applicable.</li></ul><br>The current documentation does not contain this level of documentation. | Compliance Readily Achievable |
| <b>C2D12</b> | <b>Performance of external walls in fire</b><br><br>Concrete external walls that could collapse as complete panels are to be designed in accordance with Specification 8 to minimise the likelihood of                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | The requirements of this provision do not apply to the subject building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | N/A                           |



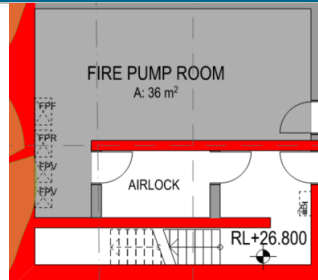
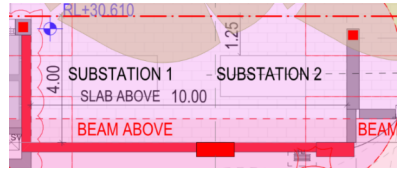
| Clause                                           | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Comment                                                                                                                                   | Status                              |
|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
|                                                  | external walls collapsing outwards in the event of a fire and separating from supporting members.                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                           |                                     |
| C2D13                                            | <b>Fire-protected timber: Concession</b><br><i>Fire-protected timber</i> may be permitted under this clause wherever an element is <i>required</i> to be <i>non-combustible</i> .                                                                                                                                                                                                                                                                                                                                                                         | The requirements of this provision do not apply to the subject building.                                                                  | N/A                                 |
| C2D14                                            | <b>Ancillary elements</b><br>An ancillary element must not be fixed, installed or attached to the internal parts or external face of an external wall that is required to be non-combustible unless it is non-combustible or is otherwise permitted under this clause.                                                                                                                                                                                                                                                                                    | The current documentation does not contain this level of documentation.                                                                   | Compliance<br>Readily<br>Achievable |
| C2D15                                            | <b>Fixing of bonded laminated cladding panels</b><br>In a building required to be of Type A or B construction, externally located bonded laminated cladding panels must have all layers of cladding mechanically supported or restrained to the supporting frame.                                                                                                                                                                                                                                                                                         | The current documentation does not contain this level of documentation.                                                                   | Compliance<br>Readily<br>Achievable |
| <b>Part C3 - Compartmentation and Separation</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                           |                                     |
| C3D2                                             | <b>Application of Part</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Clauses C3D3, C3D4 and C3D5 do not apply to a sprinkler protected carpark, an open deck carpark or an open spectator stand.               | Noted                               |
| C3D3                                             | General floor area and volume limitations<br><b>(Type A construction)</b><br>The floor area and volume limitations are:<br><br>Class 5, 9b or 9c: 8,000m <sup>2</sup> and 48,000m <sup>3</sup><br><br>Class 6, 7, 8 or 9a: 5,000m <sup>2</sup> and 30,000m <sup>3</sup><br><br><b>Note:</b> <ul style="list-style-type: none"><li>The BCA does not require Class 2 and 3 parts of the building to be considered.</li><li>The basement carpark levels are not required to be considered as they are provided with a sprinkler system throughout.</li></ul> | The floor area and volume of the largest fire compartment in the building does not exceed the maximum limitations outlined by Table C3D3. | Complies                            |
| C3D4                                             | <b>Large isolated buildings</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | The requirements of this provision do not apply to the subject building.                                                                  | N/A                                 |
| C3D5                                             | <b>Requirements for open space and vehicular access</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | The requirements of this provision do not apply to the subject building.                                                                  | N/A                                 |
| C3D6                                             | <b>Class 9b early childhood centres</b><br>The early childcare tenancy on level, is required to be separated from the remainder of the building                                                                                                                                                                                                                                                                                                                                                                                                           | Fire separation is not currently documented on the current plans, however details demonstrating compliance need to be documented on       | Additional<br>Details<br>Required   |

| Clause | Description                                                                                                                                                                          | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Status               |
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|        | <p>by a fire wall achieving an FRL of now less than 120/120/120.</p> <p>The early childcare centre is also required to be divided into two fire compartments.</p>                    | the Construction Certificate plans and compliances is achievable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                      |
| C3D7   | <p><b>Vertical separation of openings in external walls</b></p> <p>The building is required to be protected with sprinklers and the requirements of this provision do not apply.</p> | The requirements of this provision do not apply to the subject building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | N/A                  |
| C3D8   | <p><b>Separation by fire walls</b></p> <p>A fire wall must extend to the underside of a floor having an FRL required for a fire wall or the roof covering.</p>                       | <p>The fire wall separating the carpark from the remainder of the ground floor is required to be constructed in accordance with the requirements of this provision (FRL of 120/120/120 except where adjoining the waste room which will be addressed under . Required fire walls highlighted in blue.</p>  <p>The garbage and recycle room on the ground has a floor area of more than 10% and adopt a Classification of 7b and is required to be separated from remainder of the ground floor with a fire wall achieving an FRL of 240/240/240 (required walls highlighted in brown).</p>  | Performance Solution |

| Clause | Description | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Status |
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|        |             | <p>The fire rating of the garbage storage is proposed to be addressed via a fire engineered performance solution to reduce the fire rating, inclusive of the fire wall. The final FRL is to be confirmed by the fire engineer based on the fire sensitivity analysis modelling.</p> <p>The retail on the ground floor is required to be separated from remainder of the ground floor with a fire wall achieving an FRL of 180/180/180. Fire wall located in blue in du=diagram below.</p>  <p>The fire rating and separation of the garbage storage are proposed to be addressed via a fire engineered performance solution to reduce the fire rating from 3hrs to 2 hours.</p> <p>The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.</p> |        |

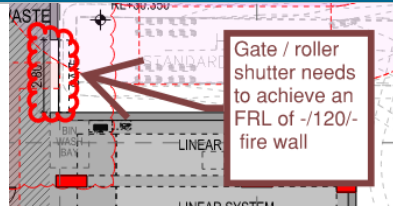


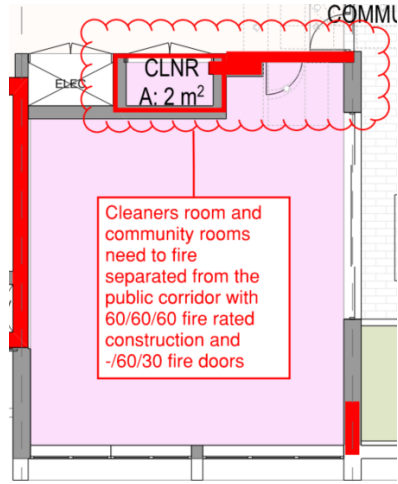
| Clause | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Status                        |
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| C3D9   | <b>Separation of classifications in the same storey</b><br><br>As the building has parts of different classifications located alongside one another in the same storey, each building element must have the higher FRL prescribed in Specification 5 of the BCA or the parts must be separated by a fire wall.                                                                                                                                              | <p>The garbage and recycle room on the ground floor has a floor area of more than 10% and therefore adopts a Classification of 7b and is required to be separated from the remainder of the ground floor with a fire wall achieving an FRL of 240/240/240.</p> <p>The retail on the ground floor is required to be separated from the remainder of the ground floor with a fire wall achieving an FRL of 180/180/180.</p> <p>The fire rating and separation is proposed to be addressed via a fire engineered performance solution. Compliance is to be documented in the construction certificate documentation.</p> | Performance Solution          |
| C3D10  | <b>Separation of classifications in different storeys</b><br><br>As different classifications are situated one above the other in adjoining storeys they must be separated in accordance with the DTS provisions of the BCA.                                                                                                                                                                                                                                | <p>The concrete slab separating the ground floor from Level 01 is likely to be addressed as part of the fire engineered performance solution to achieve a reduced FRL (as determined by the fire engineer) to account for the higher FRL'S required by the retail and waste rooms on the ground floor which would require a higher FRL in comparison to the carpark and community halls.</p>                                                                                                                                                                                                                          | Performance Solution          |
| C3D11  | <b>Separation of lift shafts</b><br><br>Openings for lift landing doors and services must be protected in accordance with the DTS provisions of Part C4 of the BCA.                                                                                                                                                                                                                                                                                         | <p>Lift doors are required to be protected in accordance with the requirements of this Clause.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Compliance Readily Achievable |
| C3D12  | <b>Stairways and lifts in one shaft</b>                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>The lift is within its own shaft</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Complies                      |
| C3D13  | <b>Separation of equipment</b><br><br>2hr fire separation is required for: <ul style="list-style-type: none"><li>• Lift motor rooms.</li><li>• Emergency generators sustaining emergency equipment operating in emergency mode.</li><li>• Central mechanical smoke control plant.</li><li>• Boilers.</li><li>• A battery system installed in the building that has a total voltage of 12 volts or more and a storage capacity of 200 kWh or more.</li></ul> | <p>The basement fire pump room may technically be exempt from the need for fire separation within sprinkler protected building, however the pumproom will also contain the main sprinkler stop valve for a combined sprinkler system (AS2118.6-2012) and the pump room should be separated from the remainder of the building with 120/120/120 construction.</p>                                                                                                                                                                                                                                                      | Additional Details Required   |

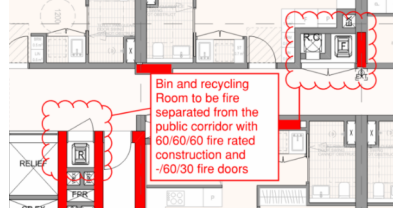
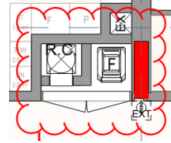
| Clause                                  | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Status                      |
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|                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  <p>The plans do not currently contain this level of detail. Construction plans are to document compliance.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                             |
| <b>C3D14</b>                            | <p><b>Electricity supply system</b></p> <p>A substation located within a building or main switchboard that sustains emergency equipment must be separated from the remainder of the building by 2hr fire rated construction.</p> <p>Switchboards sustaining emergency equipment must be constructed so that emergency equipment switchgear is separated from non-emergency equipment switchgear by metal partitions designed to minimise the spread of faults.</p> | <p>The proposed electrical substations located on French Avenue are required to be fire separated from the building with 120/120/120 fire walls under the requirements of this provision.</p> <p>It is however noted that the local electrical authority typically required a higher level of fire separation of 3hrs.</p>  <p>The main electrical switchroom in the basement is required to be separated in accordance with the requirements of this provision.</p> <p>The plans do not currently contain this level of detail. Construction plans are to document compliance.</p> | Additional Details Required |
| <b>C3D15</b>                            | <p><b>Public corridors in Class 2 &amp; 3 buildings</b></p> <p>Public corridors must be divided at intervals of not more than 40m by smoke-proof walls complying with S11C2.</p>                                                                                                                                                                                                                                                                                   | <p>The enclosed public corridors not exceed 40m in length, nothing that some access to units is via an open balcony arrangement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Complies                    |
| <b>Part C4 - Protection of Openings</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                             |
| <b>C4D2</b>                             | <b>Application of Part</b>                                                                                                                                                                                                                                                                                                                                                                                                                                         | The requirements of this part apply to the building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Noted                       |
| <b>C4D3</b>                             | <p><b>Protection of openings in external walls</b></p> <p>Openings in the external walls of the building are to be protected in accordance with C4D5, being fire rated windows, external sprinklers or the like, if they are:</p> <ul style="list-style-type: none"> <li>Less than 3m to side or rear boundary,</li> </ul>                                                                                                                                         | <p>The openings within the building comply with the requirements of this provision.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Complies                    |



| Clause                           | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Comment                                                                                                                                                                                                                                                                                                                                                                                                 | Status                              |                     |     |                     |     |                      |     |                       |     |                                  |     |              |     |                                                             |          |
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|                                  | <ul style="list-style-type: none"><li>Less than 6m from the far boundary of a road or lane,</li><li>Less than 6m from another building on the same allotment.</li><li>Openings that require protection should not occupy more than <math>\frac{1}{3}</math> of the external wall of the storey in which it is located.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                     |     |                     |     |                      |     |                       |     |                                  |     |              |     |                                                             |          |
| C4D4                             | <p><b>Separation of external walls and associated openings in different fire compartments</b></p> <p>External walls within the distances specified in Table C4D4 of the BCA are to be protected by construction with an FRL not less than 60/60/60 and the associated openings protected in accordance with Clause C4D5 of the BCA.</p> <table><tr><th>Angle between walls</th><th>Min. Distance</th></tr><tr><td>0° (walls opposite)</td><td>6 m</td></tr><tr><td>more than 0° to 45°</td><td>5 m</td></tr><tr><td>more than 45° to 90°</td><td>4 m</td></tr><tr><td>more than 90° to 135°</td><td>3 m</td></tr><tr><td>more than 135° to less than 180°</td><td>2 m</td></tr><tr><td>180° or more</td><td>Nil</td></tr></table> | Angle between walls                                                                                                                                                                                                                                                                                                                                                                                     | Min. Distance                       | 0° (walls opposite) | 6 m | more than 0° to 45° | 5 m | more than 45° to 90° | 4 m | more than 90° to 135° | 3 m | more than 135° to less than 180° | 2 m | 180° or more | Nil | The building complies with the requirements of this clause. | Complies |
| Angle between walls              | Min. Distance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                     |     |                     |     |                      |     |                       |     |                                  |     |              |     |                                                             |          |
| 0° (walls opposite)              | 6 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                     |     |                     |     |                      |     |                       |     |                                  |     |              |     |                                                             |          |
| more than 0° to 45°              | 5 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                     |     |                     |     |                      |     |                       |     |                                  |     |              |     |                                                             |          |
| more than 45° to 90°             | 4 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                     |     |                     |     |                      |     |                       |     |                                  |     |              |     |                                                             |          |
| more than 90° to 135°            | 3 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                     |     |                     |     |                      |     |                       |     |                                  |     |              |     |                                                             |          |
| more than 135° to less than 180° | 2 m                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                     |     |                     |     |                      |     |                       |     |                                  |     |              |     |                                                             |          |
| 180° or more                     | Nil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                         |                                     |                     |     |                     |     |                      |     |                       |     |                                  |     |              |     |                                                             |          |
| C4D5                             | <p><b>Acceptable method of protection</b></p> <p>Window openings are to be protected by internal or external wall wetting sprinklers and must automatically close or be permanently fixed in the closed position, -/60/- fire windows that are automatic closing or permanently fixed closed or - /60/60 automatic closing fire shutters.</p> <p>Doorways are to be protected by internal or external wall wetting sprinklers used with doors that are self-closing or automatic closing, or - /60/30 self-closing or automatic closing fire doors.</p> <p>Other openings, excluding voids, are to be protected with internal or external wall wetting sprinklers or construction having an FRL not less than -/60/-.</p>         | <p>The requirements of this provision should be applied if required.</p> <p>Construction details to demonstrate compliance.</p>                                                                                                                                                                                                                                                                         | Compliance<br>Readily<br>Achievable |                     |     |                     |     |                      |     |                       |     |                                  |     |              |     |                                                             |          |
| C4D6                             | <p><b>Doorways in fire walls</b></p> <p>Doorways in firewalls are to be protected by a fire door or fire shutter that has an FRL of not less than that required for the firewall except that the insulation rating must be at least 30.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | The fire wall separating the waste areas from the remainder of the building is required to be protected by a self-closing -/240/30 fire doorset under the requirements of this provision. A roller shutter does not achieve the insulation rating and the maximum fire rating available for a tested system is -/120/-, which would not meet the minimum fire rating criteria under these requirements. | Performance<br>Solution             |                     |     |                     |     |                      |     |                       |     |                                  |     |              |     |                                                             |          |

| Clause      | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Status                              |
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|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  <p>The shutter / gate forming part of the waste room fire separation will need to be addressed via a fire engineered performance solution.</p> <p>All other fire doors located within a fire wall are required to comply with the requirements of this provision (refer to fire bolt requirements below).</p> <p>Details to be include within the construction details.</p>                                 |                                     |
| <b>C4D7</b> | <b>Sliding fire doors</b> <p>Sliding fire doors are to be held open with an electromagnetic device, which when deactivated allows the door to be fully closed in not less than 20 seconds and not more than 30 seconds.</p> <p>An audible warning device and red flashing warning light must be provided.</p> <p>A sign stating "WARNING - SLIDING FIRE DOOR" in capital letters not less than 50 mm high is to be provided on each side of the doorway directly above the opening.</p> | The requirements of this provision do not apply.                                                                                                                                                                                                                                                                                                                                                                                                                                               | N/A                                 |
| <b>C4D8</b> | <b>Protection of doorways in horizontal exits</b> <p>Doorways in horizontal exits are to be protected by a fire door, which has an FRL of not less than that required for the firewall except that the insulation rating must be at least 30.</p>                                                                                                                                                                                                                                       | <p>Multiple horizontal exits are required within the early childcare centre under the requirements of C3D6(2) &amp; D2D16 of the BCA. The horizontal exits are required to swing in both directions, as they serve egress pathways in both directions. The doorways are also required to be self-closing or automatic closing with a fire rating of not less than an FRL of -/120/30.</p> <p>Refer to C3D6(2) &amp; D2D16 below for further requirements relating to the horizontal exits.</p> | Compliance<br>Readily<br>Achievable |
| <b>C4D9</b> | <b>Openings in fire-isolated exits</b> <p>-/60/30 self-closing fire doors are required to doorways providing access to fire isolated stairways.</p> <p>A window or other opening in the external wall of the fire isolated exit is to be protected in accordance with Clause C4D5 if it is within 6m of,</p>                                                                                                                                                                            | The stairs serving the residential levels are required to be fire-isolated. The doorways need to be protected in accordance with the requirements of this provision.                                                                                                                                                                                                                                                                                                                           | Compliance<br>Readily<br>Achievable |

