BCA COMPLIANCE ASSESSMENT REPORT

CONSTRUCTION OF A RESIDENTIAL APARTMENT BUILDING CONTAINING 59 UNITS OVER BASEMENT CAR PARKING

12 - 16 FLORENCE ST, TWEED HEADS NSW 2485

REPORT NO. B24U012-01

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Project: Construction of a residential apartment building containing 59 units over basement car parking – 12 - 16 Florence St, Tweed Heads NSW 2485

The following report register documents the development and issue of this and each subsequent report(s) undertaken by Certified Building Specialists Pty Ltd.

Report No.	Revision	Issue Date	Remarks	Author
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BCA COMPLIANCE ASSESSMENT REPORT

Executive Summary

The following BCA compliance assessment report has been prepared at the request of The Trustee ATF WAFI Property Trust for the purpose of assessing the proposed residential apartment building containing 59 units over basement car parking on the site located at 12 - 16 Florence St, Tweed Heads NSW 2485.

The purpose of this report is to assess the proposed architectural plans and details for compliance with: -

- The prescriptive Deemed to Satisfy (DtS) Provisions of the Building Code of Australia (BCA) Volume One Edition 2022 Amendment 2.

BCA DTS departures have been identified in relation to:

- The travel distance from the most disadvantaged parts of the basement levels exceeds 20m to a point of choice.
- The discharge path of travel from the fire stairs on to the roof top of the car park involves passing by openings (e.g. stormwater drains) located within 3m.
- The residential fire stairs discharge within the confines of the building to an area which is not open for 2/3 of the perimeter.
- The fire rated garbage chute shafts are to not be provided with fire rated bases due to the operational need of such chutes (to allow the garbage to descend into the collection bins below). This is typical for each residential garbage chute.
- It is proposed to omit sprinkler coverage from being provided to the main switch room.
- Various external wall openings (including windows and the opening formed along ground floor near FS4) are exposed within 3m of a fire source feature being the allotment boundary.
- The travel distance from various residential units exceeds 6m to a point of choice.
- The AC condenser rooms open directly into the public corridors without fire rated bounding construction between the room and the public corridor.

It is considered that these BCA DTS departures may be addressed via obtaining fire engineering Performance Solution(s) as required, to achieve compliance with the BCA and applicable codes and standards.

The outcomes of this compliance assessment conclude that the proposed design will be capable of achieving compliance subject to the implementation of the requirements detailed in this report, in accordance with the BCA and applicable codes and standards.

1.0 Introduction

1.1 General

The following BCA compliance assessment report has been prepared at the request of The Trustee for ATF WAFI Property Trust for the purpose of assessing the proposed design of a residential apartment building containing 59 units over basement car parking for compliance with: -

- The prescriptive Deemed to Satisfy (DtS) Provisions of the Building Code of Australia (BCA) Volume One Edition 2022 Amendment 2

1.2 Purpose of Report

The purpose of this report is to assess the proposed architectural plans and details for compliance with the applicable requirements of building regulations.

Where non-compliances have been identified during our assessment, suitable recommendations are provided to achieve compliance with the BCA and applicable legislation.

1.3 Report Basis

The content of this report is based assessment of –

a) Architectural documentation prepared by Benson McCormack Architecture, dated 07/07/2025.
b) The DTS provisions of the Building Code of Australia 2022 Amendment 2

1.4 Report Exclusions

It is conveyed that this report should not construed to infer that an assessment for compliance, with the following, has been undertaken –

a) Compliance with structural provisions or any flood compliance requirements associated with the proposed building design.
b) Compliance of existing and proposed building services including Mechanical, Hydraulic and Electrical services.
c) The individual requirements of regulatory approval authorities (i.e Council and Government Authorities)
d) Compliance with the accessibility provisions of Part D3 of the BCA, AS1428 series of standards, AS4299-1995 and Access to Premises Standards 2010.
e) The individual requirements of service providers (i.e. Sydney Water, RMS, Energy Supply Authorities and the like).
f) Compliance with Disability Discrimination Act (DDA).
g) Compliance with the conditions of the approved Development Consent.
h) Compliance with the energy provisions of Section J and Basix.
i) Compliance with Bush Fire Risk and any associated requirements.
j) Compliance with planning legislation and requirements.