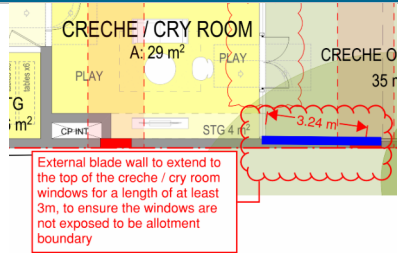
| Clause       | Description                                                                                                                                                                                                                                                                                              | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Status                        |
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|              | and exposed to, a window or other opening in the wall of the same building.                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                               |
| <b>C4D10</b> | <b>Service penetrations in fire-isolated exits</b><br><br>Service penetrations other than electrical wiring for essential service installations, pressurisation ducts with an FRL of -/120/60, or water pipes for fire services are not permissible.                                                     | The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Compliance Readily Achievable |
| <b>C4D11</b> | <b>Openings in fire-isolated lift shafts</b><br><br>Openings in lift shafts are to be protected by -/60/- fire doors complying with AS1735.11.<br><br>Lift indicator panels are to be backed by construction having an FRL of not less than -/60/60 if they exceed 35,000mm <sup>2</sup> (175 X 200 mm). | The plans do not contain this level of detail.<br><br>Lift doors are to comply as required. Compliance is to be documented in the construction certificate documentation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Compliance Readily Achievable |
| <b>C4D12</b> | <b>Bounding construction: Class 2 and 3 buildings and Class 4 parts</b><br><br><i>(NSW variation for Entertainment Venues)</i><br><br>Doorways opening to public corridors are to be protected with self-closing -/60/30 fire doors.                                                                     | All entry doors to the Sole Occupancy units are to demonstrate compliance with the requirements of this Clause.<br><br>The communal rooms on the ground floor and Level 02, are required to be separated from the residential corridor with Construction achieving an FRL of -/60/60 and a self-closing -/60/30 fire door under the requirements of this provision.<br><br><br><br>In addition to SOU and common rooms separated from the residential lobbies, the following rooms or storage areas are also required to be separated from the residential corridors under the same provisions; <ul style="list-style-type: none"> <li>• Cleaners storage.</li> <li>• Bin and Recycling rooms.</li> </ul> | Additional Details Required   |

| Clause | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Status                        |
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|        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <ul style="list-style-type: none"> <li>Any cupboards or rooms that contain a garbage chute.</li> </ul>  <p>Bin and recycling Room to be fire separated from the public corridor with 60/60/60 fire rated construction and -/60/30 fire doors</p> <p>The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.</p>                                                                                                                                                                          |                               |
| C4D13  | <b>Openings in floors and ceilings for services</b><br><br>Services passing through floors are to be placed within fire resisting shafts or in accordance with Clause C4D15.                                                                                                                                                                                                                                                                                                                                                                                                                                       | Services penetrations of fire rated structure generally need to be fire-stopped and/or located in fire rated riser shafts. Openings in fire rated elements need to be fire resisting to maintain the function of the elements.<br><br>The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.                                                                                                                                                                                                                                                                              | Compliance Readily Achievable |
| C4D14  | <b>Openings in shafts</b><br><br>In a building of Type A construction, an opening in a wall providing access to a ventilating, pipe, garbage, or other service shaft must be protected by: <ul style="list-style-type: none"> <li>If it is a sanitary compartment - a door or panel which together with its frame, is non-combustible or has an FRL of not less than -/30/30, or</li> <li>A self-closing -/60/30 fire door or hopper, or</li> <li>An access panel with an FRL of not less than -/60/30, or</li> <li>If the shaft is a garbage shaft - a door or hopper of non-combustible construction.</li> </ul> | The plans do not contain this level of detail.<br><br>However any garbage or recycling chute is required to be fire rated at the top and bottom of the chute under the requirements of S5C8 of the BCA. Garbage and recycling chutes are typically not fire rated at the bottom of the chute, which in this particular case would be in the residential waste room located on the Ground Floor.  <p>The lack of fire rating of the bottom of the fire chute would need to be addressed via a fire engineered performance solution. Refer to S5C8 below.</p> | Compliance Readily Achievable |
| C4D15  | <b>Openings for service installations</b><br><br>Services penetrations through a building element (other than an external wall or roof) that is required to have an FRL with respect to integrity or insulation or a resistance to the incipient spread of                                                                                                                                                                                                                                                                                                                                                         | A schedule of penetrations prepared by a properly qualified BCA consultant nominating the types of openings requiring protection and the method of protection including test reports for each fire-stopping product is needed for review.                                                                                                                                                                                                                                                                                                                                                                                                       | Compliance Readily Achievable |



| Clause                                               | Description                                                                                                                                                                                                                                                                                                                                                                                                  | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Status                              |
|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
|                                                      | <p>fire, must comply with a tested system or Specification 13.</p> <p>Methods and materials used are to be identical to tested prototypes and in accordance with AS4072.1 and AS1530.4, and must achieve the required FRL or resistance to the incipient spread of fire or other specified method.</p> <p>Ventilation and air-conditioning systems are to be installed in accordance with AS/NZS 1668.1.</p> | <p>The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.</p>                                                                                                                                                                                                                                                                                                                                                    |                                     |
| <b>C4D16</b>                                         | <b>Construction Joints</b><br><br>Construction joints in elements required to have a fire resistance with respect to integrity and insulation must be protected.                                                                                                                                                                                                                                             | <p>Construction joints are to be fire protected in a manner identical to a prototype tested in accordance with AS4072.1 and AS1530.4 to achieve the required FRL or must otherwise comply with the requirements of this clause.</p>                                                                                                                                                                                                                                                    | Compliance<br>Readily<br>Achievable |
| <b>C4D17</b>                                         | <b>Columns protected with lightweight construction to achieve an FRL</b>                                                                                                                                                                                                                                                                                                                                     | <p>Columns must be protected in accordance with the identical tested prototype. Product codes should be noted on architectural plans and corresponding test reports provided for review.</p> <p>The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.</p>                                                                                                                                                       | Compliance<br>Readily<br>Achievable |
| <b>Specification 5 - Fire-resisting construction</b> |                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |
| <b>S5C1</b>                                          | <b>Scope</b>                                                                                                                                                                                                                                                                                                                                                                                                 | <p>The requirements of this section apply to the building. Refer to Section 17 below for more information on specific FRL's.</p>                                                                                                                                                                                                                                                                                                                                                       | Applicable                          |
| <b>S5C2</b>                                          | <b>Exposure to fire-source features</b><br><br>Shielding elements must have an FRL of not less than 30/-/-.<br><br>.                                                                                                                                                                                                                                                                                         | <p>The proposed building is located more than 3m all fire source features or the eastern and southern basement are fire separated from the allotment boundary's on the basement ground and Level 01.</p> <p>The southern wall adjacent to the window openings of creche / cry room on Level 1 will need to extend to the top of the window heights to ensure adequate fire separation is provided between the allotment boundary and the window openings of the creche / cry room.</p> | Noted                               |



| Clause | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Comment                                                                                                                                                                                                                                                                                                                           | Status                              |
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|        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                 |                                     |
| S5C3   | <b>Fire protection for a support of another part</b><br><br>Supporting elements must generally maintain required FRLs unless a concession is available under this clause.                                                                                                                                                                                                                                                                                                                                                            | Compliance is to be achieved where applicable. Refer to structural engineer certification / report.                                                                                                                                                                                                                               | Compliance<br>Readily<br>Achievable |
| S5C4   | <b>Lintels</b><br><br>A lintel must generally maintain the FRL required for the part of the building in which it is situated unless it can otherwise comply with this clause.                                                                                                                                                                                                                                                                                                                                                        | Refer to structural plans / report.<br>Compliance is to be achieved as required.                                                                                                                                                                                                                                                  | Compliance<br>Readily<br>Achievable |
| S5C5   | <b>Method of attachment not to reduce the fire-resistance of building elements</b><br><br>The method of attaching or installing a finish, lining, ancillary element or service installation to a building element must not reduce the fire-resistance of that element to below that required.                                                                                                                                                                                                                                        | Refer to structural plans / report.<br>Compliance is to be achieved as required.                                                                                                                                                                                                                                                  | Compliance<br>Readily<br>Achievable |
| S5C6   | <b>General concessions</b> <ul style="list-style-type: none"><li>• (1) &amp; (2) Concessions are applicable for some steel and timber columns in predominantly single storey buildings.</li><li>• (3) Concessions are available for non-combustible rooftop plant enclosures.</li><li>• (4) Curtain walls fully protected with external sprinklers do not require an FRL.</li><li>• (5) Concessions are applicable for balconies not more than 2 storeys above ground that are not the only path of travel toward an exit.</li></ul> | The concessions of this part would apply to the rooftop plant.<br><br>Refer to structural plans / report.<br>Compliance is to be achieved as required.                                                                                                                                                                            | Compliance<br>Readily<br>Achievable |
| S5C7   | <b>Mezzanine floors: Concession</b><br><br>Concessions are available for mezzanines (other than Class 9b with occupancy greater than 100) not exceeding 200m² or 1/3 the room area, however increased FRLs are required for the surrounding elements per Table S5C7.                                                                                                                                                                                                                                                                 | The building does not contain a mezzanine and the requirements of this provision do not apply.                                                                                                                                                                                                                                    | N/A                                 |
| S5C8   | <b>Enclosure of shafts</b><br><br>Shafts required to have an FRL must be enclosed at the top and bottom by construction have an FRL not less than that required for the walls of the shaft.<br><br>Shafts, other than one enclosing a fire isolated stairway or ramp, do not require an FRL at the top if the shaft extends beyond the roof covering.                                                                                                                                                                                | Any garbage or recycling chute is required to be fire rated at the top and bottom of the chute under the requirements of S5C8 of the BCA. Garbage and recycling chutes are typically not fire rated at the bottom of the chute, which in this particular case would be in the residential waste room located on the Ground Floor. | Performance<br>Solution             |



| Clause | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Status               |
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|        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  <p>The lack of fire rating of the bottom of the fire chute would need to be addressed via a fire engineered performance solution</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                      |
| S5C9   | Carparks in Class 2 and 3 buildings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | N/A                  |
| S5C10  | <b>Residential care building: Concession</b><br><br>Concessions apply enabling reduced FRLs for building elements for a Class 3 residential care buildings protected with a sprinkler system excluding fire-protected timber construction.                                                                                                                                                                                                                                                                                                                                                                                                                                                 | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | N/A                  |
| S5C11  | <b>Type A fire-resisting construction – fire-resistance of building elements</b><br><br>a) All elements must achieve the FRL specified in Table 3.<br>b) Internal walls requiring an FRL must extend to the underside of the floor above, to the roof, or to the underside of a ceiling with resistance to the incipient spread of fire of not less than 60 minutes.<br>c) Loadbearing internal walls (including shafts) and fire walls must be constructed from masonry, concrete or fire-protected timber that complies with this clause.<br>d) The FRLs for external columns also apply to internal columns facing and within 1.5 of a window that is exposed to a fire source feature. | <p>It is highly likely that the junctions between the concrete floor slab and the façade on each level, will not achieve compliant fire separation between storeys. There is typically a gap or cavity between the slab and the façade, which does not achieve compliant fire separation.</p> <p>No details are provided at this early stage in the design development, however its highly probable that this detail will need to be addressed within the fire engineered performance solution.</p> <p>It is also proposed to obtain a performance solution to reduce the fire rating of the fire wall separating the carpark from the retail portion of the building on the ground floor and potentially the waste rooms FRL's on the ground floor.</p> <p>Like the junction between the concrete floor slab and the façade, it's also important to ensure that the party wall of the residential SOU's extend to the façade line to ensure there is no gap in the fire rating to allow fire spread between the adjoining units.</p> <p>No details are provided at this early stage in the design development, however compliance may need to be addressed within the fire engineered performance solution.</p> | Performance Solution |



| Clause | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Comment                                                                                                                                              | Status                              |
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| S5C12  | <b>Type A fire-resisting construction –concession for floors</b><br><br>Floors do not require an FRL if they are:<br><br>a) Laid on the ground.<br>b) In Class 2, 3, 5 or 9 buildings and the space below is not a storey nor used for ancillary purposes.<br>c) Timber stage floors over a floor with the required FRL, where the space below is not used (e.g. store room).<br>d) Within Class 2, 3 and 4 sole-occupancy units.<br>e) Open-access and above a floor with the required FRL. | This concession can be applied if applicable.                                                                                                        | Compliance<br>Readily<br>Achievable |
| S5C13  | <b>Type A fire-resisting construction – floor loading of Class 5 and 9b buildings: Concession</b><br><br>Concessions apply for FRLs to floors and roofs above a floor in a class 5 or 9b building designed for live load up to 3kPa.                                                                                                                                                                                                                                                         | The requirements of this provision may be applicable.<br><br>Refer to structural engineer report.                                                    | Compliance<br>Readily<br>Achievable |
| S5C14  | <b>Type A fire-resisting construction – roof superimposed on concrete slab: Concession</b><br><br>Roofs do not require an FRL if they are non-combustible and installed above a concrete slab roof with the required FRL.                                                                                                                                                                                                                                                                    | The requirements of this provision do not apply.                                                                                                     | N/A                                 |
| S5C15  | <b>Type A fire-resisting construction – roof: Concession</b><br><br>Roofs do not require an FRL if they are non-combustible and:<br><br>a) The building is sprinkler protected;<br>b) The building has a rise in storeys of 3 or less;<br>c) Is a Class 2 or 3 building; or<br>d) The building is less than 25m in effective height and a ceiling with a RISF60 is installed below the roof.                                                                                                 | The building has an effective height of more than 25m but is sprinkler protected throughout and the concessions under this provision can be applied. | Noted                               |
| S5C16  | <b>Type A fire-resisting construction – roof lights</b><br><br>Roof lights must:<br><br>(a) Not occupy more than 20% of the roof area;<br>(b) Be not less than 3m from a fire source feature, non-fire separated external walls projecting above, any roof light in an adjoining SOU or fire separated part of the building.                                                                                                                                                                 | The building does not contain roof lights and the requirements of this provision do not apply.                                                       | N/A                                 |
| S5C17  | <b>Type A fire-resisting construction – internal columns and walls: Concession</b>                                                                                                                                                                                                                                                                                                                                                                                                           | The building has an effective height of more than 25m (25.450) so the concessions under this provision do not apply.                                 | Noted                               |
| S5C18  | <b>Type A fire-resisting construction – open spectator stands and indoor sports stadiums: Concession</b>                                                                                                                                                                                                                                                                                                                                                                                     | The requirements of this provision do not apply.                                                                                                     | N/A                                 |

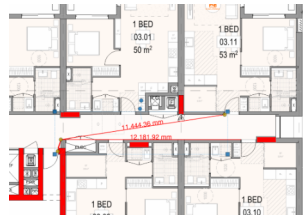


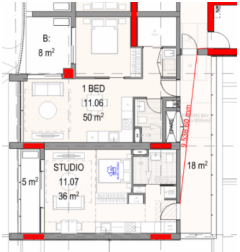
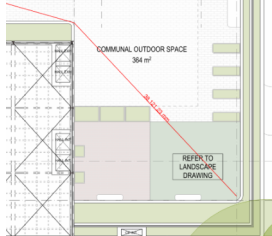
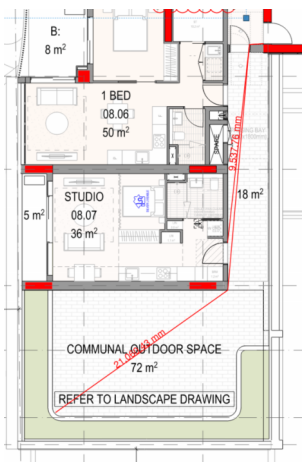
| Clause | Description                                                                                                                                                                                                                                                                                                   | Comment                                          | Status |
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| S5C19  | <b>Type A fire-resisting construction – carparks</b><br><br>FRL concessions apply to sprinkler protected and open deck carparks that are separate buildings or otherwise fire separated per this clause.                                                                                                      | The requirements of this provision do not apply. | N/A    |
| S5C20  | <b>Type A fire-resisting construction – Class 2 and 3 buildings: Concession</b><br><br>Timber framed construction and FRL concessions per this clause are permitted for Class 2 and 3 buildings that are limited in their rise in storeys. Further concessions are available if they are sprinkler protected. | The requirements of this provision do not apply. | N/A    |

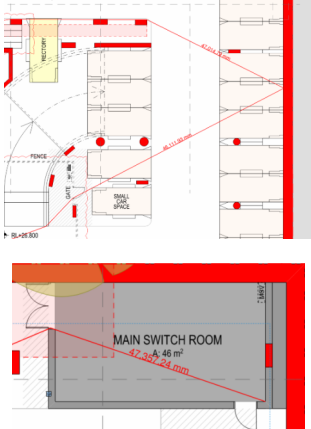
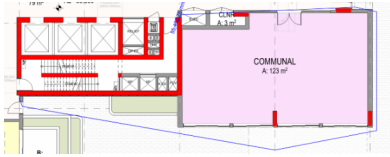
## Section D: Access and Egress

### Part D2 - Provision for Escape

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| D2D2 | <b>Application of Part</b><br><br>This part does not apply to the internal parts of a sole-occupancy in a Class 2 or 3 building or Class 4 part of a building.                                                                                                                                                                                                                                                                                                                                                              | The provisions of this part apply to the subject building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Noted    |
| D2D3 | <b>Number of exits required</b> <ul style="list-style-type: none"><li>At least two exits need to serve each storey of :</li><li>Buildings over 25m in effective height.</li><li>Each basement level.</li><li>Class 9 buildings:<ul style="list-style-type: none"><li>More than 6 storeys or over 25m in effective height.</li><li>Early childhood centres.</li><li>Storeys or mezzanines accommodating more than 50 persons.</li></ul></li></ul><br>Access to an exit must be provided without passing through another SOU. | <p>The building has an effective height of more than 25m in effective height and requires two exit from each storey.</p> <p>2 exits are provided from each portion of the subject building, if you include the non-compliant gate / shutter to the waste room on the ground floor, which will have to be addressed via a performance solution under D3D24 &amp; D3D26 of the BCA below.</p>  <p>To ensure egress does not necessitate egress through another Sole Occupancy Units, contrary to the requirements of this provision, the foyer areas highlighted in light yellow, which serving both the community halls on the ground and first floor are required to be treated as common space on the plans and documented as such on the final Strata or Stratum plans. They common foyers must not be dedicated to any specific tenancy or</p> | Complies |

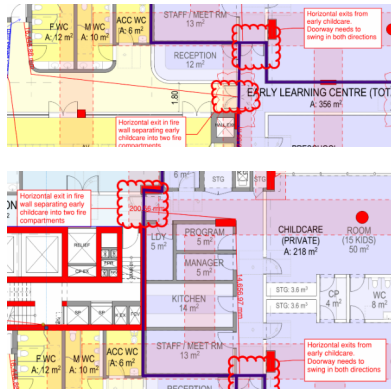
| Clause | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Status               |
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|        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | portion of the building, for example the sole use of the church. The foyers have been utilized as a common egress pathway for emergency egress.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |
| D2D4   | <p><b>When fire-isolated stairways and ramps are required</b></p> <p>Every stair in a Class 5 to 9 building must be fire isolated unless it does not connect or pass through more than 3 consecutive floors in a sprinkler protected building, or 2 storeys in a non-sprinkler protected building.</p> <p>Required stairs in a Class 9b early childhood centre and Class 9c building must be fire-isolated.</p>                                                                                                                                                                                                          | <p>With the exception of;</p> <ul style="list-style-type: none"> <li>The external stair serving the Level 1 early childcare centre,</li> <li>The 1.5m common stair connecting the ground floor foyer to the Level 1 foyer,</li> <li>Minor internal stairs connecting the stages in the community halls or internal stairs within the ground floor carpark,</li> </ul> <p>The stairs serving the building are required to be fire-isolated under the requirements of this provision.</p> <p>Alternatively, as in the case of both basement stairs, the stairs are interconnected with a fire-isolated passageway or connect a required fire pump room and are required the be fire-isolated.</p> | Complies             |
| D2D5   | <p><b>Exit travel distances</b></p> <p>The BCA limits maximum travel distances to a point of choice and to an exit.</p> <p>The entrance doorway of any sole-occupancy unit must not be located more than 6m from an exit or point from which travel in different directions is available. No point on the floor of a room which is not a Sole-occupancy unit, must be located more than 20m from an exit.</p> <p>No point on the floor must be more than 20m to an exit or a point in which travel in different directions to 2 exits is available, in which case, the maximum distance to 1 exit cannot exceed 40m.</p> | <p>The following areas of the residential portion of the building have been identified as exceeding 6m to an exit or point of choice from an SOU;</p> <ul style="list-style-type: none"> <li>The North Eastern units on levels 02 – 09 0 11.5-12m to the closest exit or point in which travel in a different direction is available.</li> </ul>  <ul style="list-style-type: none"> <li>Southern units from the external balcony on Levels 02-7 - 13.5m to the closest exit.</li> </ul>                                                                                                                    | Performance Solution |

| Clause | Description | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Status |
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|        |             |  <ul style="list-style-type: none"> <li>Southern units from the external balcony on Levels 08-22 - 9.5m to the closest exit.</li> </ul>  <ul style="list-style-type: none"> <li>External landscape area on Level 2 – 39m to an exit.</li> </ul>  <ul style="list-style-type: none"> <li>External Landscape area to level 08 – 22m to the closest exit.</li> </ul>  |        |

| Clause | Description                                                                                                                                                                                                                                                                                                                                                                          | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Status               |
|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
|        |                                                                                                                                                                                                                                                                                                                                                                                      | <p>The following areas have been identified with distances exceeding 20m to a point of choice:</p> <ul style="list-style-type: none"> <li>• Ground Floor Community Hall (30m).</li> <li>• First Floor Community Hall (30m).</li> </ul> <p>The following areas have been identified with exit travel distances exceeding 40m:</p> <ul style="list-style-type: none"> <li>• Basement – Up to 48m to the closest exit as the worst-case scenario.</li> </ul>  <ul style="list-style-type: none"> <li>• Ground Floor – 44m from the carpark to the roller shutter entry / exit (refer to performance solution below regarding roller door as exit).</li> <li>• Level 1 – 47m from the outdoor creche</li> </ul> <p>The extended egress travel distances will need to be addressed via a fire engineered performance solution.</p> |                      |
| D2D6   | <p><b>Distance between alternative exits</b></p> <p>Alternative exits must be at least 9m apart and no more than:</p> <ul style="list-style-type: none"> <li>• Class 2 or 3 buildings and Class 9a patient care areas - 45m apart.</li> <li>• All other cases - 60m apart.</li> </ul> <p>Alternative paths of travel must not converge such that they become less than 6m apart.</p> | <p>The following areas have been identified with distances between alternative exits exceeding 45m within the residential portion of the building.</p> <ul style="list-style-type: none"> <li>• Level 2 – Communal outdoor space – 56m between exits when measured through a compliant point of choice.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Performance Solution |



| Clause | Description                                                                                                                                                                                    | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                         | Status                        |
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|        |                                                                                                                                                                                                | <p>The following areas have been identified with distances between alternative exits exceeding 60m:</p> <ul style="list-style-type: none"><li>• Basement Carpark – Up to 80m between alternative exits via a compliant point of choice.</li><li>• Ground Floor – 63m when measured through the 30m point of choice.</li></ul> <p>The extended egress travel distances will need to be addressed via a fire engineered performance solution.</p> |                               |
| D2D7   | <b>Height of exits, paths of travel to exits and doorways</b><br><br>Except for doorways, paths of travel must have a clear height of at least 2m.                                             | The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.                                                                                                                                                                                                                                                                                                                    | Compliance Readily Achievable |
| D2D8   | <b>Width of exits and paths of travel to exits</b>                                                                                                                                             | The egress widths within the building comply, inclusive of an estimated population of 500 persons on Level 01 which includes a total of 75 staff which is more than adequate for the proposed uses of level 1.                                                                                                                                                                                                                                  | Complies                      |
| D2D9   | <b>Width of doorways in exits or paths of travel to exits</b>                                                                                                                                  | <p>Widths of doorways in exits or paths of travel to exits are to comply with the requirements of this clause.</p> <p>The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.</p>                                                                                                                                                                                          | Compliance Readily Achievable |
| D2D10  | <b>Exit width not to diminish in direction of travel</b>                                                                                                                                       | Construction documentation is to demonstrate compliance.                                                                                                                                                                                                                                                                                                                                                                                        | Compliance Readily Achievable |
| D2D11  | <b>Determination and measurement of exits and paths of travel to exits</b><br><br>Egress widths are measured clear of any obstructions and are to comply with the requirements of this clause. | Exit paths are not currently exposed to any obstructions and comply with the requirements of this provision.                                                                                                                                                                                                                                                                                                                                    | Compliance Readily Achievable |
| D2D12  | <b>Travel via fire-isolated exits</b>                                                                                                                                                          | The building does not contain any unprotected external wall openings exposed to the discharge path from the fire-isolated stairway and complies.                                                                                                                                                                                                                                                                                                | Complies                      |
| D2D13  | <b>External stairways or ramps in lieu of fire-isolated exits</b>                                                                                                                              | The requirements of this provision do not apply.                                                                                                                                                                                                                                                                                                                                                                                                | N/A                           |
| D2D14  | <b>Travel by non-fire-isolated stairways or ramps</b>                                                                                                                                          | Construction documentation is to demonstrate compliance where applicable.                                                                                                                                                                                                                                                                                                                                                                       | Compliance Readily Achievable |