2.0 BCA (2022) Amendment 2 Compliance Assessment Report

The following table below details the compliance assessment requirements in terms of each prescriptive provision of the Building Code of Australia 2022 Amendment 2.

For those instances of "Deemed To Satisfy (DTS) non-compliance", a detailed analysis and commentary is provided. Where items are nominated as 'Compliance Achievable" it is considered that the existing plans can achieve compliance subject to further design development during the pre-Construction Certification phase of the development.

3.0 Detailed BCA (2022) Amendment 2 Compliance Assessment Report

The following table below provides a detailed BCA compliance assessment of the proposed building in terms of each relevant prescriptive provision of the Building Code of Australia.

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
NCC PART A1 - INTERPRETATION							
A1G1 – A1G4 Interpretation	NCC Interpretation Clause.	Noted				✓	
NCC PART A2 - COMPLIANCE WITH THE NCC							
A2G1 – A2G4 Acceptance of Design & Construction	The possible methods of demonstrating compliance with the NCC including compliance with performance requirements, performance solutions and Deemed-To-Satisfy solutions.	Noted				✓	
NCC PART A3 - APPLICATION OF NCC IN STATES AND TERRITORIES							
A3G1 State & Territory Compliance	Requirements for applying NCC in accordance with State or Territory legislation.	Assessment based on application of NSW Variations.				✓	
NCC PART A4 - NCC REFERENCED DOCUMENTS							
A4G1 Referenced Documents	This Clause relates to the required compliance of the referenced documents in Schedule 4 of the NCC.	Noted				✓	
A4G2 Differences Between Referenced Documents & the NCC	This Clause confirms that NCC Clauses take precedence over primary and secondary referenced documents.	Noted				✓	
A4G3 Adoption of Referenced Documents	This Clause clarifies the requirements for compliance of referenced documents.	Noted				✓	

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
NCC PART A5 - DOCUMENTATION OF DESIGN & CONSTRUCTION							
A5G1 Suitability	This Clause outlines the requirements for a material, product or form of construction to be fit for purpose if it is supported by evidence of suitability in accordance with A5.1, A5.2 or A5.3.	Noted				✓	
A5G2 Evidence of Suitability – Volumes 1, 2 & 3	This Clause requires a form of evidence of be appropriate with documentary evidence.	Noted				✓	
A5G3 Evidence of Suitability – Volumes 1 & 2	This Clause provides the options of evidence of suitability in order to verify that construction or design meets a Performance Requirement or DTS provision of the NCC.	Noted				✓	
A5G4 Evidence of Suitability – Volume 3	This Clause provides the options of evidence of suitability in order to verify that construction or design meets a Performance Requirement or DTS provision of the NCC.	Noted				✓	
A5G5 Fire Resistance of Building Elements	This Clause requires the determination of fire resistance levels in accordance with Schedule 5 of the NCC.	Noted				✓	
A5G6 Fire Hazard Properties	This Clause requires the determination of fire hazard properties via nominated characteristics.	Noted				✓	
A5G7 Resistance to Incipient Spread of Fire	This Clause outlines the criteria required to have a ceiling deemed to have resistance to the incipient spread of fire.	Noted				✓	
A5G8 Labelling of Aluminium Composite Panels	This Clause outlines the criteria required to label aluminium composite panels.	Noted				✓	

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
A5G9 NatHERS	This Clause outlines when a NatHERS certificate is required.	Noted				✓	
NCC PART A6 - CLASSIFICATIONS OF BUILDINGS & STRUCTURES							
A6G1 Determining a Building Classification	This Clause outlines the principles for determining classification.	Noted				✓	
A6G2 – A6G11 Building Classifications	These Clauses define the nominated Building Classifications in the NCC.	The proposed building is classified as: • 2 & 7a				✓	
A6G12 Multiple Classification	Parts of Building to be classified separately.	Noted				✓	
NCC PART A7 - UNITED BUILDINGS							
A7G1 United Buildings	Definitions of United Buildings.	Not Applicable			✓		
A7G2 Alterations in a United Building	Compliance when no longer united.	Not Applicable			✓		
NCC PART B1 - STRUCTURAL PROVISIONS							
B1D1 Deem to Satisfy Provisions	Specifies DTS means to satisfy Performance Requirements B1P1 – B1P4.	Noted				✓	
B1D2 Resistance to Actions	Structural resistance to external actions.	The proposed building elements shall be designed and certified by a professional structural engineer in accordance with the relevant clauses of the NCC.					✓