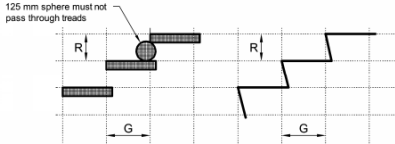
| Clause | Description                                                                                                                                                                                                                                                                                                                     | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Status               |
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| D2D15  | <b>Discharge from exits</b><br><br>An exit must not be blocked nor be capable of being blocked at its point of discharge.                                                                                                                                                                                                       | <p>The discharge of fire stairs 2 &amp; 3 converge on the ground floor and discharge via a single 1m wide egress path to the street, which diminishes the width of the required exit from 2m to 1m and is required to be addressed via a fire engineered performance solution.</p>  <p>In addition, the alternative exits (stairs 1 &amp; 2) are not located as far apart as practical and also need to be addressed within the fire engineered performance solution.</p> | Performance Solution |
| D2D16  | <b>Horizontal exits</b><br><br>Each of the 2 fire compartments of the new early childcare centre is required to be served by not less than 2 horizontal exits, each located not less than 9m from; <ul style="list-style-type: none"> <li>Another horizontal exit, and</li> <li>An exit other than a horizontal exit</li> </ul> | <p>The horizontal exits required to serve the early childcare centre are located more than 9m from another horizontal exit and more than 9m from a fire stair.</p>  <p>Compliance is required to be addressed via a fire engineered performance solution.</p>                                                                                                                                                                                                            | Performance Solution |
| D2D17  | <b>Non-required stairways, ramps or escalators</b><br><br>Non-required stairs are permitted to connect up to 3 consecutive levels in a sprinklered building if one of the levels has direct access to open space                                                                                                                | The building does not contain non-required stairs or ramps and the requirements of this provision do not apply.                                                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                  |
| D2D18  | <b>Number of persons accommodated</b>                                                                                                                                                                                                                                                                                           | Occupant number have been measured in accordance with this clause.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Note                 |
| D2D19  | <b>Measurement of distances</b>                                                                                                                                                                                                                                                                                                 | Egress travel distances have been measured in accordance with the requirements of this provision.                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Noted                |
| D2D20  | <b>Method of measurement</b>                                                                                                                                                                                                                                                                                                    | Egress travel distances have been measured in accordance with the requirements of this provision.                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Noted                |



| Clause                                 | Description                                                                                                                                                                                                                                                                                                                                                                           | Comment                                                                                                                                                                                                                                                                                                 | Status                              |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| D2D21                                  | <b>Plant rooms, lift machine rooms and electricity network substations: Concession</b><br><br>A ladder may be used in lieu of a stairway as an exit from a plant room with a floor area not more than 100m <sup>2</sup> , or all but one point of egress from a plant room with a floor area not more than 200m <sup>2</sup> .                                                        | The current plans do not current show the level of access to the rooftop plans level.<br><br>Details to be included within the Construction documentation.                                                                                                                                              | Compliance<br>Readily<br>Achievable |
| D2D22                                  | <b>Access to lift pits</b><br><br>Access requirements apply to lift pits over 3m in depth.                                                                                                                                                                                                                                                                                            | Lift consultant to confirm.<br><br>Details to be included within the Construction documentation as applicable.                                                                                                                                                                                          | Compliance<br>Readily<br>Achievable |
| D2D23                                  | <b>Egress from primary schools</b>                                                                                                                                                                                                                                                                                                                                                    | N/A                                                                                                                                                                                                                                                                                                     | N/A                                 |
| <b>Part D3 - Construction of Exits</b> |                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                         |                                     |
| D3D2                                   | <b>Application of Part</b>                                                                                                                                                                                                                                                                                                                                                            | The requirements of this provision apply to the subject building.                                                                                                                                                                                                                                       | Applicable                          |
| D3D3                                   | <b>Fire-isolated stairways and ramps</b><br><br>Fire resisting shafts must be constructed of non-combustible materials and so that if there is local failure it will not cause structural damage or impair the fire resistance of the shaft.                                                                                                                                          | The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.                                                                                                                                                                            | Compliance<br>Readily<br>Achievable |
| D3D4                                   | <b>Non-fire-isolated stairways and ramps</b><br><br>Required stairs in a building having a rise in storeys of more than 2 must be constructed only of reinforced or prestressed concrete, or steel not less than 6mm thick, or timber that has a finished thickness of not less than 44mm and an average density of not less than 800 kg/m <sup>3</sup> at a moisture content of 12%. | The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.                                                                                                                                                                            | Compliance<br>Readily<br>Achievable |
| D3D5                                   | <b>Separation of rising and descending stair flights</b>                                                                                                                                                                                                                                                                                                                              | The basement and tower stair share the same final egress passageway but are separated by a doorway.<br><br>The wall and door separating the rising and descending stairs needs to be non-combustible and smoke proof in accordance with S11C2.<br><br>Construction Plans are to demonstrate compliance. | Compliance<br>Readily<br>Achievable |
| D3D6                                   | <b>Open access ramps and balconies</b>                                                                                                                                                                                                                                                                                                                                                | The requirements of this provision do not apply.                                                                                                                                                                                                                                                        | N/A                                 |
| D3D7                                   | <b>Smoke lobbies</b>                                                                                                                                                                                                                                                                                                                                                                  | The requirements of this provision do not apply.                                                                                                                                                                                                                                                        | N/A                                 |
| D3D8                                   | <b>Installations in exits and paths of travel</b><br><br>Electrical meters and motors, distribution boards and telecommunication boards must not be accessed from fire isolated exits and, if located in                                                                                                                                                                              | Distribution board enclosures must either be non-combustible or a fire protective covering with doorways or openings suitably sealed against smoke spreading from the enclosure. The                                                                                                                    | Compliance<br>Readily<br>Achievable |

| Clause       | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Status                        |
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|              | <p>corridors leading to exits, should occur in non-combustible or fire protective smoke sealed enclosures.</p> <p>No openings to ducts conveying hot products of combustion permitted in required exits.</p> <p>Gas or fuel services not permitted in required exits.</p> <p>Electric or services equipment in paths of travel to exits must be within a non-combustible and smoke sealed enclosure.</p>                                                                                       | plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.                                                                                                                                                                                                                                                                                                                                                                                               |                               |
| <b>D3D9</b>  | <p><b>Enclosure of space beneath stairs and ramps</b></p> <p>If the space below a fire-isolated stairway is within the fire isolated shaft it must not be enclosed to form a cupboard or similar enclosed space.</p> <p>The space below non fire-isolated stairs must not be enclosed to form a cupboard or similar enclosed space unless the enclosing walls have an FRL of not less than 60/60/60 and any doorway to the enclosed space is fitted with a self-closing -/60/30 fire door.</p> | <p>The male WC toilets on the ground floor are located underneath the common 1.5m stairways connecting the ground and first floor lobbies and is required for level 1 egress. The bathrooms is required to be fire separated with 60min construction and a -/60/30 self-closing fire door. Compliance should be illustrated on the architectural drawings or compliance addressed via a fire engineered performance solution.</p>  | Performance Solution          |
| <b>D3D10</b> | <p><b>Width of required stairways and ramps</b></p> <p>A stairway or ramp more than 2m in width is only counted as having a width of 2m unless it is divided by a continuous handrail or balustrade between landings and each division is less than 2m wide.</p>                                                                                                                                                                                                                               | The requirements of this provision do not apply to the subject building.                                                                                                                                                                                                                                                                                                                                                                                                                                               | N/A                           |
| <b>D3D11</b> | <p><b>Pedestrian ramps</b></p> <p>Ramps serving as required exit must have a gradient not less steep than 1:8. If the ramp is required for disabled access under Part D4 it must comply with AS1428.1.</p> <p>The surface of the ramp must have a non-slip finish.</p>                                                                                                                                                                                                                         | Compliance should be illustrated on the construction plans as required and as necessary.                                                                                                                                                                                                                                                                                                                                                                                                                               | Compliance Readily Achievable |
| <b>D3D12</b> | <p><b>Fire-isolated passageways</b></p> <p>Fire isolated passageways are to have an FRL equivalent to the fire resisting stair shaft as specified in Specification 5 when tested from the outside</p>                                                                                                                                                                                                                                                                                          | The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.                                                                                                                                                                                                                                                                                                                                                                                           | Compliance Readily Achievable |
| <b>D3D13</b> | <p><b>Roof as open space</b></p> <p>The roof is required to have an FRL of not less than 120/120/120 and not incorporate any roof lights or other openings within 3m of the path of travel.</p>                                                                                                                                                                                                                                                                                                | The requirements of this provision do not apply to the subject building.                                                                                                                                                                                                                                                                                                                                                                                                                                               | N/A                           |



| Clause                           | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Comment                      | Status                        |                              |                          |           |                 |                       |           |           |                          |           |           |                                                                                                                                                                                                                                                                                                                                                                               |                                     |                  |     |     |     |     |     |     |                                  |     |     |     |     |     |     |                                                                                                                                                                                                                       |                                     |
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| D3D14                            | <p><b>Going and risers</b></p> <p><i>(NSW variation for Entertainment Venues)</i></p> <p>To provide safe passage, stairways must comply with the following:</p> <ul style="list-style-type: none"><li>• minimum 2 risers / maximum 18 in each flight</li><li>• risers 115mm min 190 mm max - going 250mm min 355mm max - 2R+G 550mm min 700mm max.</li><li>• Adjacent risers, or between adjacent goings a variation no greater than 5mm is permitted and the largest and smallest riser within the flight or the largest and smallest going within a flight is not to exceed a variation of 10mm.</li><li>• Under the requirements of AS1428.1-2009 open riser are not permitted.</li><li>• All treads to be fitted with non-slip finish or non-skid strips.</li><li>• Treads are required to have a surface or nosing strip with a slip-resistance classification not less than listed in Table D3D15 when tested in accordance with AS 4586</li></ul> <table><tr><td></td><td colspan="2">Riser (R)</td><td colspan="2">Going (G) <sup>(2)</sup></td><td colspan="2">Quantity (2R+G)</td></tr><tr><td></td><td>Max</td><td>Min</td><td>Max</td><td>Min</td><td>Max</td><td>Min</td></tr><tr><td>Public stairways</td><td>190</td><td>115</td><td>355</td><td>250</td><td>700</td><td>550</td></tr><tr><td>Private stairways<sup>(1)</sup></td><td>190</td><td>115</td><td>355</td><td>240</td><td>700</td><td>550</td></tr></table>  |                              | Riser (R)                     |                              | Going (G) <sup>(2)</sup> |           | Quantity (2R+G) |                       |           | Max       | Min                      | Max       | Min       | Max                                                                                                                                                                                                                                                                                                                                                                           | Min                                 | Public stairways | 190 | 115 | 355 | 250 | 700 | 550 | Private stairways <sup>(1)</sup> | 190 | 115 | 355 | 240 | 700 | 550 | <p>All stairways are required to comply with the requirements of this clause.</p> <p>The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.</p> | Compliance<br>Readily<br>Achievable |
|                                  | Riser (R)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                              | Going (G) <sup>(2)</sup>      |                              | Quantity (2R+G)          |           |                 |                       |           |           |                          |           |           |                                                                                                                                                                                                                                                                                                                                                                               |                                     |                  |     |     |     |     |     |     |                                  |     |     |     |     |     |     |                                                                                                                                                                                                                       |                                     |
|                                  | Max                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Min                          | Max                           | Min                          | Max                      | Min       |                 |                       |           |           |                          |           |           |                                                                                                                                                                                                                                                                                                                                                                               |                                     |                  |     |     |     |     |     |     |                                  |     |     |     |     |     |     |                                                                                                                                                                                                                       |                                     |
| Public stairways                 | 190                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 115                          | 355                           | 250                          | 700                      | 550       |                 |                       |           |           |                          |           |           |                                                                                                                                                                                                                                                                                                                                                                               |                                     |                  |     |     |     |     |     |     |                                  |     |     |     |     |     |     |                                                                                                                                                                                                                       |                                     |
| Private stairways <sup>(1)</sup> | 190                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 115                          | 355                           | 240                          | 700                      | 550       |                 |                       |           |           |                          |           |           |                                                                                                                                                                                                                                                                                                                                                                               |                                     |                  |     |     |     |     |     |     |                                  |     |     |     |     |     |     |                                                                                                                                                                                                                       |                                     |
| D3D15                            | <p><b>Landings</b></p> <p>Ramps Surfaces, stair tread surfaces or nosing strips, and stair landing surfaces, or landing nosing strips to a flight below, must achieve slip-resistance classifications to AS4586-2013 as follows:</p> <table><tr><td><u>Application</u></td><td><u>Dry Surface Conditions</u></td><td><u>Wet Surface Condition</u></td></tr><tr><td>1:14 or steeper ramps</td><td>P4 or R11</td><td>P5 or R12</td></tr><tr><td>Ramps of 1:14 to 1:20</td><td>P3 or R10</td><td>P4 or R11</td></tr><tr><td>Tread or Landing Surface</td><td>P3 or R10</td><td>P4 or R10</td></tr></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <u>Application</u>           | <u>Dry Surface Conditions</u> | <u>Wet Surface Condition</u> | 1:14 or steeper ramps    | P4 or R11 | P5 or R12       | Ramps of 1:14 to 1:20 | P3 or R10 | P4 or R11 | Tread or Landing Surface | P3 or R10 | P4 or R10 | <p>A finishes schedule specifying ramp and stairway finishes and corresponding slip resistance certification/test reports are needed for review. The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.</p> <p>Landings are required to have a minimum gradient of 1:50 to be counted as a landing.</p> | Compliance<br>Readily<br>Achievable |                  |     |     |     |     |     |     |                                  |     |     |     |     |     |     |                                                                                                                                                                                                                       |                                     |
| <u>Application</u>               | <u>Dry Surface Conditions</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <u>Wet Surface Condition</u> |                               |                              |                          |           |                 |                       |           |           |                          |           |           |                                                                                                                                                                                                                                                                                                                                                                               |                                     |                  |     |     |     |     |     |     |                                  |     |     |     |     |     |     |                                                                                                                                                                                                                       |                                     |
| 1:14 or steeper ramps            | P4 or R11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | P5 or R12                    |                               |                              |                          |           |                 |                       |           |           |                          |           |           |                                                                                                                                                                                                                                                                                                                                                                               |                                     |                  |     |     |     |     |     |     |                                  |     |     |     |     |     |     |                                                                                                                                                                                                                       |                                     |
| Ramps of 1:14 to 1:20            | P3 or R10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | P4 or R11                    |                               |                              |                          |           |                 |                       |           |           |                          |           |           |                                                                                                                                                                                                                                                                                                                                                                               |                                     |                  |     |     |     |     |     |     |                                  |     |     |     |     |     |     |                                                                                                                                                                                                                       |                                     |
| Tread or Landing Surface         | P3 or R10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | P4 or R10                    |                               |                              |                          |           |                 |                       |           |           |                          |           |           |                                                                                                                                                                                                                                                                                                                                                                               |                                     |                  |     |     |     |     |     |     |                                  |     |     |     |     |     |     |                                                                                                                                                                                                                       |                                     |



| Clause | Description                                                                                                                                                                                                                                                                                                                                                                                                                      | Comment                                                                                                                                                                                           | Status                              |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
|        | Nosing Strip or Landing Strip P3 P4                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                   |                                     |
| D3D16  | <b>Thresholds</b><br><br>Steps should not occur at doorways without a threshold landing except as follows: <ul style="list-style-type: none"><li>In a building required to be accessible and the doorway opens to a road or open space and is provided with a threshold ramp or step ramp in accordance with AS1428.1,</li><li>Or in any other case a single 190mm step is permitted at doors leading to the exterior.</li></ul> | Note that where access for people with disabilities is required it is not permitted to have a step at the threshold of a doorway.<br><br>Construction documentation is to demonstrate compliance. | Compliance<br>Readily<br>Achievable |
| D3D17  | <b>Barriers to prevent falls</b>                                                                                                                                                                                                                                                                                                                                                                                                 | The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.                                                                      | Compliance<br>Readily<br>Achievable |
| D3D18  | <b>Height of barriers</b><br><i>(NSW variation for Entertainment Venues)</i><br><br>Barriers must generally not be less than 865mm for stairways and ramps and 1m in all other cases.<br><br>A 700mm balustrade is permitted in front of fixed seating in an auditorium.                                                                                                                                                         | The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.                                                                      | Compliance<br>Readily<br>Achievable |
| D3D19  | <b>Openings in barriers</b><br><br>Openings in a required barrier must not allow a 125mm sphere to pass through, except for concessions applying to fire-isolated stairs or other emergency use areas excluding Class 9b early childhood centres.<br><br>Where a barrier is fixed to the face of a landing, balcony or the like, the opening between the barrier and the face must not permit a 40mm sphere to pass through.     | The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.                                                                      | Compliance<br>Readily<br>Achievable |
| D3D20  | <b>Barrier climbability</b><br><br>Where the level of the surface below is 4m or more, a balustrade or other barrier must not facilitate climbing of horizontal elements between 150mm and 760mm above the floor.                                                                                                                                                                                                                | The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.                                                                      | Compliance<br>Readily<br>Achievable |
| D3D21  | <b>Wire barriers</b>                                                                                                                                                                                                                                                                                                                                                                                                             | The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.                                                                      | Compliance<br>Readily<br>Achievable |
| D3D22  | <b>Handrails</b><br><br>Handrails to exits including parts of fire isolated exit serving an area required to be accessible to people with disabilities must comply with Clause                                                                                                                                                                                                                                                   | Handrail compliance should be confirmed by the access consultant..                                                                                                                                | Compliance<br>Readily<br>Achievable |

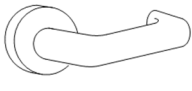
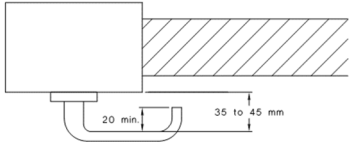


| Clause | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Status |
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|        | <p>12 of AS1428.1, viz:</p> <ul style="list-style-type: none"><li>• Handrails not to obstruct circulation space</li><li>• 30-50mm diameter</li><li>• 865-1000mm above nosing line of stairs</li><li>• 865-1000mm above ramps and landings</li><li>• Consistent height throughout</li><li>• 50mm grip clearance and no obstructions to handhold</li><li>• Continuous at internal (return) landings</li><li>• Provided with handrail extensions and 180 degree curled ends</li></ul> | <p>Handrails are to be provided in compliance with Clause D4D4, which includes the following-</p> <p><b>Non-Fire Isolated Stairways and Ramps</b></p> <p>All stairs and ramps not used as an emergency exit are to have handrails installed on both sides that comply with Clause 10 &amp; 11 of AS1428.1-2009</p> <p><b>Fire Isolated Stairways and Ramps</b></p> <p>In Fire Isolated Stairways &amp; Ramps a handrail is required to be installed to at least one side of stair flights and located not less than 865mm above the nosing's of stair treads and the floor surfaces of landings</p> <p><b>Consistent Handrail Heights for all stairways</b></p> <p>The height of the top of the handrail, measured at a height of between 865mm - 1000mm vertically from the stair nosing shall be consistent throughout the ramp (or stairs) and any landings.</p> <p>All stairs including fire stairs are required to be designed to comply with Clause 12 of AS1428.1 - 2009</p> <p><b>Early Childhood Centres</b></p> <p>One handrail must be fixed at a height of not less than 865mm and a second handrail is required to be fixed at a height between 450mm and 700mm &amp; requires a diameter of 16-45mm.</p> <p>The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.</p> |        |
|        | <b>Ramps</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |



| Clause | Description                                                                                                                                                                                                                                                                                                                                                                                                          | Comment | Status |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------|
|        | <div><p>(b) Elevation</p><p>DIMENSIONS IN MILLIMETRES</p></div> <p>FIGURE 14 RAMP HANDRAILS</p> <p><b>Stairways</b></p> <div><p>SECTIONAL VIEW</p><p>DIMENSIONS IN MILLIMETRES</p></div> <p>FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY</p> <div><p>(a) Plan</p><p>SECTION A-A</p><p>DIMENSIONS IN MILLIMETRES</p></div> <p><b>Handrail Profile</b></p> |         |        |

| Clause | Description                                                                                                                                                                                                                                                                                                                               | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Status                        |
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|        |                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                               |
| D3D23  | <b>Fixed platforms, walkways, stairways and ladders</b><br><br>Platforms, walkways, stairs, ladders and the like that give access to and around plant and equipment, machine rooms, attic spaces and other low use areas of the building are permitted provided that construction details are to AS1657.                                  | Certification to AS1657 is to be provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Compliance Readily Achievable |
| D3D24  | <b>Doorways and doors</b><br><br>Must not be revolving door, roller shutter or tilt door. Can be fitted with a sliding door if it leads directly to open space and can be opened manually under a force of not more than 110N and be fitted with a fail-safe device if the door is power operated.                                        | Doorways forming an exit or located in the path of travel to an exit are not permitted to be fitted with a roller shutter under the requirement so this provision.<br><br>The carpark roller shutter from French Avenue and the roller shutter to the waste rooms are both fitted with rollers shutters and are proposed to be utilised as designated exit points from the building, which would not comply with the requirements of this Clause.<br><br><br>Compliance is proposed to be addressed via a fire engineered performance solution. | Performance Solution          |
| D3D25  | <b>Swinging doors</b><br><br>Defined exit doors that serve a part of a building with a floor area over 200m <sup>2</sup> must swing outward in the direction of exit travel.<br><br>Exit doors must not encroach more than 500mm into the required width of the stair or 100mm when fully open and must swing in the direction of travel. | All required exit doors swing in the direction of travel and all but 1 of the horizontal exits within the early childcare tenancy swing in both directions as required.<br><br>The additional double door in the corridor in the between reception and the childcare room.<br><br>                                                                                                                                                                                                                                                              | Additional Details Required   |

| Clause | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Status               |
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|        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Construction documentation is to document the doorways swinging in both directions, like the other horizontal exits serving the early childcare centre.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                      |
| D3D26  | <p><b>Operation of latch</b></p> <p><i>(NSW variation for Entertainment Venues)</i></p> <p>Exit doors should be provided with “free handle” egress via a downward or pushing action and, if serving an area accessible to people with disabilities, must have non-slip “D” pull handles with 35-45mm hand clearances.</p>  <p>(a) Isometric view</p>  <p>(b) Plan view</p> <ul style="list-style-type: none"> <li>Where the latch operation device is not located on the door leaf itself-</li> <li>manual controls to power-operated doors must be at least 25 mm wide, proud of the surrounding surface and located not less than 500 mm from an internal corner; and</li> <li>for a hinged door, between 1 m and 2 m from the door leaf in any position;</li> <li>and for a sliding door, within 2 m of the doorway and clear of a surface mounted door in the open position.</li> <li>braille and tactile signage complying with Clause 3 and 6 of Specification D3.6 must identify the latch operation device.</li> </ul> <p>Doors in a Class 9b building (other than schools or early childhood centres) serving a storey or room accommodating more than 100 people must be provided with a panic bar.</p> | <p>All exit doors and doors in the path of travel must comply.</p> <p>Exit doors serving as a required exit or located in the path of travel to a required exit that serve the multipurpose halls on the ground and level 1 must be provided with panic bars. Panic bars need to be installed on the following doorways (instead of a standard doorway latch) which serve the community halls;</p> <ul style="list-style-type: none"> <li>Fire stair doors on the Ground and Level 01,</li> <li>Exits doors leading to the street,</li> <li>Doorways located between the foyer and the carpark on the ground floor.</li> <li>Doorways from within the fire-isolated exit,</li> <li>Doorways from the multifunction hall leading to the foyers.</li> <li>Double doorways on level 1, leading to the fire stair on the commercial side of the lift core.</li> </ul> <p>A performance solution is needed to permit the use of fire activated bolts within fire doors necessitated by AS1530.4 testing requirements, which contravene the requirement for egress doors to remain ‘readily openable’ under this clause. This will typically be required for the double doors within the childcare centre.</p> <p>The 2 roller shutters on the ground floor, serving as required exits, as outlined in Clause D3D24 above, also don’t comply with the required doorway latch requirements. The fire engineered performance solution will also need to address compliance with</p> | Performance Solution |



| Clause | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Status                              |
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|        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | D3D26 as part of that performance solution.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                     |
| D3D27  | <p><b>Re-Entry from Fire-Isolated Exits</b></p> <p>Fire isolated stair doors must facilitate re-entry from within the stair back onto the floor on every 4th level at all times and on all levels in the event of a fire alarm, where the exit stair serves a storey above 25m in effective height, a Class 9a building, a Class 9b early childhood centre or a Class 9c building</p> <p>Doors of fire-isolated exits must not be locked from the inside of a fire-isolated exit, unless:</p> <p><u>Option 1</u></p> <ul style="list-style-type: none"><li>• All doors are fitted with a fail-safe device that automatically unlocks the door upon activation of a fire alarm; AND</li><li>• On at least every fourth storey, the doors are not able to be locked at all and are sign posted stating re-entry is available at that level.</li></ul> <p><u>Option 2</u></p> <ul style="list-style-type: none"><li>• All doors are fitted with a fail-safe device that automatically unlocks the door upon activation of a fire alarm; AND</li><li>• An intercommunication or audible/visual alarm system is provided within the stair to assist persons who may accidentally be locked within the stair.</li></ul> <p><u>Note:</u> A door serving an early childhood centre need only be fitted with a fail-safe device that automatically unlocks the door upon activation of an alarm.</p> | <p>The building has an effective height of more than 25m and the requirements of this provision apply.</p> <p>The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.</p>                                                                                                                                                                                                                                                        | Compliance<br>Readily<br>Achievable |
| D3D28  | <p><b>Signs on doors</b></p> <p>Signage in capital letters not less than 20mm high to be provided on doors as follows</p> <ol style="list-style-type: none"><li>An automatic door held open by an automatic hold-open device:<br/><b>FIRE SAFETY DOOR - DO NOT OBSTRUCT</b></li><li>for a self-closing door<br/><b>FIRE SAFETY DOOR</b><br/><b>DO NOT OBSTRUCT</b><br/><b>DO NOT KEEP OPEN</b></li></ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Under Section 108 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 a notice is to be displayed in a conspicuous location adjacent to a doorway providing access to but not within a fire isolated stairway, passageway or ramp. The words <b>"OFFENCES RELATING TO FIRE EXITS"</b> are to be provided in letters at least 8mm high and the remaining words are to be at least 2.5mm high.</p> <p>The notice is to state the following:</p> | Compliance<br>Readily<br>Achievable |

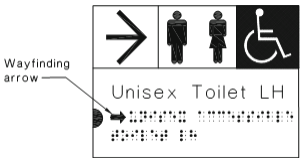


| Clause                                               | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Comment                                                                                                                                                                                                                                                                                                                                                                                            | Status                               |
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|                                                      | <p>iii. for a door discharging from a fire-isolated exit</p> <p><b>FIRE SAFETY DOOR - DO NOT OBSTRUCT</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p><b>OFFENCES RELATING TO FIRE EXITS</b></p> <p>It is an offence under the Environmental Planning and Assessment Act 1979</p> <p>(a) to place anything in or near this fire exit that may obstruct persons moving to or from this exit, or</p> <p>(b) to interfere with or obstruct the operation of any fire doors, or</p> <p>(c) to remove, damage or otherwise interfere with this notice.</p> |                                      |
| D3D29                                                | <p><b>Protection of openable windows</b></p> <p>Windows serving a residential bedroom or serving an early childhood centre must be protected where the floor is 2m or more above the external surface below.</p> <p>Window openings must be provided with protection if the floor below the window is 2m or more above the surface beneath in the bedrooms of Class 2 or 3 buildings or Class 9b early childhood centre.</p> <p>Where the window sill is below 1.7m above the floor level, the openable portion of the window must be protected with</p> <ul style="list-style-type: none"><li>• a device to restrict the window opening or</li><li>• a screen with secure fittings</li></ul> <p>A device or screen required must:</p> <ul style="list-style-type: none"><li>• not permit a 125mm sphere to pass through the window opening or screen; and</li><li>• resist an outward horizontal action of 250N against the window restrained by a device or screen protecting the opening and have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.</li></ul> <p>Where the fall distance from the floor to the surface below is 4m or more or where a release device occurs to a required screen, an additional barrier at 865mm above floor level is required and must be non-climbable with gaps no greater than 125mm between elements.</p> | <p>The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.</p>                                                                                                                                                                                                                                                                | <p>Compliance Readily Achievable</p> |
| D3D30                                                | <b>Timber stairways: Concession</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | N/A                                                                                                                                                                                                                                                                                                                                                                                                | N/A                                  |
| NSW D3D31                                            | <b>Doors in the path of travel in an Entertainment Venue</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>The multifunction spaces are not defined as entertainment venues.</p>                                                                                                                                                                                                                                                                                                                           | N/A                                  |
| <b>Part D4 - Access for People with Disabilities</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                    |                                      |



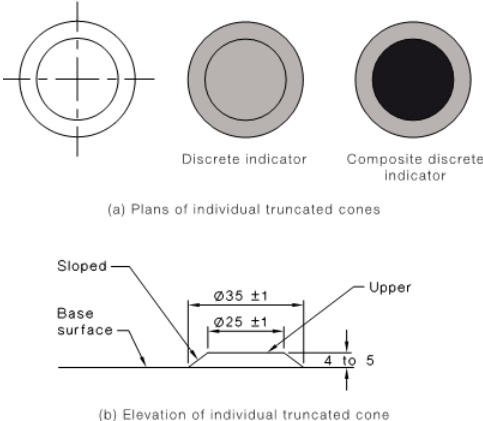
| Clause | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Comment                                                                                                           | Status                              |
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| D4D2   | <b>General building access requirements</b><br><br>Access is generally required for persons with a disability throughout all areas unless specifically exempted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Access is required throughout. Consultation with the access consultant is required.                               | Applicable                          |
| D4D3   | <b>Access to buildings</b><br><br>External access to the building for people with a disability must be provided: <ul style="list-style-type: none"><li>• From main pedestrian entry points at the allotment boundary.</li><li>• Through the principle pedestrian entrance.</li><li>• Through at least 50% of all pedestrian entries.</li><li>• From accessible car parking spaces.</li><li>• For buildings over 500m<sup>2</sup>, so that an accessible entry occurs within 50m of any non-accessible entry.</li><li>• From any another accessible building on the site.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Access is generally provided to and within all areas of the building.<br><br>Refer to access consultant's report. | Compliance<br>Readily<br>Achievable |
| D4D4   | <b>Parts of the building to be accessible</b><br><br>All parts of the building must be accessible to people with a disability except for areas where access would be inappropriate due to the particular use or areas that would pose a health or safety risk to people with a disability.<br><br>Every ramp, except a fire isolated ramp, must comply with Clause 10 if AS 1428.1.<br><br>Every stairway, except a fire isolated stairway, must comply with Clause 11 of AS 1428.1.<br><br>A fire isolated stairway must comply with Clause 11(f) and (g) of AS 1428.1.<br><br>Every passenger lift must comply with Clause E3D7.<br><br>Access ways must have passing spaces and turning spaces complying with AS 1428.1.<br><br>A ramp or passenger lift need not be provided to serve a storey or level other than the entrance storey of a class 5, 6, 7b or 8 building containing not more than 3 storeys and with a floor area of each storey, excluding the entrance floor, of not more than 200m <sup>2</sup> .<br><br>Pile height or pile thickness of carpets shall comply with the requirements of this Clause and AS 1428.1. | Refer to access consultant's report.                                                                              | Compliance<br>Readily<br>Achievable |



| Clause | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Comment                                                                                                                                                                                            | Status                        |
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|        | <p>braille and tactile signage that states “EXIT” and identify the floor level “LEVEL #”.</p>  <p>Signage must be provided within a room containing hearing augmentation identifying the type of hearing augmentation, the area covered in the room and if receivers are being used and where the receivers can be obtained.</p> <p>Signage identifying ambulant accessible sanitary facilities in accordance with AS 1428.1 must be located on the door of the facility.</p>    <p>Where the pedestrian entrance is not accessible, directional signage in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest accessible pedestrian entrance.</p> <p>Where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.</p> |                                                                                                                                                                                                    |                               |
| D4D8   | <p><b>Hearing augmentation</b></p> <p>A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed—</p> <ol style="list-style-type: none"> <li>in a room in a Class 9b building; or</li> <li>in an auditorium, conference room, meeting room or room for judicatory purposes; or</li> <li>at any ticket office, teller's booth, reception area or the like, where the</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>Hearing augmentation will need to be provided to both the multipurpose halls in accordance with the requirements of this provisions.</p> <p>Construction details to demonstrate compliance.</p> | Compliance Readily Achievable |



| Clause | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Comment                              | Status                              |
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|        | <p>public is screened from the service provider</p> <p>An induction loop must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; or</p> <p>A system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than—</p> <p>a) if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater; and</p> <p>b) if the room or space accommodates more than 500 persons but not more than 1000 persons, 20 receivers plus 1 receiver for every 33 persons or part thereof in excess of 500 persons; and</p> <p>c) if the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and</p> <p>d) if the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons.</p> |                                      |                                     |
| D4D9   | <p><b>Tactile indicators (TGSIs)</b></p> <p>Tactile indicators are to be provided to all stairways, ramps and escalators must be provided to warn people who are blind or have a vision impairment that they are approaching:</p> <ul style="list-style-type: none"><li>• a stairway, other than a fire-isolated stairway,</li><li>• an escalator, passenger conveyor or moving walk,</li><li>• a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp, or</li><li>• in the absence of a suitable barrier an overhead:<ul style="list-style-type: none"><li>○ obstruction less than 2 m above floor level, other than a doorway</li><li>○ an access way meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in</li></ul></li></ul>                                                                                                                                                                                                                                                                                                                                                   | Refer to access consultant's report. | Compliance<br>Readily<br>Achievable |

| Clause                                   | Description                                                                                                                                                                                                                                                                                                                                  | Comment                                                                                                                                                                                                                                                                                     | Status                              |
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|                                          | <p>D4D5, if there is no kerb or kerb ramp at that point</p> <p>Tactile ground surface indicators must comply with sections 1 and 2 of AS/NZS 1428.4.1</p>  <p>(a) Plans of individual truncated cones</p> <p>(b) Elevation of individual truncated cone</p> |                                                                                                                                                                                                                                                                                             |                                     |
| D4D10                                    | <p><b>Wheelchair seating spaces in Class 9b assembly buildings</b></p> <p>Where fixed seating is provided in a Class 9b assembly building, wheelchair seating spaces comply with AS 1428.1 must be provided in accordance with Table D4D10</p>                                                                                               | <p>The accessible seating spaces are provided to each multipurpose hall in accordance with the requirements of this clause and complies.</p> <p>Construction details also need to demonstrate compliance.</p>                                                                               | Complies                            |
| D4D11                                    | <b>Swimming pools</b>                                                                                                                                                                                                                                                                                                                        | N/A                                                                                                                                                                                                                                                                                         | N/A                                 |
| D4D12                                    | <p><b>Ramps</b></p> <p>On an access way a series of connected ramps must not have a combined vertical rise of more than 3.6m.</p> <p>A landing for a step ramp must not overlap a landing of another step ramp or ramp.</p>                                                                                                                  | Refer to access consultant's report.                                                                                                                                                                                                                                                        | Compliance<br>Readily<br>Achievable |
| D4D13                                    | <p><b>Glazing on an accessway</b></p> <p>On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.</p>                                                    | Required non-transparent glazing decals complying with AS 1428.1 should be illustrated for review.                                                                                                                                                                                          | Compliance<br>Readily<br>Achievable |
| <b>Section E: Services and Equipment</b> |                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                             |                                     |
| <b>Part E1 - Fire Fighting Equipment</b> |                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                             |                                     |
| E1D2                                     | <p><b>Fire hydrants</b></p> <p>The building requires a fire hydrant system in accordance with AS2419.1-2021.</p> <p>Where a sprinkler system is installed in the building in accordance with AS 2118.1, AS 2118.4</p>                                                                                                                        | <p>Full compliance with AS2419.1 will be required unless varied via fire brigade approval.</p> <p>The hydraulic engineer must ensure that compliant coverage is provided to all areas of the building from the internal hydrants and must provide design certification to accompany the</p> | Compliance<br>Readily<br>Achievable |



| Clause       | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Status                              |
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|              | <p>or AS 2118.6, the fire hydrant booster protection requirements of clauses 7.6.2 and 7.6.3 of AS2419.1 do not apply.</p> <p><i>Note: Varied booster protection requirements for sprinklered and non-sprinklered buildings.</i></p> <p><i>Note: A ring main is required as the building exceeding 25m in effective height.</i></p>                                                                                                                                                                                                                        | <p>drawings certifying the design complies with Clause E1D2 of the BCA and AS2419.1-2021 (noting any non-compliances, which are to be addressed as a Performance Solution).</p> <p>Signage will need to be provided on the doorways leading to the pumproom in the basement.</p>                                                                                                                                                                                                                                                                                                                                                            |                                     |
| <b>E1D3</b>  | <p><b>Fire hose reels</b></p> <p>Fire hose reel coverage to AS2441-2005 is required throughout with hose reels located adjacent to stairs and exits. Where coverage is not achieved with hose reels located Additional hose reels are permitted to be located along the paths of travel to achieve coverage where</p> <p>Hoses are not permitted to pass through fire or smoke doors to achieve hose reel cover.</p> <p>Fire hose reels are not required to service the residential or commercial part of the building (Class 2 &amp; 5 respectfully).</p> | <p>The hydraulic engineer must ensure that compliant coverage is provided to all areas of the building and must provide design certification to accompany the drawings certifying the design complies with Clause E1D3 of the BCA and AS2441 - 2005.</p> <p>Particular attention is required for the p[lacement of fire hose reels within the early childcare centre to ensure hose reel coverage is available without crossing on of the multiple fire rated horizontal exits.</p> <p>Likewise, the same applies to the ground floor to ensure fire hose reel coverage is available to all spaces without having to cross a fire door.</p> | Compliance<br>Readily<br>Achievable |
| <b>E1D4</b>  | <p><b>Sprinklers</b></p> <p>Fire sprinkler protection in accordance with AS2118.1-2017 or AS2118.6-2012 is required to serve the building do to the buildings effective height.</p> <p>Sprinkler pumps and valves must be accessible from the street.</p> <p>Sprinkler system activation must be linked to an audible occupant warning system.</p> <p>Sprinkler hazard Class under AS2118 needs to be agreed where uncertainty of usage under Appendix 1 of the Code occurs.</p>                                                                           | <p>Other than the location of the sprinkler tank, the plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.</p> <p>It is however very likely that the sprinkler stop valves will be located on in the pump room, in the basement, which would require a performance solution as the room does not open directly to a road or compliant open space.</p>                                                                                                                                                                                                                   | Performance<br>Solution             |
| <b>E1D13</b> | <p><b>Where sprinklers are required: occupancies of excessive hazard</b></p> <p>“Excessive hazard” means:</p> <p>a) Hazardous process risks including the following:</p> <p>(i) Aircraft hangars</p>                                                                                                                                                                                                                                                                                                                                                       | <p>Sprinkler are provided throughout the building.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Noted                               |