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
		The design of the structural elements is to include the design certification of Fire Resistance Levels (FRL) as identified in Specification 5 of this report.					
B1D3 Determination of Individual Actions	Various actions and methods of determination.	See B1D1 above.				✓	
B1D4 Determination of Structural Resistance	Determination structural resistance.	Materials and forms of construction shall be designed to comply (where proposed) with the following: - • AS 3700-2018 – Masonry • AS 3600-2018 – Concrete • AS 4100-2020 – Steel Structures • AS/NZS 1664.1 or 2-1997 – Aluminium • AS 1562.3-2006 - Plastics • AS 1288-2021 & AS2047-2014 – Glazing • AS 5146.1-2015 – Reinforced Autoclaved Aerated Concrete • AS/NZS 4600-2018 – Cold-Form Steel Structures • AS/NZS 2327-2017 – Composite Structures – Composite Steel – Concrete Construction Buildings • AS/NZS 1664.1-1997 or AS/NZS 1664.2-1997 – Aluminium Structures • AS 1720.1-2010 – Timber Structures • AS 1720.5-2015 – Timber Structures • AS 1684.2-2021, AS1684.3-2021 or AS 1684.4-2010 – Timber Structures • AS 2159-2009 – Piling • AS 4597-1999 – Roof Slates and Shingles • AS 2050-2018 – Roof Tiling					

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
		• AS/NZS 2908.1 or 2-2000 – Cement Corrugated Sheets • AS 1562.1-2018 – Metal Roofing • AS 1860.2-2006 – Particle Board Structural Flooring Where a primary building element is subject to attack by subterranean termites' compliance with AS 3660.1-2014 is required.					
B1D5 Structural Software	This Clause outlines the application of structural software in determining design compliance with the NCC.	Noted				✓	
B1D6 Construction of Buildings in Flood Hazard Areas	This Clauses outlines the requirements to comply with ABCB standard for construction of buildings in flood hazard areas.	Civil engineer to verify compliance.					✓
NCC PART C1 - FIRE RESISTANCE							
Performance Requirements C1P1 – C1P9	Specifies the Performance Requirements in order to achieve compliance with Section C.	Noted				✓	
Verification Methods C1V1 – C1V3	Specifies the Verification Methods as an option in order to achieve compliance with Section C.	Noted				✓	
NCC PART C2 - FIRE RESISTANCE & STABILITY							
C2D1 Deemed to Satisfy Provisions	Specifies DTS means to satisfy Performance Requirements C1P1 – C1P9.	Noted				✓	
C2D2 Table C2D2 Type of Construction Required	"Type of Construction" required based on a building's "Rise in Storeys".	The building has a Rise is Storeys of thirteen (13). Type A construction required based on the application of Specification 5. Construction shall ensure that the Fire Resistance Levels (FRL) for construction for all building elements in each respective classification requirements are				✓	

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
		achieved. Refer to NCC Specification 5 below detailing the minimum requirements.					
C2D3 Calculation of Rise in Storeys	Building's "Rise in Storeys".	The building has a "Rise in Storeys" of thirteen (13). The building has an effective height exceeding 25m but less than 50m.				✓	
C2D4 Buildings of Multiple Classification	The type of construction required for building of multiple classifications.	The type of construction applying to the building is Type A construction.				✓	
C2D5 Mixed Types of Construction	Allows mixed types of construction if parts are fire separated.	Noted				✓	
C2D6 Two Storey Class 2, 3 or 9c Buildings	Gives concessions for construction of certain residential buildings.	Not Applicable			✓		
C2D7 Class 4 Parts of Building	Specified FRLs and separation for Class 4 parts.	Not Applicable			✓		
C2D8 Open Spectator Stands and Indoor Sports Stadiums	Requirements for construction of stands/stadiums.	Not Applicable			✓		
C2D9 Lightweight Construction	Lightweight construction must comply with Specification 6 if it is used in a fire rated wall system or as a fire resisting covering to structural elements.	All lightweight construction must comply with this Clause. Further details to be provided prior to the Construction Certificate being issued.					✓
C2D10 Non-Combustible Building Elements	Materials that may still be used where "non-combustible" finishes are specified.	Further details to be provided prior to the Construction Certificate being issued.					✓