| Clause       | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Comment                                                                                                                                                                                                                                                                                                                                                                                                          | Status                              |
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|              | <ul style="list-style-type: none"><li>(ii) Electrical/electronic manufacturing and assembly (predominantly plastic components.</li><li>(iii) Fire-lighter manufacturing.</li><li>(iv) Fireworks manufacturing.</li><li>(v) Flammable liquid spraying.</li><li>(vi) Foam plastic goods manufacturing and/or processing.</li><li>(vii) Foam rubber goods manufacturing and/or processing.</li><li>(viii) Hydrocarbon based sheet product manufacturing.</li><li>(ix) Nitrocellulose and nitrocellulose goods manufacturing.</li><li>(x) Paint and varnish works, solvent based.</li><li>(xi) Plastic goods manufacturing and/or processing works.</li><li>(xii) Resin and turpentine manufacturing.</li><li>(xiii) Vehicle repair shops.</li></ul> <p>b) Combustible goods with an aggregate volume exceeding 2,000m<sup>3</sup> and stored to a height greater than 4m such as the following:</p> <ul style="list-style-type: none"><li>(i) Aerosol packs with flammable contents.</li><li>(ii) Cartons and associated packing material excluding cartons with densely packed non-combustible content.</li></ul> |                                                                                                                                                                                                                                                                                                                                                                                                                  |                                     |
| <b>E1D14</b> | <p><b>Portable fire extinguishers</b></p> <p>Portable Fire Extinguishers are required be installed to sections (3) and (4) in Clause E1D14 and AS 2444 requirements, at:</p> <ul style="list-style-type: none"><li>• Throughout Class 5 buildings</li><li>• emergency services switchboards</li><li>• kitchens</li><li>• flammable liquid stores</li><li>• at nurses' stations</li><li>• special risk areas</li><li>• where fire hose reels are not installed</li><li>• Class 2, 3 or 4 residential areas are to be protected by 2.5kg ABE type fire extinguishers located in common areas on</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>Portable fire extinguishers are required to be provided throughout the building in accordance with the requirements for this provision. design certification to accompany the drawings certifying the design complies with Clause E1D14 of the BCA and AS2444 - 2001.</p> <p>The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.</p> | Compliance<br>Readily<br>Achievable |



| Clause | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Comment                                                                                                                                                                                                                                                                                                                                                                           | Status                        |
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|        | the storey served and located not more than 10m from each sole occupancy unit entry door.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                   |                               |
| E1D15  | <p><b>Fire control centre</b></p> <p>A fire control centre for Fire Indicator, Fire Fans Control and Emergency Intercom panels is required for buildings of over 25m in effective height or buildings over 18,000m<sup>2</sup> in area, at a location readily available for firefighting operations and located at or near the main building entry.</p> <p>Buildings over 50m in effective height require a fire rated fire control room with prescribed requirements for layout, access, location and equipment with the following features:</p> <ul style="list-style-type: none"><li>• 2 hr FRL concrete/masonry construction.</li><li>• Low hazard linings (per fire stairs)</li><li>• No extraneous services passing through</li><li>• 2 hr fire FRL doors</li><li>• No penetrations through floor over</li><li>• 2-hour fire dampers, etc.</li><li>• Doors must open into room</li><li>• Two access points needed, one from front entry foyer of building and one from public place.</li><li>• Contents required:<ul style="list-style-type: none"><li>○ FIP</li><li>○ Controls for pumps, fans and other emergency gear</li><li>○ Phone</li><li>○ Whiteboard and pinup board</li><li>○ Plan layout table</li><li>○ Tactical fire plans</li></ul></li><li>• May also contain<ul style="list-style-type: none"><li>○ MECP</li><li>○ Lift annunciation panels</li><li>○ Gas/electric controls</li><li>○ Emergency generator backup</li></ul></li></ul> | <p>The building has an effective height of more than 50m and therefore requires a fire control centre with a dedicated fire control room in accordance with Specification 19 of the BCA.</p> <p>Other than the general room location and access, the plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.</p> | Compliance Readily Achievable |



| Clause                                   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Status                        |
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|                                          | <ul style="list-style-type: none"><li>○ Dedicated fire isolated pressurisation system to ventilate with 30 air changes required.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                               |
| E1D16                                    | <p><b>Fire precautions during construction</b></p> <p>Fire services are required during construction, including fire hydrants and hose reels which must be active and operational after the building reaches a construction stage effective height of 12m.</p> <p>When the building reaches 12m effective height:</p> <ul style="list-style-type: none"><li>• All required hydrants and hose reels must be operational on every storey covered by a roof or floor slab over, except for the two uppermost storeys.</li><li>• Any required booster connections must be installed.</li></ul> | <p>Further discussion required with builder to determine that this is included in their program.</p> <p>BCA compliance with respect to fire services during construction can be problematic as hydrants with required pressures and flows and booster connections often cannot be achieved at the required time. A temporary fire protection system, possibly with temporary boosters and no fire pumps, may need to be agreed with the fire brigade. This needs to be put in place early in the construction program and may require liaison with the builder and his fire services contractor.</p> | Noted                         |
| E1D17                                    | <p><b>Provisions for special hazards</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>At this stage, EV charges are not proposed within the carpark and therefore do not need to be treated as an excessive hazard.</p> <p>It would however be advisable for the fire engineer to address this within the fire engineered solution to future proof the building, as EV charges will inevitably be installed within the building at some stage.</p>                                                                                                                                                                                                                                      | Performance Solution          |
| <b>Part E2 - Smoke Hazard Management</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                               |
| E2D2                                     | <p><b>Applicable of requirements</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | The requirements of this part apply to the subject building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Applicable                    |
| E2D3                                     | <p><b>General requirements</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Design documentation is to demonstrate compliance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Compliance Readily Achievable |
| E2D4                                     | <p><b>Fire-isolated exits</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>The fire stairs are required to be pressurised as they serve a building with an effective height of less than 25m. Stair pressurisation are also required to be activated by a smoke detection system complying with Clause S20C6 and AS1670.1-2018.</p> <p>Under the requirements of this provision, the stair pressurization is required to serve the entire exit. Stair 3 serving the basement is required to be smoke separated from stair 2,</p>                                                                                                                                             | Compliance Readily Achievable |

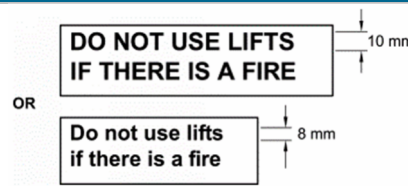


| Clause       | Description                                                                                                                                                                                                      | Comment                                                                                                                                                                                                                                                                                                                                                                                                         | Status                              |
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| E2D5         | <b>Buildings more than 25 m in effective height:<br/>Class 2 and 3 buildings and Class 4 part of a<br/>building</b>                                                                                              | An automatic smoke detection and alarm system complying with Clause S20C4 of Specification 20 is required to be installed within the Class 2 portion of the building.<br><br>The electrical engineer must ensure that compliant coverage is provided and the design is accompanied by the drawings certifying the design complies with Clause E2D5, Clause S20C4 Specification 20, AS1670.1-2018 as applicable. | Compliance<br>Readily<br>Achievable |
| E2D6         | <b>Buildings more than 25 m in effective height:<br/>Class 5, 6, 7b, 8 or 9b buildings</b>                                                                                                                       | The ground and level 1 is required to be provided with a zone smoke control system in accordance with AS/1668.1-2015.<br><br>Construction documentation is to demonstrate compliance.                                                                                                                                                                                                                           | Compliance<br>Readily<br>Achievable |
| E2D7         | <b>Buildings more than 25 m in effective height:<br/>Class 9a buildings</b>                                                                                                                                      | N/A                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                 |
| E2D8         | <b>Buildings not more than 25 m in effective height:<br/>Class 2 and 3 buildings and Class 4 part of a<br/>building</b>                                                                                          | N/A                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                 |
| E2D9         | <b>Buildings not more than 25 m in effective height:<br/>Class 5, 6, 7b, 8 and 9b buildings</b>                                                                                                                  | N/A                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                 |
| E2D10        | <b>Buildings not more than 25 m in effective height:<br/>large isolated buildings subject to C3D4</b><br><br><i>(NSW variation for Entertainment Venues)</i>                                                     | N/A                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                 |
| E2D11        | <b>Buildings not more than 25 m in effective height:<br/>Class 9a and 9c buildings</b>                                                                                                                           | N/A                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                 |
| E2D12        | <b>Class 7a buildings</b>                                                                                                                                                                                        | The mechanical ventilation system serving the carpark is required to comply with AS2118.2 and Clause 5.5 of AS1668.1-2015.                                                                                                                                                                                                                                                                                      | Compliance<br>Readily<br>Achievable |
| E2D13        | <b>Basements (other than Class 7a buildings)</b>                                                                                                                                                                 | N/A                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                 |
| E2D14        | <b>Class 6 buildings - in fire compartments more<br/>than 2000 m<sup>2</sup>: Class 6 building (not containing an<br/>enclosed common walkway or mall serving more<br/>than one Class 6 sole-occupancy unit)</b> | N/A                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                 |
| E2D15        | <b>Class 6 buildings - in fire compartments more<br/>than 2000 m<sup>2</sup>: Class 6 building (containing an<br/>enclosed common walkway or mall)</b>                                                           | N/A                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                 |
| NSW<br>E2D16 | <b>Class 9b – assembly buildings: all</b>                                                                                                                                                                        | N/A                                                                                                                                                                                                                                                                                                                                                                                                             | N/A                                 |



| Clause                              | Description                                                                                                                                                                                                                          | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Status                              |
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| NSW E2D17                           | Class 9b – assembly buildings: night clubs, discotheques and the like                                                                                                                                                                | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | N/A                                 |
| NSW E2D18                           | Class 9b – assembly buildings: exhibition halls, museums and art galleries                                                                                                                                                           | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | N/A                                 |
| NSW E2D19                           | Class 9b – assembly buildings: other assembly buildings (not listed in NSW E2D16 to E2D18)                                                                                                                                           | <p>Other than the mechanical ventilation system shutting down on fire trip, the fire compartment containing both the Class 9b multifunction rooms has a fire compartment size of less than 2000m<sup>2</sup> and the stages are less than 50m<sup>2</sup> so there are no additional requirement applicable to the multifunction halls.</p> <p>Construction documentation is to demonstrate compliance with the automatic shutdown of the mechanical ventilation system with the multifunction halls.</p> | Compliance<br>Readily<br>Achievable |
| NSW E2D20                           | <i>(NSW variation - This clause has deliberately been left blank.)</i>                                                                                                                                                               | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | N/A                                 |
| E2D21                               | Provisions of special hazards                                                                                                                                                                                                        | <p>At this stage, EV charges are not proposed within the carpark and therefore do not need to be treated as an excessive hazard.</p> <p>It would however be advisable for the fire engineer to address this within the fire engineered solution to future proof the building, as EV charges will inevitably be installed within the building at some stage.</p>                                                                                                                                           | Performance<br>Solution             |
| <b>Part E3 - Lift Installations</b> |                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                     |
| E3D2                                | <b>Lift installations</b><br><br>Electric and electrohydraulic lifts must comply with the design requirements of BCA Specification 24.                                                                                               | Certification of lift design to be provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Applicable                          |
| E3D3                                | <b>Stretcher facility in lifts</b><br><br>Buildings greater than 12m in effective height require a lift sized to accommodate a stretcher of 2m x 0.6m x 1.4m high. The lift must serve every level to which lift access is provided. | <p>Ensure a suitably sized lift serves each level. The indicative lift car dimensions show on the architectural plans demonstrate compliance.</p> <p>Certification from the lift consultant is required to be provided at the Construction Certificate Stage of the development.</p>                                                                                                                                                                                                                      | Compliance<br>Readily<br>Achievable |
| E3D4                                | <b>Warning against use of lift in fire</b><br><br>Warning signage is required at lift doors advising that lifts should not be used in the event of a fire.                                                                           | Signage to be installed stating.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Compliance<br>Readily<br>Achievable |



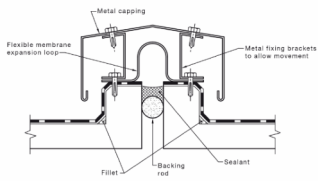
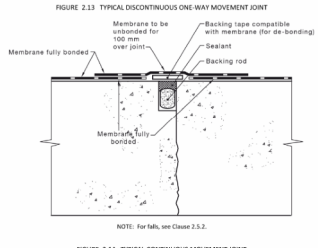
| Clause | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Comment                                                                                                                                             | Status                              |
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|        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                   |                                     |
| E3D5   | <p><b>Emergency lifts</b></p> <p>Emergency lifts of prescribed size, operation and fire isolation are required in buildings where:</p> <ul style="list-style-type: none"> <li>the building has an effective height over 25m, or</li> <li>a patient care area occurs in a health care building at a level that does not have direct access to a road or open space.</li> </ul> <p>Where more than two passenger lifts serve a storey, two emergency lifts must be provided, and these must be in separate shafts if multiple lift shafts occur.</p> <p>The following requirements apply to an emergency lift:</p> <ul style="list-style-type: none"> <li>Must serve all storeys served by a passenger lift.</li> <li>Must be contained in a fire rated shaft.</li> <li>If the building effective height exceeds 75m, must have a 600kg rating if not provided with a stretcher facility or a 900kg rating if stretcher facility is provided.</li> <li>If serving a patient care area in a health care building, have minimum clear car dimensions of 2280mm depth, 1600mm width and 2300 mm height. Doors must be 1300mm wide and 2100mm high. (All dimensions measured clear of all obstructions including handrails.)</li> <li>If serving a patient care area in a health care building, must be connected to a standby power system where installed.</li> </ul> | <p>The building has an effective height of more than 25m and the building is required to be serviced by emergency lifts.</p>                        | Compliance<br>Readily<br>Achievable |
| E3D6   | <b>Landings</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Certification from the lift consultant is required to be provided at the Construction Certificate Stage of the development.                         | Compliance<br>Readily<br>Achievable |
| E3D7   | <p><b>Passenger lift types and their limitations</b></p> <p>Every passenger lift must be one of the types identified in Sections (1) of Clause E3D7 of the BCA and not rely on a constant pressure device for its operation if the lift car is fully enclosed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>A compliant passage lift has been documented where required.</p> <p>Certification from the lift consultant is required to be provided at the</p> | Compliance<br>Readily<br>Achievable |



| Clause                                                        | Description                                                                                                                                                                                                                                                                                                                                                                        | Comment                                                                                                                                                                                                          | Status                              |
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|                                                               |                                                                                                                                                                                                                                                                                                                                                                                    | Construction Certificate stage of the development.                                                                                                                                                               |                                     |
| E3D8                                                          | <b>Accessible features required for passenger lifts</b><br><br>Every passenger lift must have accessible features where applicable as identified in Clause E3D8 of the BCA.                                                                                                                                                                                                        | Accessible features are to be provided within the lift. Refer to separate access report.                                                                                                                         | Compliance<br>Readily<br>Achievable |
| E3D9                                                          | <b>Fire service control</b><br><br>Where lifts serve a storey above 12m in effective height: <ul style="list-style-type: none"><li>A fire service control switch is required for each lift or lift group.</li><li>A lift car fire service drive control is required for each lift.</li></ul>                                                                                       | The building has an effective height of more than 12m and is required to be provided with lift fire services controls.<br><br>Certification of lift design to be provided at the Construction Certificate Stage. | Compliance<br>Readily<br>Achievable |
| E3D10                                                         | <b>Residential care buildings</b>                                                                                                                                                                                                                                                                                                                                                  | N/A                                                                                                                                                                                                              | N/A                                 |
| E3D11                                                         | <b>Fire service recall control switch</b><br><br>The fire service control switch must be located at the landing nominated by the appropriate authority and, when activated, must return all lifts to the nominated floor. If a lift car drive control has been activated, it shall override the landing fire service control switch.                                               | Certification of lift design to be provided.                                                                                                                                                                     | Compliance<br>Readily<br>Achievable |
| E3D12                                                         | <b>Lift car fire service drive control switch</b><br><br>The lift car service drive control must be activated from within the lift car. The switch is to be located between 600mm and 1500mm above the lift car floor and be labelled " <b>FIRE SERVICE</b> " in indelible white lettering on red background. The " <b>OFF</b> " and " <b>ON</b> " positions are to be identified. | Certification of lift design to be provided.                                                                                                                                                                     | Compliance<br>Readily<br>Achievable |
| <b>Part E4 - Emergency Lighting, Exit and Warning Systems</b> |                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                  |                                     |
| E4D2                                                          | <b>Emergency lighting requirements</b><br><br>Emergency lighting is to be provided throughout the building.                                                                                                                                                                                                                                                                        | Emergency Lighting is required to service the building. The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.                             | Compliance<br>Readily<br>Achievable |
| E4D3                                                          | <b>Measurement of distances</b>                                                                                                                                                                                                                                                                                                                                                    | Measurement of lighting is to be measured in accordance with the requirements of this provision.                                                                                                                 | Noted                               |
| E4D4                                                          | <b>Design and operation of emergency lighting</b><br><br>Emergency lighting must comply with to AS2293.1                                                                                                                                                                                                                                                                           | Emergency Lighting is required to service the building. The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.                             | Compliance<br>Readily<br>Achievable |



| Clause                                                                        | Description                                                                                                                                                                                                                                                                                            | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Status                              |
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| E4D5                                                                          | <b>Exit signs</b><br><br>Exit signs are to be provided in accordance with Clause E4D5 of the BCA.                                                                                                                                                                                                      | Exit signs must be clearly visible to person approaching the exit and must be installed on, above or adjacent to;<br><br><ol style="list-style-type: none"><li>1. A door providing direct egress from a storey to a stairway, passageway or ramp serving as a required exit.</li><li>2. A door from an enclosed stairway, passageway or ramp at every level of discharge to a road or open space.</li><li>3. A horizontal exit (both sides if doors swing in both directions)</li><li>4. A door serving as or forming part of a required exit in a storey required to be provided with emergency lighting.</li></ol><br>The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation. | Compliance<br>Readily<br>Achievable |
| E4D6                                                                          | <b>Direction signs</b><br><br><i>(NSW variation for Entertainment Venues)</i><br><br>Where an exit is not readily apparent then exit signs with directional arrows must be installed in appropriate positions in corridors, hallways, lobbies and the like indicating the direction to a required exit | Directional signage is required throughout the building as required. The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Compliance<br>Readily<br>Achievable |
| E4D7                                                                          | <b>Class 2 and 3 buildings and Class 4 parts: Exemptions</b>                                                                                                                                                                                                                                           | Noted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Noted                               |
| E4D8                                                                          | <b>Design and operation of exit signs</b><br><br><ol style="list-style-type: none"><li>1. Exit signs are to operate in accordance with AS 2293.1.</li><li>2. Photo luminescent exit sign are to comply with Specification 25.</li></ol>                                                                | Exit signage is required to comply with the requirements of this provision.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Compliance<br>Readily<br>Achievable |
| E4D9                                                                          | <b>Emergency warning and intercom systems</b><br><br>An emergency warning and intercom system complying with AS 1670.4 must be installed throughout the building.                                                                                                                                      | The building has an effective height of more than 25m and is required to be provided with an EWIS system comply with AS1670.4-2018.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Compliance<br>Readily<br>Achievable |
| <b>Section F: Health and Amenity</b>                                          |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                     |
| <b>Part F1 - External waterproofing, rainwater management and rising damp</b> |                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                     |
| F1D1                                                                          | <b>Deemed-to-Satisfy Provisions</b>                                                                                                                                                                                                                                                                    | A test report on the proposed wall system is to be provided. The test                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Compliance<br>Readily<br>Achievable |

| Clause      | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Status                              |
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|             | <p>(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F1P1 to F1P4 are satisfied by complying with F1D2 to F1D8.</p> <p>(2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</p>                                                                                                                                                                                    | <p>report must include the following information:</p> <p>(i) Name and address of the person supervising the test.</p> <p>(ii) Test report number.</p> <p>(iii) Date of the test.</p> <p>(iv) Cladding manufacturer's name and address.</p> <p>(v) Construction details of the test specimen, including a description, and drawings and details of the components, showing modifications, if any.</p> <p>(vi) Test sequence with the pressures used in all tests.</p> <p>(vii) For each of the static and cyclic pressure tests, full details of all leakages, including position, extent and timing.</p> |                                     |
| <b>F1D3</b> | <p><b>Stormwater drainage</b></p> <p>Stormwater drainage must comply with AS/NZS 3500.3.</p>                                                                                                                                                                                                                                                                                                                                                                                                          | Hydraulic drawings and design certification to be provided at Construction Certificate stage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Compliance<br>Readily<br>Achievable |
| <b>F1D4</b> | <p><b>Exposed joints</b></p> <p>Exposed joints in the drainage surface on a roof, balcony, podium or similar horizontal surface part of a building must be protected in accordance with Section 2.9 of AS 4654.2; and not be located beneath or run through a planter box, water feature or similar part of the building.</p>   | Structural engineer/architect to confirm compliance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Compliance<br>Readily<br>Achievable |
| <b>F1D5</b> | <p><b>External waterproofing membranes</b></p> <p>Trafficable roofs, balconies, podiums or similar parts of a building require a waterproofing</p>                                                                                                                                                                                                                                                                                                                                                    | A waterproofing detail illustrating compliance with this clause is needed for review.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Compliance<br>Readily<br>Achievable |



| Clause                                             | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Comment                                                                                                                                                                                                                                                                                                              | Status                              |
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|                                                    | membrane complying with AS4654.1 and AS4654.2, which must be installed directly on the structural substrate.                                                                                                                                                                                                                                                                                                                                                             | The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.                                                                                                                                                                                         |                                     |
| <b>F1D6</b>                                        | <b>Damp-proofing</b><br><br>Moisture from the ground must be prevented from reaching the lowest floor timber and the walls above the lowest floor joists, the walls above the dam proof course and the underside of a suspended floor constructed of a material other than timber, and the supporting beams or girders.<br><br>Damp proof course must consist of a material that complies with AS/NZS 2904 or an impervious termite shield in accordance with AS 3660.1. | Damp-proofing is required to be provided as required.<br><br>The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.                                                                                                                            | Compliance<br>Readily<br>Achievable |
| <b>F1D7</b>                                        | <b>Damp-proofing of floors on the ground</b><br><br>A vapour barrier in accordance with AS2870 is to be provided beneath the basement floor slab.                                                                                                                                                                                                                                                                                                                        | Damp-proofing is required to be provided as required.<br><br>The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.                                                                                                                            | Compliance<br>Readily<br>Achievable |
| <b>F1D8</b>                                        | <b>Subfloor ventilation</b><br><br>The lower ground sub floor space is to be cleared of all building debris and vegetation and be cross ventilated in accordance with Table F1D10 evenly distributed openings provided in the external walls<br><br>Additionally, the sub floor space is to contain no dead air spaces and be graded to prevent water ponding under the building.                                                                                        | It is unlikely that the building will contain an subfloor space and the requirements of this provision are unlikely to apply.                                                                                                                                                                                        | Noted                               |
| <b>Part F2 - Wet areas and overflow protection</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                      |                                     |
| <b>F2D1</b>                                        | <b>Deemed-to-Satisfy Provisions</b><br><br>Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F2P1 and F2P2 are satisfied by complying with F2D2 to F2D4.<br><br>Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.                                                                                                                          | The requirements of this part apply to all wet areas with the building.                                                                                                                                                                                                                                              | Noted                               |
| <b>F2D2</b>                                        | <b>Wet area construction</b><br><br>Water proofing of wet areas within a building to comply with AS 3740.<br><br>Showers in Class 2 and 3 buildings or a Class 4 part must have a concrete or FC sheet structural substrate for floors and concrete, masonry, or FC sheeted walls. Concrete structural substrates for                                                                                                                                                    | The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation noting that BCA 2022 contains a number of more stringent requirements under AS3740-2021 including the need to install the waterproof membrane on the structural concrete substrate, with | Compliance<br>Readily<br>Achievable |



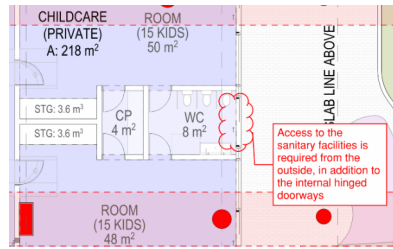
| Clause                                  | Description                                                                                                                                                                                                                                                                                                                                 | Comment                                                                                                                                                                                                                                                                                                                                               | Status                              |
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|                                         | <p>shower floors must be graded to a 1:80 fall, and the membrane directly applied to the structural substrate.</p> <p>The waterproofing requirements for multi-residential buildings also apply to commercial buildings.</p>                                                                                                                | <p>correct falls to the floor waste, with correct puddle flanges installed within all concrete floor wastes. The installation of additional screeds or toppings on top of the concrete substrate to achieve compliant falls, is not considered to comply with AS3740-2021 of the requirements of this Clause and requires a performance solution.</p> |                                     |
| <b>F2D3</b>                             | <p><b>Rooms containing urinals</b></p> <p>Additional requirements apply including falls to floor wastes and impervious materials surrounding urinals.</p>                                                                                                                                                                                   | <p>Rooms containing urinals are required to comply with the requirements of this clause. The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.</p>                                                                                                                             | Compliance<br>Readily<br>Achievable |
| <b>F2D4</b>                             | <p><b>Floor wastes</b></p> <p>The floor of each bathroom and laundry in each sole occupancy of the Class 2 and 3 building portions must have a floor waste and floors graded to the floor waste at 1:50.</p>                                                                                                                                | <p>The subfloor must be graded to the floor waste in accordance with the requirements of this provision.</p> <p>The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.</p>                                                                                                      | Compliance<br>Readily<br>Achievable |
| <b>Part F3 - Roof and wall cladding</b> |                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                       |                                     |
| <b>F3D1</b>                             | <p><b>Deemed-to-Satisfy Provisions</b></p> <p>Where a Deemed-to-Satisfy Solution is proposed, Performance Requirement F3P1 is satisfied by complying with F3D2 to F3D5.</p> <p>Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.</p> | <p>The requirements of this part apply to the subject building.</p>                                                                                                                                                                                                                                                                                   | Noted                               |
| <b>F3D2</b>                             | <p><b>Roof coverings</b></p>                                                                                                                                                                                                                                                                                                                | <p>The concrete roof is required to be waterproofed in accordance with F1D5.</p> <p>The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.</p>                                                                                                                                  | Compliance<br>Readily<br>Achievable |
| <b>F3D3</b>                             | <p><b>Sarking</b></p> <p>Sarking type materials used for weatherproofing of roofs and walls must comply with AS/NZS 4200 Parts 1 and 2.</p>                                                                                                                                                                                                 | <p>Sarking is required to comply with the requirements of this clause.</p>                                                                                                                                                                                                                                                                            | Compliance<br>Readily<br>Achievable |
| <b>F3D4</b>                             | <p><b>Glazed assemblies</b></p> <p>Windows, sliding doors with a frame, adjustable louvres, shopfronts and window walls with one piece framing in an external wall must comply with AS 2047 requirements for resistance to water penetration.</p>                                                                                           | <p>Glazing is required to comply with the requirements of this provision.</p>                                                                                                                                                                                                                                                                         | Compliance<br>Readily<br>Achievable |

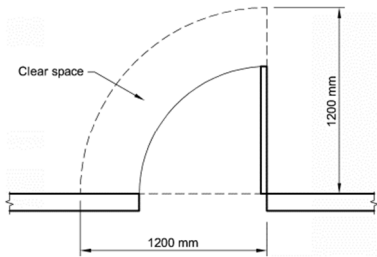


| Clause                                         | Description                                                                                                                                                                                                                                                                                                                        | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Status               |
|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| F3D5                                           | <b>Wall cladding</b><br><br>External wall cladding must comply with one or a combination of the following: <ul style="list-style-type: none"><li>Masonry, including masonry veneer, unreinforced and reinforced masonry: AS 3700</li><li>Autoclaved aerated concrete: AS 5146.3.</li><li>Metal wall cladding: AS 1562.1.</li></ul> | <p>External wall claddings which are not captured under Clause F3D5 will require a performance solution to be documented by an appropriately qualified practitioner in accordance with <i>Clause A2G2 - Performance Solution</i>.</p> <p>The facade will need to be assessed by a qualified façade engineer and compliance with the performance requirements addressed through a performance solution.</p>                                                                                                                                                                                                                           | Performance Solution |
| <b>Part F4 - Sanitary and other facilities</b> |                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |
| F4D2                                           | <b>Facilities in residential buildings</b>                                                                                                                                                                                                                                                                                         | <p>Each Sole occupancy unit is provided with the minimum requirements required under this Clause inclusive of a washtub in the same space as the washing machine for clothes washing and complies with the requirements of this provision.</p> <p>However, a washtub has not been documented within the laundries of the studio apartments which would not comply with the requirements of this Clause.</p>  <p>The construction plans need to either document a washtub or compliance will need to be addressed via a performance solution.</p> | Performance Solution |
| F4D3                                           | <b>Calculation of number of occupants and fixtures</b>                                                                                                                                                                                                                                                                             | <p>It's has been assumed that the persons using the foyers on the ground and first floor are related to seating numbers applicable to the multifunction hall so additional occupant numbers have not been added for additional occupants within the foyers.</p>                                                                                                                                                                                                                                                                                                                                                                      | Noted                |

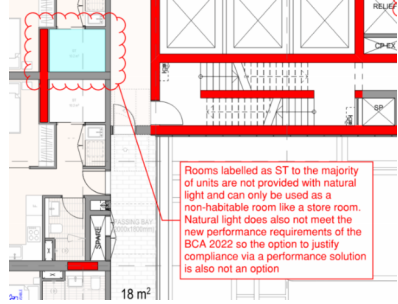


| Clause      | Description                                                                                                                                           | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Status                      |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
|             |                                                                                                                                                       | <p>A uni-sex accessible facility have been provided on the ground floor and first floor as required.</p> <p>It's also noted that 2 x accessible toilets have been provided within the retail unit, however the concession allowing you to use the accessible toilet once for males and once for female, only applies to "required" accessible facilities. In this regard, the second accessible toilet is not required by the BCA and can therefore only be counted as a male or female toilet for the purposes of calculating the number of required sanitary facilities for the retail tenancy.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                             |
| <b>F4D4</b> | <b>Facilities in Class 3 to 9 buildings</b><br><br>Toilet facilities are required in appropriate numbers based on the number of persons accommodated. | <p><b>Retail</b></p> <p>The two accessible toilets within the retail tenancy can service a maximum of 50 persons, which includes both patrons and staff, if used as restaurant or café (food premises).</p> <p>The retail facilities would be more than adequate for any other Class 6 use, like a shop.</p> <p>For the purposes of the base building design, the sanitary facilities provided are compliant, however additional facilities may be required as part pf the retail fitout approval, depending on the final use of the space.</p> <p><b>Community Multipurpose Halls</b></p> <p>The sanitary facilities allocated for the community halls on the ground and level 01 need to be available and operational on both levels whenever a single hall is in use or both. The foyers are required to be accessible to all occupants for access, egress and use of the sanitary facilities.</p> <p>Due to a statistical anomaly within table F4D4l of the BCA, the sanitary facilities would not comply if facilities were calculated on a floor by floor basis rather than combining the overall occupants of both halls and the facilities provided across both levels.</p> <p><b>Commercial</b></p> <p>The commercial sanitary facilities need 1 x urinal within the male bathroom to</p> | Additional Details Required |

| Clause | Description | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Status |
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|        |             | <p>achieve compliance with the requirements of this provision.</p> <p>Additional details are to be included within the construction documentation.</p> <p><b>Childcare</b></p> <p>The following facilities are required within an early childcare centre;</p> <ul style="list-style-type: none"> <li>• One bath, shower or shower-bath.</li> <li>• The kitchen along with the ability for staff to supervise children under the age of 2 years old while within the kitchen.</li> <li>• A laundry contain a washtub and a space within the same room for a washing machine.</li> <li>• A nappy changing bench with an adult hand wash basin located within 1m of the bench.</li> </ul> <p>The sanitary facilities serving the childcare / children are required to be accessible from both indoors and outdoor play areas. Construction details are to ensure that access to the sanitary facilities is available from the outdoor play areas.</p>  <p>The early childcare centre caters for a maximum number of 50 children, which would require 4 x closet pans and 3 x wash basins. The current design complies.</p> <p>The number of adult sanitary facilities would cater for a population of 20 persons which is double the likely number if staff need to cater for 50 children.</p> <p>The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.</p> |        |

| Clause                        | Description                                                                                                                                                                                                                                                                                                                                                                         | Comment                                                                                                                                                                                                                                                                                                                                                                                                | Status                              |
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| <b>F4D5</b>                   | <b>Accessible sanitary facilities</b><br><br>Facilities should be constructed to AS1428.1 - 2009 although an existing WC facility that fully complies with AS1428.1 - 2001 may substitute as a concession.<br><br>Separate male and female ambulant facilities are required at each bank of toilets that contains one or more toilets in addition to an accessible unisex facility. | Uni-Sex accessible facilities are located as required however the plans do not contain this level of detail, in particular ambulant toilets. Compliance is to be documented in the construction certificate documentation.<br><br>Refer to access consultant's report for details on the compliance status.                                                                                            | Compliance<br>Readily<br>Achievable |
| <b>F4D6</b>                   | <b>Accessible unisex sanitary compartments</b><br><br>Accessible unisex toilets for people with a disability are required on each storey and at 50% of toilet banks on any storey.                                                                                                                                                                                                  | The design complies.                                                                                                                                                                                                                                                                                                                                                                                   | Complies                            |
| <b>F4D7</b>                   | <b>Accessible unisex showers</b>                                                                                                                                                                                                                                                                                                                                                    | N/A                                                                                                                                                                                                                                                                                                                                                                                                    | N/A                                 |
| <b>F4D8</b>                   | <b>Construction of sanitary compartments</b><br><br>Where clear space between closet pan and doorway is less than 1.2m, doors must open outwards, slide or be readily removable from outside.                                                                                                                                                                                       | All hinged doors that swing inward to sanitary facilities and do not comply with achieving a 1200mm clearance to pan are required to be installed with lift-off hinges.<br><br><br><br>The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation. | Compliance<br>Readily<br>Achievable |
| <b>F4D9</b>                   | <b>Interpretation: Urinals and washbasins</b>                                                                                                                                                                                                                                                                                                                                       | Each 600mm length of a continuous urinal trough is counted as 1 urinal.                                                                                                                                                                                                                                                                                                                                | Noted                               |
| <b>F4D10</b>                  | <i>(NSW variation - This clause has deliberately been left blank.)</i>                                                                                                                                                                                                                                                                                                              | N/A                                                                                                                                                                                                                                                                                                                                                                                                    | N/A                                 |
| <b>F4D11</b>                  | <b>Waste management</b>                                                                                                                                                                                                                                                                                                                                                             | N/A                                                                                                                                                                                                                                                                                                                                                                                                    | N/A                                 |
| <b>F4D12</b>                  | <b>Accessible adult change facilities</b>                                                                                                                                                                                                                                                                                                                                           | N/A                                                                                                                                                                                                                                                                                                                                                                                                    | N/A                                 |
| <b>Part F5 - Room heights</b> |                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |
| <b>F5D2</b>                   | <b>Height of rooms and other spaces</b><br><br>Generally, a minimum ceiling height of 2.4m is required throughout.<br><br>In a Class 9b building in a school classroom or other assembly building with more than 100                                                                                                                                                                | While the plans do not contain this level of detail, an allowance of 31500mm has been provided between finished floor levels which should enable compliance to be achieved.                                                                                                                                                                                                                            | Compliance<br>Readily<br>Achievable |



| Clause                                 | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Comment                                                                                                                                                                                                                                                                                                                                                                                                          | Status                               |
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|                                        | <p>persons — 2.4m;</p> <p>A theatre, public hall or other assembly building with more than 100 persons — 2.7 m</p> <p>In a corridor that serves an assembly building with not more than 100 persons — 2.4 m</p> <p>In a corridor that serves an assembly building with more than 100 persons — 2.7 m;</p> <p>in a Class 9a health-care building—</p> <p>(i) a patient care area — 2.4 m; and</p> <p>(ii) an operating theatre or delivery room — 3 m; and</p> <p>(iii) a treatment room, clinic, waiting room, passageway, corridor, or the like — 2.4 m</p> | <p>Compliance is to be documented in the construction certificate documentation.</p>                                                                                                                                                                                                                                                                                                                             |                                      |
| <b>Part F6 - Light and ventilation</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                  |                                      |
| <b>F6D2</b>                            | <p><b>Provision of natural light</b></p> <p>Natural lighting aggregating 10% of room floor area is required as follows:</p> <ul style="list-style-type: none"> <li>To all habitable rooms in residential buildings.</li> <li>In bedrooms and dormitories of hotels, motels and the like.</li> <li>To rooms used for sleeping in health care and aged care buildings.</li> <li>To school classrooms and early childhood centres.</li> </ul>                                                                                                                   | <p>Natural light is generally provided to habitable rooms, however borrowed light is not available to the storage room areas at the back of some units. The storage areas must not be used as a habitable area like a study or bedroom as the natural light cannot comply with the performance requirements of the BCA.</p>  | Noted                                |
| <b>F6D3</b>                            | <b>Methods and extent of natural lighting</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>Natural light is required to be provided in accordance with the requirements of this Clause.</p> <p>The sills to not less than 50% of windows within the early childcare centre are required to be located not more than 500mm above the floor level.</p> <p>Compliance is to be documented in the construction certificate documentation.</p>                                                                | <p>Compliance Readily Achievable</p> |



| Clause | Description                                                                                                                                                                                                                                                                                                                                                                                                                                  | Comment                                                                                                                                                                                                                     | Status                              |
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| F6D4   | <b>Natural light borrowed from adjoining room</b>                                                                                                                                                                                                                                                                                                                                                                                            | Natural light is required to be provided in accordance with the requirements of this Clause.                                                                                                                                | Noted                               |
| F6D5   | <b>Artificial lighting</b><br><br>The artificial lighting system must comply with AS/NZS 1680.0.                                                                                                                                                                                                                                                                                                                                             | Design details and certification from an electrical engineer is required.<br><br>Compliance is to be documented in the construction certificate documentation.                                                              | Compliance<br>Readily<br>Achievable |
| F6D6   | <b>Ventilation of rooms</b><br><br><i>(NSW variation for Public Health Regulation)</i><br><br>Ventilation shall be provided throughout the building in by means of natural ventilation complying with Clause F6D7 or mechanical ventilation complying with the requirements of AS1668.2 as required by Clause F6D6 of the BCA.                                                                                                               | Design details and certification from a mechanical engineer is required.                                                                                                                                                    | Compliance<br>Readily<br>Achievable |
| F6D7   | <b>Natural ventilation</b>                                                                                                                                                                                                                                                                                                                                                                                                                   | Compliance is to be documented in the construction certificate documentation.                                                                                                                                               | Compliance<br>Readily<br>Achievable |
| F6D8   | <b>Ventilation borrowed from adjoining room</b>                                                                                                                                                                                                                                                                                                                                                                                              | Compliance is to be documented in the construction certificate documentation.                                                                                                                                               | Compliance<br>Readily<br>Achievable |
| F6D9   | <b>Restriction on location of sanitary compartments</b>                                                                                                                                                                                                                                                                                                                                                                                      | Compliance is to be documented in the construction certificate documentation.                                                                                                                                               | Compliance<br>Readily<br>Achievable |
| F6D10  | <b>Airlocks</b>                                                                                                                                                                                                                                                                                                                                                                                                                              | Compliance is to be documented in the construction certificate documentation.                                                                                                                                               | Compliance<br>Readily<br>Achievable |
| F6D11  | <b>Carparks</b><br><br>Basement carparks must be provided with a system of mechanical ventilation complying with AS 1668.2                                                                                                                                                                                                                                                                                                                   | Design details and certification from a mechanical engineer is required.<br><br>The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation.                | Compliance<br>Readily<br>Achievable |
| F6D12  | <b>Kitchen local exhaust ventilation</b><br><br>A commercial kitchen must be provided with a kitchen exhaust hood complying with AS/NZS 1668.1 and AS 1668.2, where: <ul style="list-style-type: none"><li>any cooking apparatus has a total maximum electrical power input exceeding 8kW, or</li><li>a total gas power input exceeding 29 MJ/h, or</li><li>the total maximum power input to more than one apparatus exceeds 0.5kW</li></ul> | The current design does not appear to contain any commercial kitchens however provisions for commercial duct pay want to be considered for the future retail use. Construction details will need to demonstrate compliance. | Compliance<br>Readily<br>Achievable |