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
C2D11 Fire Hazard Properties	Materials and assemblies to comply with Fire Hazard Properties as outlined in Specification 7 as applicable.	Further details to be provided prior to the Construction Certificate being issued.					✓
C2D12 Performance of External Walls in Fire	Requirements for tilt-up walls and fixings.	Not Applicable			✓		
C2D13 Fire Protected Timber	Specifies the concessions available for the use of fire protected timber in various building Types and the requirement to comply with NCC Specification 10.	Not Applicable			✓		
C2D14 Ancillary Elements	This Clause outlines that various ancillary elements must not be fixed to internal or external faces of the external wall.	The design shall ensure that no ancillary elements are fixed or attached to any part of the external wall unless they meet the criteria prescribed in this Clause.					✓
C2D15 Fixing of Bonded Laminted Cladding Panels	In a building required to be of Type A or B construction, externally located bonded laminated cladding panels must have all layers of cladding mechanically supported or restrained to the supporting frame.	Not Applicable			✓		
NCC PART C3 - COMPARTMENTATION & SEPARATION							
C3D1 Deemed to Satisfy Provisions	Specifies DTS means to satisfy Performance Requirements C1P1 – C1P9.	Noted				✓	
C3D2 Application of Part	Fire compartmentation sizes and volumes do not apply to either a carpark provided with a sprinkler system or an open deck carpark or a spectator stand.	Not Applicable			✓		
C3D3 General Floor Area & Volume Limitations	Maximum floor areas and volumes for all classes of buildings and for each type of construction.	Complies	✓				

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
C3D4 Large Isolated Buildings	Fire compartments can exceed specified areas / volumes under certain open space, fire protection and vehicular access conditions.	Not Applicable			✓		
C3D5 Requirements for Open Spaces & Vehicular Access	Conditions applying to vehicular access required by Clause C2.3.	Not Applicable			✓		
C3D6 Class 9a & Class 9c Buildings	Additional fire and smoke compartmentation that is required for Class 9a Healthcare and 9c Aged Care buildings.	Not Applicable			✓		
C3D7 Vertical Separation of Openings in External Walls	Vertical separation for buildings of un-sprinklered Type A Construction to reduce risk of fire spread between floors via external windows.	Not Applicable			✓		
C3D8 Separation by Fire Walls	Design & construction of firewalls.	Not Applicable			✓		
C3D9 Separation of Classifications in the Same Storey	Fire separation requirements within the same storey.	Not Applicable			✓		
C3D10 Separation of Classifications in Different Storeys	When to / how to fire separate classifications in different storeys.	The floor (and supporting parts providing direct vertical or lateral support) between the storeys is required to achieve compliance with NCC Specification 5. The floor between adjoining parts must have an FRL not less than that prescribed for the lower storey.					✓
C3D11 Separation of Lift Shafts	Requirements for fire separation of lift shafts in various building types.	The separation of lift shafts shall achieve compliance with NCC Specification 5 for the relevant building classification. Further details required during the Construction Certificate design phase.					✓

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C3D12 Stairways & Lifts in One Shaft	Prevents lift and stairs being in the one shaft if the lift and/or stair shaft is required to achieve an FRL.	Complies	✓				
C3D13 Separation of Equipment	Certain equipment (lift motors, lift control panels, emergency generators, central smoke control plant, boilers, batteries, and certain pumps) must be separated from the remainder of the building with construction achieving an FRL of not less than 120/120/120.	All proposed equipment shall be contained in fire resisting construction as required by this Clause.					✓
C3D14 Electricity Supply System	Certain electricity supply equipment must be protected with construction of not less than 120/120/120 FRL. Equipment includes: Electricity substations; Main switchboards "which sustain emergency equipment operating in emergency mode"; and Electricity conductors that supply main switchboard.	All proposed substations, switch boards and emergency equipment shall be contained and served with fire resisting construction as required by this Clause.					✓
C3D15 Public Corridors in Class 2 & 3 Buildings	Public corridors in Class 2 and Class 3 buildings to be divided into smoke compartments if length is more than 40 metres.	Compliance with this Clause is achieved.	✓				
NCC PART C4 - PROTECTION OF OPENINGS							
C4D1 Deemed to Satisfy Provisions	Specifies DTS means to satisfy Performance Requirements CP1 to CP9.	Noted				✓	
C4D2 Application of Part	Exempts openings such as control joints, weep holes, non-combustible ventilators for sub floor or cavity ventilation, etc, from protection requirements.	Noted				✓	
C4D3 Protection of Openings in External Walls	Openings less than 3m from a side or rear boundary or 6m from the far boundary of a road or 6m from another building on the site must be protected, and such openings must not exceed 1/3 of wall area.	Various external wall openings (including windows and the opening formed along ground floor near FS4) are exposed within 3m of a fire source feature being the allotment boundary. These openings are not proposed to be protected in accordance with BCA Clause C4D5		**X**			✓