| Clause                                             | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Comment                                                                                                                                         | Status                              |
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|                                                    | electrical power or 1.8 MJ gas per metre square of the room or enclosure.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                 |                                     |
| <b>Part F7 - Sound transmission and insulation</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                 |                                     |
| <b>F7D2</b>                                        | <b>Application of Part</b><br>Applicable to Class 2, 3 and 9c buildings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | A detailed assessment will need to be undertaken by a qualified acoustic consultant at the Construction Certificate stage to verify compliance. | Compliance<br>Readily<br>Achievable |
| <b>F7D3</b>                                        | <b>Determination of airborne sound insulation ratings</b><br><br>Construction required to have an airborne sound insulation rating must have the value for weighted sound reduction index ( $R_w$ ) or weighted sound reduction index with spectrum adaptation term ( $R_w + C_{tr}$ ) determined in accordance with AS/NZS1276.1 or ISO717.1 using result from laboratory measurements or comply with Specification 28 of the BCA.                                                                                                                                                            | Compliance required. Refer to separate acoustic report.                                                                                         | Compliance<br>Readily<br>Achievable |
| <b>F7D4</b>                                        | <b>Determination of impact sound insulation ratings</b><br><br>A floor required to have an impact sound insulation rating must have the required value for weighted normalised impact sound pressure level with spectrum adaptation term ( $L_{n,w} + C_i$ ) determined in accordance with AS/ISO 717.2 using results from laboratory measurements or comply with Specification 28 of the BCA.<br><br>Walls that are required to have an impact sound insulation rating must be of discontinuous construction.                                                                                 | Compliance required. Refer to separate acoustic report.                                                                                         | Compliance<br>Readily<br>Achievable |
| <b>F7D5</b>                                        | <b>Sound insulation rating of floors</b><br><br>Floors separating sole occupancy units or separating sole occupancy units from a plant room, lift shaft, public corridor, public lobby or the like or parts of different classifications must have an $R_w + C_{tr}$ of not less than 50 and an $L_{n,w} + C_i$ of not more than 62.                                                                                                                                                                                                                                                           | Compliance required. Refer to separate acoustic report.                                                                                         | Compliance<br>Readily<br>Achievable |
| <b>F7D6</b>                                        | <b>Sound insulation rating of walls</b><br><br>Walls must have an $R + C_t$ of not less than 50 if it separates sole occupancy units and an $R_w$ of 50 if it separates a sole occupancy unit from a plant room, lift shaft, public corridor, public lobby or the like or parts of different classifications.<br><br>Compliance with F7D4(2) is required if the wall separates a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (excluding a kitchen) in another adjoining unit or a sole occupancy unit from a plant room or lift shaft. | Compliance required. Refer to separate acoustic report.                                                                                         | Compliance<br>Readily<br>Achievable |



| Clause                                   | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Comment                                                                                                                      | Status                        |
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|                                          | <p>Doors incorporated the walls that separate sole-occupancy units from a stairway, public corridor, public lobby or the like, provided the door assembly has an <math>R_w</math> not less than 30.</p> <p>Where a wall required to have sound insulation has a floor above, the wall must continue to the underside of the floor above or a ceiling that provides the sound insulation required for the wall.</p> <p>Where a wall required to have sound insulation has a roof above, the wall must continue to the underside of the roof above or a ceiling that provides the sound insulation required for the wall.</p> |                                                                                                                              |                               |
| <b>F7D7</b>                              | <p><b>Sound insulation rating of internal services</b></p> <p>Services passing through more than one sole-occupancy unit must be separated from the rooms by construction with an <math>R_w + C_{tr}</math> (airborne) not less than:</p> <ul style="list-style-type: none"><li>a) 40 if the adjacent room is a habitable room (other than a kitchen); or</li><li>b) 25 if the adjacent room is a kitchen or non-habitable room.</li></ul> <p>Note if a stormwater pipe passes through a sole - occupancy unit it must be separated in accordance with (a) and (b).</p>                                                     | Compliance required. Refer to separate acoustic report.                                                                      | Compliance Readily Achievable |
| <b>F7D8</b>                              | <p><b>Sound isolation pumps</b></p> <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>                                                                                                                                                                                                                                                                                                                                                                                                                                           | Compliance required. Refer to separate acoustic report.                                                                      | Compliance Readily Achievable |
| <b>Part F8 - Condensation management</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                              |                               |
| <b>F8D2</b>                              | <p><b>Application of part</b></p> <p>This part applies to a sole-occupancy unit of a Class 2 building or Class 4 part of a building.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | The requirement of this provision apply.                                                                                     | Applicable                    |
| <b>F8D3</b>                              | <p><b>External wall construction</b></p> <p>Where a pliable building membrane is installed in an external wall it must:</p> <ul style="list-style-type: none"><li>• comply with AS/NZS 4200.1; and</li><li>• be installed in accordance with AS 4200.2; and</li><li>• be a vapour permeable membrane for climate zones 6, 7 and 8; and</li></ul>                                                                                                                                                                                                                                                                            | The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation. | Compliance Readily Achievable |



| Clause                                          | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Comment                                                                                                                      | Status                        |
|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
|                                                 | <ul style="list-style-type: none"><li>be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building.</li><li>For single skin masonry and single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.</li></ul>                                                                                                                                                                                                                                                                                             |                                                                                                                              |                               |
| F8D4                                            | <p><b>Exhaust systems</b></p> <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>25 L/s for a bathroom or sanitary compartment; and</li><li>40 L/s for a kitchen or laundry.</li></ul> <p>Exhaust from a kitchen must be discharged directly or via a shaft or duct to outdoor air.</p> <p>Exhaust from a bathroom, sanitary compartment, or laundry must be discharged—</p> <ul style="list-style-type: none"><li>directly or via a shaft or duct to outdoor air; or</li><li>to a roof space that is ventilated in accordance with F6.4.</li></ul>                                                   | The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation. | Compliance Readily Achievable |
| F8D5                                            | <p><b>Ventilation of roof spaces</b></p> <p>Where an exhaust system covered by F6.3 discharges directly or via a shaft or duct into a roof space, the roof space must be ventilated to outdoor air through evenly distributed openings.</p> <p>Openings required above must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch is greater than 22°, or 1/150 of the respective ceiling area if the roof pitch is less than or equal to 22°.</p> <p>30% of the total unobstructed area required above must be located not more than 900 mm below the ridge or highest point of the roof space, measured vertically, with the remaining required area provided by eave vents.</p> | The plans do not contain this level of detail. Compliance is to be documented in the construction certificate documentation. | Compliance Readily Achievable |
| <b>Section G: Ancillary Provisions</b>          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                              |                               |
| <b>Part G1- Minor Structures and components</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                              |                               |
| G1P1                                            | Swimming pool drainage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | N/A                                                                                                                          | N/A                           |



| Clause                                                                                          | Description                                                                                                                                                                                                                                                                                                                                                                                       | Comment                                                                                                                                                                 | Status                        |
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|                                                                                                 | There are no DTS provisions for Performance Requirement G1P1.                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                         |                               |
| <b>G1D2</b>                                                                                     | <b>Swimming pools</b><br><i>(NSW variation for swimming pools)</i>                                                                                                                                                                                                                                                                                                                                | N/A                                                                                                                                                                     | N/A                           |
| <b>G1D3</b>                                                                                     | <b>Refrigerated chambers, strong rooms and vaults</b>                                                                                                                                                                                                                                                                                                                                             | N/A                                                                                                                                                                     | N/A                           |
| <b>G1D4</b>                                                                                     | <b>Outdoor play spaces</b><br>Any outdoor play space in a Class 9b early childhood centre must be enclosed on all sides with a barrier which complies with AS 1926.1 or, for falls greater than 2m, must comply with the additional requirements of this clause.<br><br>Note walls, windows and doors may not get a concession if they are within the non-climbable zone of an enclosing barrier. | Outdoor play spaces will form part of the tenancy fitout and do not form part of the base building approval.                                                            | N/A                           |
| <b>NSW G1D5</b>                                                                                 | <b>Provision for cleaning windows</b><br>A safe manner of cleaning windows is to be provided as windows are located 3 or more storeys above ground level.                                                                                                                                                                                                                                         | The windows must either be able to be cleaned wholly from within the building, or a method complying with the Construction Safety Act 1912 and Regulations is required. | Compliance Readily Achievable |
| <b>Part G2 - Boilers, pressure vessels, heating appliances, fire places, chimneys and flues</b> |                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                         |                               |
| <b>G2D2</b>                                                                                     | <b>Installation of appliances</b>                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                         | N/A                           |
| <b>G2D3</b>                                                                                     | <b>Open fireplaces</b>                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                         | N/A                           |
| <b>G2D4</b>                                                                                     | <b>Incinerator rooms</b>                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                         | N/A                           |
| <b>Part G3 - Atrium Construction</b>                                                            |                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                         |                               |
| <b>G3D1</b>                                                                                     | <b>Application of Part</b>                                                                                                                                                                                                                                                                                                                                                                        | The building does not contain an atrium                                                                                                                                 | N/A                           |
| <b>Part G4 - Construction in Alpine Areas</b>                                                   |                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                         |                               |
| <b>G4D2</b>                                                                                     | <b>Application of Part</b>                                                                                                                                                                                                                                                                                                                                                                        | N/A                                                                                                                                                                     | N/A                           |
| <b>Part G5 - Construction in Bushfire Prone Areas</b>                                           |                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                         |                               |
| <b>G5D2</b>                                                                                     | <b>Application of Part</b>                                                                                                                                                                                                                                                                                                                                                                        | Refer to planning / bushfire report if applicable.                                                                                                                      | Note                          |
| <b>G5D3</b>                                                                                     | <b>Protection - residential buildings</b><br><i>(NSW variation for bushfire prone area)</i>                                                                                                                                                                                                                                                                                                       | Refer to planning / bushfire report if applicable.                                                                                                                      | Note                          |
| <b>G5D4</b>                                                                                     | <b>Protection - certain Class 9 buildings</b><br><i>(NSW variation for bushfire prone area)</i><br><br>In a designated bushfire prone area, the following must comply with Specification 43:                                                                                                                                                                                                      | Refer to planning / bushfire report if applicable.                                                                                                                      | Note                          |



| Clause                                    | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Comment                                                                                                                                                      | Status                              |
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|                                           | <ul style="list-style-type: none"><li>A Class 9b early childhood centre or primary or secondary school.</li></ul>                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                              |                                     |
| <b>Part G6 - Occupiable outdoor areas</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                              |                                     |
| <b>G6D1</b>                               | <p><b>Application of Part</b></p> <p>Applies to occupiable outdoor areas in addition to other deemed-to-satisfy provisions of the BCA.</p> <p>Part G6 takes precedent where there is a difference to the deemed-to-satisfy provisions of Sections C, D, E, F &amp; G.</p> <p>Except for clause G6D2, Part G6 does not apply to occupiable outdoor areas of individual resident rooms or outdoor occupiable areas less than 10m<sup>2</sup>.</p>                                               | The requirements of this provision apply to the communal outdoor spaces                                                                                      | Applicable                          |
| <b>G6D2</b>                               | <p><b>Fire hazard properties</b></p> <p>A lining, material or assembly in an occupiable outdoor area must comply with C2D11 as for an internal element.</p> <p>The following fire hazard properties of a lining, material or assembly in an occupiable outdoor area are not required to comply with 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>ARC</sub>)</p> | Proposed materials used in outdoor occupiable areas are subject to C2D11 requirements as this clause.                                                        | Compliance<br>Readily<br>Achievable |
| <b>G6D3</b>                               | <p><b>Fire separation</b></p> <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>                                                                                                                                                                                                   | The occupied outdoor area adopts the same classification as the rest of the storey and therefore fire separation under C3D8, C3D9 and C3D10 is not required. | Complies                            |
| <b>G6D4</b>                               | <p><b>Provision for escape</b></p> <p>For the purposes of the Deemed-to-Satisfy Provisions of Part D2, a reference to a storey or room includes an occupiable outdoor area.</p>                                                                                                                                                                                                                                                                                                               | Egress requirements under Part D2 apply to occupiable outdoor areas.                                                                                         | Compliance<br>Readily<br>Achievable |
| <b>G6D5</b>                               | <p><b>Construction of exits</b></p> <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>                                                                                                                                                                                                                                                                                                              | Construction of exits requirements under Part D3 apply to occupiable outdoor areas.                                                                          | Compliance<br>Readily<br>Achievable |
| <b>G6D6</b>                               | <p><b>Fire fighting equipment</b></p> <p>Except for Clause S17C7(2)(a), for the purposes of the Deemed-to-Satisfy Provisions of Part E1, a</p>                                                                                                                                                                                                                                                                                                                                                | Fire fighting equipment required under Part E1 to be designed to include occupiable outdoor areas.                                                           | Compliance<br>Readily<br>Achievable |



| Clause                                  | Description                                                                                                                                                                                                                     | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Status                              |
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|                                         | reference to a storey includes an occupiable outdoor area.                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |
| <b>G6D7</b>                             | <b>Lift installations</b><br><br>For the purposes of the Deemed-to-Satisfy Provisions of Part E3, a reference to a storey includes an occupiable outdoor area.                                                                  | Lift designs required under Part E3 to be designed to include occupiable outdoor areas.                                                                                                                                                                                                                                                                                                                                                                                                                                    | Compliance<br>Readily<br>Achievable |
| <b>G6D8</b>                             | <b>Visibility in an emergency, exit signs and warning systems</b><br><br>For the purposes of the Deemed-to-Satisfy Provisions of Part E4, a reference to a storey includes an occupiable outdoor area.                          | Emergency lighting, exits signs and emergency warning and intercom systems to be designed to include occupiable outdoor areas.                                                                                                                                                                                                                                                                                                                                                                                             | Compliance<br>Readily<br>Achievable |
| <b>G6D9</b>                             | <b>Light and ventilation</b><br><br>For the purposes of the Deemed-to-Satisfy Provisions of F6D5, F6D9 and F6D10, a reference to a room includes an occupiable outdoor area.                                                    | The requirements of this provision do not apply.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | N/A                                 |
| <b>G6D10</b>                            | <b>Fire orders</b><br><br>For the purposes of the Deemed-to-Satisfy Provisions of G4D8, a reference to a storey includes an occupiable outdoor area.                                                                            | The requirements of this provision do not apply.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | N/A                                 |
| <b>Part G7 - Livable housing design</b> |                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |
| <b>NSW<br/>G7D2</b>                     | <b>Livable housing design</b><br><br><i>This Part has deliberately been left blank. 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.</i> | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | N/A                                 |
| <b>Section I: Special use buildings</b> |                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |
| <b>Part I1 - Class 9b buildings</b>     |                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |
| <b>I1D1</b>                             | <b>Application of Part</b><br><br>(NSW variation)<br><br>For a Class 9b building that is an entertainment venue refer to NSW Part I4.                                                                                           | Applies every enclosed Class 9b building, which is not an entertainment venue which—<br><br>(i) is a school assembly, church or community hall with a stage and any backstage area with a total floor area of more than 300m <sup>2</sup> ; or<br><br>(ii) otherwise, has a stage and any backstage area with a total floor area of more than 200m <sup>2</sup> ; or<br><br>(iii) has a stage with an associated rigging loft.<br><br>Each of the community halls have a floor area of less than 300m <sup>2</sup> and the | Note                                |



| Clause      | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Comment                                                                                                                                                                                                                                              | Status                              |
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|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | requirements of Part I1D1 do not apply.<br><br>Notwithstanding the above-<br><br>(i) I1D4 applies to every open or enclosed Class 9b building; and<br><br>(ii) I1D7 applies to every enclosed Class 9b building.                                     |                                     |
| <b>I1D2</b> | <b>Separation</b><br><br>A theatre, public hall or the like must—<br><br>a) have a sprinkler system complying with Specification 17; or<br><br>b) have the <i>stage, backstage</i> area and accessible under- <i>stage</i> area separated from the audience by a proscenium wall in accordance with I1D3.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | N/A                                                                                                                                                                                                                                                  | N/A                                 |
| <b>I1D3</b> | <b>Proscenium wall construction</b><br><br>A proscenium wall must comply with Specification 32                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | N/A                                                                                                                                                                                                                                                  | N/A                                 |
| <b>I1D4</b> | <b>Seating area</b><br><br>1) The gradient of the floor surface must not be steeper than 1 in 8, or the floor must be stepped so that—<br><br>a. a line joining the nosings of consecutive steps does not exceed an angle of 30° to the horizontal; and<br><br>b. the height of each step in the stepped floor is not more than 600 mm; and<br><br>c. the height of any opening in such a step is not more than 125 mm<br><br>2) Where an aisle divides the stepped floor and the difference in level between any 2 consecutive steps exceeds 230 mm but not 400 mm an intermediate step must be provided in the aisle. If the difference in level exceeds 400 mm then 2 equally spaced intermediate steps must be provided. The going of intermediate steps must be not less than 270 mm<br><br>3) The clearance between rows of fixed seats used for viewing performing arts, sport or recreational activities must be not less than— | The community halls do not have any tiered seating and the requirements of this provision do not apply.<br><br>If any of the seating is proposed to be fixed, the construction plans must comply with the clearances required by I1D4(c) of the BCA. | Compliance<br>Readily<br>Achievable |



| Clause                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Description                                                                                                                                                                                                                                                                                                                                        | Comment                                                                                                                                                                                                                            | Status     |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | a. 300 mm if the distance to an aisle is not more than 3.5 m; or<br>b. 500 mm if the distance to an aisle is more than 3.5 m.                                                                                                                                                                                                                      |                                                                                                                                                                                                                                    |            |
| I1D5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Exit from stages                                                                                                                                                                                                                                                                                                                                   | N/A                                                                                                                                                                                                                                | N/A        |
| I1D6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Access to platforms and lofts                                                                                                                                                                                                                                                                                                                      | N/A                                                                                                                                                                                                                                | N/A        |
| I1D7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Aisle lights</b><br>In every enclosed Class 9b building, where in any part of the auditorium, the general lighting is dimmed or extinguished during public occupation and the floor is stepped or is inclined at a slope steeper than 1 in 12, aisle lights must be provided to illuminate the full length of the aisle and tread of each step. | The seating area is not proposed to be sloped or stepped in either of the community spaces, so the requirements of this provision do not apply.                                                                                    | N/A        |
| <b>Part I2 - Public Transport Buildings</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                    | <b>N/A</b> |
| <b>Part I3 - Farm buildings and farm sheds</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                    | <b>N/A</b> |
| <b>NSW Part I4 - Entertainment venues other than temporary structures and drive-in theatres</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                    |            |
| I4D1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Application of Part</b><br>This Part applies to every entertainment venue as described in the Environmental Planning and Assessment Regulation 2021.                                                                                                                                                                                            | Entertainment Venue is defined as a building used as a cinema, theatre or concert hall or an indoor sports stadium.                                                                                                                | N/A        |
| <b>NSW Part I5 Temporary structures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                    | <b>N/A</b> |
| <b>NSW Part I6 Drive-in theatres</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                    | <b>N/A</b> |
| <b>Section J: Energy Efficiency Non-Residential Portion of the Building</b><br>Energy Efficiency for buildings requires buildings to reduce greenhouse gas emissions by efficiently using energy. A building's services must have features that facilitate the efficient use of energy. The discipline of Energy Efficiency with the BCA has become a specialised field where compliance with BCA Section J is to be certified with the issue of a Certificate of Compliance - Design from the relevant Services Engineer/Consultant.<br>The purpose of this section is to provide a brief explanation of which areas are to achieve compliance with BCA Section J - Energy Efficiency during design and construction. The BCA should be referenced for exact requirements, clarification and further explanation. |                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                    |            |
| <b>Section J</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>Energy efficiency measures</b><br>Energy efficiency measures are prescribed for the following building elements to limit energy consumption:- <ul style="list-style-type: none"> <li>Building fabric</li> <li>External glazing</li> </ul>                                                                                                       | Compliance assumed, although further information is required to confirm compliance.<br>A performance based BCA J1V3 assessment may be adopted for the project if compliance with BCA deemed to satisfy provisions are problematic. | Noted      |



| Clause | Description                                                                                                                                                                                                                                        | Comment                                                                                                                                                                                                                                                                                                                                                                      | Status |
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|        | <ul style="list-style-type: none"><li>• Building sealing</li><li>• Air movement.</li><li>• Air-conditioning and ventilation systems.</li><li>• Artificial lighting and power</li><li>• Hot water supply</li><li>• Access for maintenance</li></ul> | A separate details report from an ESD consultant is required to be submitted as part of the DA to demonstrate compliance with all section of Section J of the BCA. All the individual requirements of Section J for the non-residential portion of the building apply and have been left out of this report on purpose as compliance will be addressed by a separate report. |        |

### NSW Section J: Energy Efficiency Class 2 Residential Portion of the Building

Energy Efficiency for buildings requires buildings to reduce greenhouse gas emissions by efficiently using energy. A building's services must have features that facilitate the efficient use of energy. The discipline of Energy Efficiency with the BCA has become a specialised field where compliance with BCA Section J is to be certified with the issue of a Certificate of Compliance - Design from the relevant Services Engineer/Consultant.

The purpose of this section is to provide a brief explanation of which areas are to achieve compliance with BCA Section J - Energy Efficiency during design and construction. The BCA should be referenced for exact requirements, clarification and further explanation.

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                        |       |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
| <b>NSW Section J</b> | <b>Energy efficiency measures</b><br>Energy efficiency measures are prescribed for the following building elements to limit energy consumption:- <ul style="list-style-type: none"><li>• Building fabric</li><li>• External glazing</li><li>• Building sealing</li><li>• Air movement.</li><li>• Air-conditioning and ventilation systems.</li><li>• Artificial lighting and power</li><li>• Hot water supply</li><li>• Access for maintenance</li></ul> | Compliance assumed, although further information is required to confirm compliance.<br><br>A performance based BCA J1V3 assessment may be adopted for the project if compliance with BCA deemed to satisfy provisions are problematic. | Noted |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|

### Part J2 - Energy efficiency

|                 |                                                                                 |                                                                                                                                                                                                                                                                             |                               |
|-----------------|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| <b>NSW J2D2</b> | <b>Application of Section J</b><br><i>(NSW Variation for Energy Efficiency)</i> | Compliance with these requirements can be applied by using the housing energy rating software (BASIX) applicable to the residential portion of the building.<br><br>An energy consultant is to provide a separate BASIX and section J report as part of the DA application. | Compliance Readily Achievable |
|-----------------|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|

### Part J3 - Elemental provisions for a sole-occupancy unit of a Class 2



| Clause                                                                    | Description                                                                                                                                                                        | Comment                                                                                                                                  | Status                        |
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| <b>building or a Class 4 part of a building</b>                           |                                                                                                                                                                                    |                                                                                                                                          |                               |
| NSW J3D2                                                                  | <b>Application of Part</b>                                                                                                                                                         | The requirements of this provision apply in combination with the BASIX certificate.<br><br>Refer to separate BASIX and Section J report) | Noted                         |
| NSW J3D5                                                                  | Roof thermal breaks of a sole-occupancy unit of a Class 2 building or a Class 4 part of a building                                                                                 | Refer to separate BASIX and Section J report)                                                                                            | Compliance Readily Achievable |
| NSW J3D6                                                                  | Wall thermal breaks of a sole-occupancy unit of a Class 2 building or a Class 4 part of a building                                                                                 | Refer to separate BASIX and Section J report)                                                                                            | Compliance Readily Achievable |
| NSW J3D10                                                                 | Floors of a sole-occupancy unit of a Class 2 building or a Class 4 part of a building<br><br>(NSW variation - Section (1), (2) & (4) do not apply in NSW)                          | Refer to separate BASIX and Section J report)                                                                                            | Compliance Readily Achievable |
| <b>Part J4 - Building Fabric</b>                                          |                                                                                                                                                                                    |                                                                                                                                          |                               |
| NSW J4D2                                                                  | <b>Application of Part</b><br><br>(NSW variation for Building Fabric)                                                                                                              | NSWJ4D3 applies to Class 3 buildings only.                                                                                               | Noted                         |
| NSW J4D3                                                                  | <b>Thermal construction – general</b><br><br>(NSW variation for Building Fabric)<br><br>Insulation must comply with AS/NZS 4859.1 and be installed in accordance with Clause J3D3. | Assessment by an Energy Efficiency consultant is to be carried out and Section J Compliance Report provided.                             | Compliance Readily Achievable |
| <b>Part J5 - Building sealing</b>                                         |                                                                                                                                                                                    |                                                                                                                                          |                               |
| NSW J5D2                                                                  | <b>Application of Part</b><br><br>(NSW variation for Building Sealing)                                                                                                             | The requirements of the building sealing apply to the subject building.                                                                  | Applicable                    |
| NSW J5D5                                                                  | <b>Windows and doors</b><br><br>(NSW variation for Building Sealing)                                                                                                               | Refer to separate BASIX and Section J report)                                                                                            | Compliance Readily Achievable |
| <b>Part J6 - Air-conditioning and ventilation</b>                         |                                                                                                                                                                                    |                                                                                                                                          |                               |
| J6D2                                                                      | <b>Application of Part</b>                                                                                                                                                         | No requirements apply under this provision in NSW for Class 2 buildings.                                                                 | N/A                           |
| <b>Part J7 - Artificial Lighting and Power</b>                            |                                                                                                                                                                                    |                                                                                                                                          |                               |
| NSW J7D2                                                                  | <b>Application of Part</b>                                                                                                                                                         | The requirements of this part do not apply to Class 2 buildings                                                                          | N/A                           |
| <b>Part J8 - Heated Water Supply and Swimming Pool and Spa Pool Plant</b> |                                                                                                                                                                                    |                                                                                                                                          |                               |
| NSW                                                                       | <b>Swimming pool heating and pumping</b>                                                                                                                                           |                                                                                                                                          |                               |



| Clause                                                                      | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Comment                                                                                                          | Status                              |
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| J8D3                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                  |                                     |
| J8D4                                                                        | Spa pool heating and pumping                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                  |                                     |
| <b>Part J9 - Energy monitoring and on-site distributed energy resources</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                  |                                     |
| J9D2                                                                        | <b>Application of Part</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Sections J9D3 to J9D5 applies to the Class 2 building                                                            | Applicable                          |
| J9D3                                                                        | <b>Facilities for energy monitoring</b><br><br>A building with a floor area of more than 2,500m <sup>2</sup> must have the facility to record individually the energy consumption of:<br><br>i. air-conditioning plant including, where appropriate, heating plant, cooling plant and air handling fans; and<br><br>ii. artificial lighting; and<br><br>iii. appliance power; and<br><br>iv. central hot water supply; and<br><br>v. internal transport devices including lifts, escalators and travelators where there is more than one serving the building; and<br><br>vi. other ancillary plant.<br><br>Energy meters required by (b) must be interlinked by a communication system that collates the time-of-use energy consumption data to a single interface monitoring where it can be stored, analysed and reviewed. | An energy monitoring facility is required for the building.<br><br>Refer to separate BASIX and Section J report) | Compliance<br>Readily<br>Achievable |
| J9D4                                                                        | <b>Facilities for electric vehicle charging equipment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Refer to separate BASIX and Section J report)                                                                    | Compliance<br>Readily<br>Achievable |
| J9D5                                                                        | <b>Facilities for solar photovoltaic and battery systems</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Refer to separate BASIX and Section J report)                                                                    | Compliance<br>Readily<br>Achievable |



## 18. Appendix A - Referenced Documentation

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

| Drawing No. | Title                                    | Issue | Date       | Drawn By          |
|-------------|------------------------------------------|-------|------------|-------------------|
| PLA-DA-10B1 | Basement – Coordination Plans            | 11    | 26/03/2025 | Plus Architecture |
| PLA-DA-1000 | Ground - Coordination Plans              | 11    | 26/03/2025 | Plus Architecture |
| PLA-DA-1001 | Level 01 – Coordination Plans            | 11    | 26/03/2025 | Plus Architecture |
| PLA-DA-1002 | Level 02 – Coordination Plans            | 11    | 26/03/2025 | Plus Architecture |
| PLA-DA-1003 | Level 03 – Level 7 – Coordination Plans  | 11    | 26/03/2025 | Plus Architecture |
| PLA-DA-1005 | Level 08 – Coordination Plans            | 11    | 26/03/2025 | Plus Architecture |
| PLA-DA-1009 | Level 09 – Coordination Plans            | 11    | 26/03/2025 | Plus Architecture |
| PLA-DA-1010 | Level 10 – Coordination Plans            | 11    | 26/03/2025 | Plus Architecture |
| PLA-DA-1011 | Level 11 – Level 22 – Coordination Plans | 11    | 26/03/2025 | Plus Architecture |
| PLA-DA-1023 | Roof – Coordination Plans                | 11    | 26/03/2025 | Plus Architecture |
| PLA-DA-2000 | Elevation Sheet 01                       | 11    | 26/03/2025 | Plus Architecture |
| PLA-DA-2001 | Elevation Sheet 02                       | 11    | 26/03/2025 | Plus Architecture |
| PLA-DA-2002 | Elevation Sheet 03                       | 11    | 26/03/2025 | Plus Architecture |
| PLA-DA-2003 | Elevation Sheet 04                       | 11    | 26/03/2025 | Plus Architecture |
| PLA-DA-3000 | Section Sheet 01                         | 11    | 26/03/2025 | Plus Architecture |
| PLA-DA-3001 | Section Sheet 02                         | 11    | 26/03/2025 | Plus Architecture |
| PLA-DA-3002 | Section Sheet 03                         | 11    | 26/03/2025 | Plus Architecture |



## 19. Appendix B - Statutory Fire Safety Measures

### Schedule of Statutory Fire Safety Measures

| Measure                                                                                                                            | Standard of Performance                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Access Panels, Doors And Hoppers To Fire Resisting Shafts                                                                          | BCA 2022 Clause C4D14 and tested prototypes (AS 1530.4 - 2014)                                                                            |
| Automatic Fail Safe Devices                                                                                                        | Scheduled devices release upon trip of smoke detection, fire detection and sprinkler activation in accordance with BCA 2022 Clause D3D26. |
| Automatic Fire Detection And Alarm System<br>(Smoke Detection System)                                                              | BCA 2022 S20C4 and AS 1670.1 - 2018                                                                                                       |
| Automatic Fire Detection And Alarm System<br>(Smoke Detection System To Operate Zone Smoke Control Or Stair Pressurisation System) | BCA 2022 S20C6 and AS 1670.1 - 2018                                                                                                       |
| Automatic Fire Detection And Alarm System<br>(Smoke Detection System To Automatically Shutdown Air-Handling System)                | BCA 2022 S20C6 and AS 1670.1 - 2018                                                                                                       |
| Automatic Fire Suppression Systems<br>(Sprinklers)                                                                                 | BCA 2022 Specification 17 and AS 2118.1 – 2017                                                                                            |
| <b>OR</b>                                                                                                                          |                                                                                                                                           |
| Automatic Fire Suppression Systems<br>(Combined Sprinkler And Hydrant System)                                                      | BCA 2022 Specification 17 and AS 2118.6 - 2012                                                                                            |
| Building Occupant Warning System                                                                                                   | BCA 2022 S20C7 and AS 1670.1 - 2018                                                                                                       |
| Emergency Lifts                                                                                                                    | BCA 2022 Clause E3D5                                                                                                                      |
| Emergency Lighting                                                                                                                 | BCA 2022 Clause E4D2, E4D4 and AS/NZS 2293.1 - 2018                                                                                       |
| Emergency Warning And Intercommunication System                                                                                    | BCA 2022 Clause E4D9, Specification 31 and AS 1670.4 - 2018                                                                               |
|                                                                                                                                    |                                                                                                                                           |
| Exit Signs                                                                                                                         | BCA 2022 Clause E4D5, NSW E4D6, E4D7, E4D8 and AS/NZS 2293.1 - 2018                                                                       |
| Fire Alarm Monitoring System                                                                                                       | BCA 2022 S20C8 and AS 1670.3 - 2018                                                                                                       |
| Fire Control Room                                                                                                                  | BCA 2022 Specification 19                                                                                                                 |
| Fire Dampers                                                                                                                       | BCA 2022 Clause C4D15 and AS 1668.1 - 2015<br>(AS 1682.1 - 2015 and AS 1682.2 - 2015)                                                     |
| Fire Doors                                                                                                                         | BCA 2022 Specification 12 and AS/NZS 1905.1 - 2015                                                                                        |
| Fire Hydrants Systems                                                                                                              | BCA 2022 Clause E1D2 and AS2419.1-2021                                                                                                    |
| Fire Seals Protecting Opening In Fire Resisting Components Of The Building                                                         | BCA 2022 Clause C4D15, Specification 13, AS 1530.4 - 2014, AS 4072.1 - 2005 and installed in accordance with the tested prototype.        |
| Hose Reel System                                                                                                                   | BCA 2022 Clause E1D3 and AS 2441 - 2005                                                                                                   |
| Lightweight Construction                                                                                                           | BCA 2022 Specification 6, Clause A2G3 and AS 1530.4 - 2014                                                                                |



| Measure                                                                                                                                   | Standard of Performance                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mechanical Air Handling System ( <i>Automatic Shut Down Of Air-Handling System</i> )                                                      | BCA 2022 Clause E2D3 and AS 1668.1 - 2015                                                                                                                                                                        |
| Mechanical Air Handling System ( <i>Air-Handling System Design To Operate As A Smoke Control System</i> )                                 | BCA 2022 Clause E2D3 and AS 1668.1 - 2015                                                                                                                                                                        |
| Mechanical Air Handling System ( <i>Automatic Air Pressurisation System</i> )                                                             | BCA 2022 Clause E2D4, E2D8, E2D9 and AS 1668.1 - 2015                                                                                                                                                            |
| Mechanical Air Handling System ( <i>Zone Smoke Control System</i> )                                                                       | BCA 2022 Clause E2D6, E2D7, E2D9, E2D11, E2D13 and AS 1668.1 - 2015                                                                                                                                              |
| Mechanical Air Handling System ( <i>Carpark Mechanical Ventilation System</i> )                                                           | BCA 2022 Clause E2D12, Clause 5.5 of AS/NZ 1668.1 - 2015 and fans with metal blades suitable for operation at normal temperature may be used and the electrical power and control cabling need not be fire rated |
| Portable Fire Extinguishers                                                                                                               | BCA 2022 Clause E1D14 and AS 2444 - 2001                                                                                                                                                                         |
| Smoke Dampers                                                                                                                             | BCA 2022 S11C3 and AS 1682.1 - 2015 and AS 1682.2 - 2015                                                                                                                                                         |
| Smoke Detectors And Heat Detectors ( <i>Detectors For The Automatic Closing Operation Of Fire Doors And Fire Shutters In Fire Walls</i> ) | BCA 2022 Clause C4D6 and AS 1670.1 - 2018                                                                                                                                                                        |
| Smoke Detectors And Heat Detectors ( <i>Detectors For The Automatic Closing Operation Of Horizontal Exits</i> )                           | BCA 2022 Clause C4D8 and AS 1670.1 - 2018                                                                                                                                                                        |
| Warning And Operational Signs                                                                                                             | BCA 2022, D2D22, D3D28, D4D7 E3D4, E3D11 and E1D15                                                                                                                                                               |

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



## 20. Appendix C2D2 - Fire Rating Requirements

### 20.1. Type A Construction

TABLE 1 S5C11A: TYPE A CONSTRUCTION: FRL OF LOADBEARING PARTS OF EXTERNAL WALLS

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

TABLE 2 S5C11B: TYPE A CONSTRUCTION: FRL OF NON-LOADBEARING PARTS OF EXTERNAL WALLS

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

TABLE 3 S5C11C: TYPE A CONSTRUCTION: FRL OF EXTERNAL COLUMNS NOT INCORPORATED IN AN EXTERNAL WALL

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

**TABLE 4 S5C11D: TYPE A CONSTRUCTION: FRL OF COMMON WALLS AND FIRE WALLS**

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

**TABLE 5 S5C11E: TYPE A CONSTRUCTION: FRL OF LOADBEARING INTERNAL WALLS**

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

**TABLE 6 S5C11F: TYPE A CONSTRUCTION: FRL OF NON-LOADBEARING INTERNAL WALLS**

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



TABLE 7 S5C11G: TYPE A CONSTRUCTION: FRL OF OTHER BUILDING ELEMENTS NOT COVERED BY TABLES S5C11A TO S5C11F

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



## 21. Appendix C2D11 - Early Fire Hazard Properties for Materials

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

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

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

In addition, in non-sprinklered areas, wall and ceiling linings must have a smoke growth rate index not more than 100 or an average specific extinction area less than 250m<sup>2</sup>/g.

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



## 22. Appendix D4 - Significant Accessibility Requirements

**Access for wheelchair users and people with disabilities generally must be to AS1428.1-2009.**

**Principle requirements are:**

- Continuous accessible paths of travel throughout
- Minimum 1m wide travel paths with maximum 3-5mm joints, lips, level changes etc.
- No deep pile carpets or grates with large slots.
- Walls or 75-150mm kerbs at travel path sides or if level change occurs to cause a wheelchair hazard.
- 1.8m wide x 2m long wheelchair passing spaces at 20m intervals in passageways where a direct line of sight is not available.
- Turning spaces at 20m intervals and within 2m of dead end access ways. 1.5m x 1.5m 90 deg turning spaces (with splayed internal corner) and 1.54m x 2.07m long 180 deg turning spaces are required including at dead ends in passageways.
- Step ramps, kerb ramps and threshold ramps as prescribed.
- 1:14 maximum ramps with 9m between landings.
- 1.9m x 1 in 10 (maximum 190mm rise) step ramps
- 1.52m x 1 in 8 (maximum 190mm rise) kerb ramps.
- 30-50mm handrails with 300mm extensions and curls and 50mm clearances on both sides of steps, ramps, etc.
- 850mm clear width doors with 340 - 900mm latch side clearances and 1220-1670mm approach clearances depending on arrangements.
- Stairs and ramps set back from building lines and corridors to allow space for handrail extensions and TGSIs.
- Decals to glazing.
- 900-1100mm door hardware height.
- Lever handle hardware with low opening forces.
- Landings at doorways, direction changes and at intervals on ramps and inclined walkways.
- Walkways with colour contrast borders.
- Flat even surfaces.
- Colour contrasted hand rails and door frames.
- "D" pull handles to doors.
- Continuous protected paths from disabled persons' car spaces to lifts, access points, etc.
- Ambulant disabled persons' toilets with grab rails and outward swinging doors or longer cubicles.
- Prescribed types of water entry arrangements for swimming pools depending on pool size.



- Non fire enclosed stairs with opaque risers.
- Fire stairs and non-fire enclosed stairs with colour contrasting nosing strips.
- All switches and controls 900-1100mm above floor level.

**The following general requirements apply to accessible toilets:**

- Unisex facility.
- ~1.9 x 2.7m or 2.3 x 2.4m minimum room dimensions depending on arrangements.  
(~2.2m x 1.6m if AS1428.1-2001 concession applies).
- 30-40mm grab rails with 50-60mm clearances.
- Doors with appropriate clearances and circulation spaces and able to be operated externally in emergencies
- Washbasins with clearances as required.
- Shielded hot water pipes.
- Mirror, shelf, dispensers and coat hooks.
- Mirrored layout for alternative facilities



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