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
		Non-Compliant This DTS departure shall be addressed via obtaining a Fire Engineering performance solution at the Construction Certificate stage.					
C4D4 Separation of External Walls and Associated Openings in Different Fire Compartments	Separation required between external openings in different fire compartments.	Not Applicable			✓		
C4D5 Acceptable Methods of Protection	Acceptable methods of protecting openings in external walls.	**Non-Compliant** Refer to Clause C4D3 above.		**X**			✓
C4D6 Doorways in Fire Walls	Construction of non-required doorways in firewalls.	Not Applicable			✓		
C4D7 Sliding Fire Doors	Installation requirements for sliding fire doors.	Not Applicable			✓		
C4D8 Protection of Doorways in Horizontal Exits	Construction of horizontal exits in firewalls.	Not Applicable			✓		
C4D9 Openings in Fire Isolated Exits	Construction details of doorways and windows to fire isolated exits.	All fire isolated exit entry doorways are required to be protected by -/60/30 FRL self-closing doorsets.					✓
C4D10 Service Penetrations in Fire Isolated Exits	Services shall not be installed in fire-isolated exits, except as permitted in this Clause.	The fire isolated exits are not to be penetrated by any services with the exception water supply and electrical wiring associated with fire services.					✓
C4D11 Openings in Fire Isolated Lift Shafts	Construction details of doorways to fire isolated lift shafts and construction of lift indicator panels.	Doorways to the lift shaft are required to be provided with fire rated lift landing doors with an FRL of -/60/- and in accordance with AS 1735.11-1986.					✓

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
C4D12 Bounding Construction Class 2, 3, & 4 Buildings	Stipulates how to protect openings in bounding construction (residential building / parts).	All bounding construction shall achieve compliance with Specification 5. Doorways to sole occupancy units are to be protected with -/60/30 FRL fire door sets. Further details to be provided prior to the issuance of the Construction Certificate.					✓
C4D12 Bounding Construction Class 2, 3, & 4 Buildings	Stipulates how to protect openings in bounding construction (residential building / parts).	The AC condenser rooms open directly into the public corridors without fire rated bounding construction between the room and the public corridor. **Non-Compliant** This DTS departure shall be addressed via obtaining a Fire Engineering performance solution at the Construction Certificate stage.		**X**			✓
C4D12 Bounding Construction Class 2, 3, & 4 Buildings	Stipulates how to protect openings in bounding construction (residential building / parts).	Further details to be provided prior to the issuance of the Construction Certificate.					✓
C4D13 Openings in Floors & Ceilings for Services	Services passing through fire rated floors or ceilings shall be suitably protected to maintain the FRL of the building element(s).	Penetrations to all floors and walls are required to achieve the FRL required for the respective classification as detailed in Specification 5. Protection shall be achieved by either by a fire rated shaft or in accordance with C4D15 of the NCC.					✓
C4D14 Openings in Shafts	Any openings into fire rated shafts shall be protected in accordance with this Clause.	Any openings located within service shafts are required to be protected.					✓
C4D15 Openings for Service Installations	Systems where passing through fire rated floor or walls shall be suitably protected to maintain the FRL of the building element(s)	Service penetrations such as PVC pipes, mechanical ductwork, wiring penetrations shall be protected as required by fire collars, fire dampers, fire pillows etc.					✓

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
C4D16 Construction Joints	Construction joints shall achieve the same FRL as the building component in which it is installed.	Further details to be provided prior to the issuance of the Construction Certificate.					✓
C4D17 Columns Protected with Lightweight Construction to achieve an FRL	Any column protected with lightweight construction should maintain the fire integrity of a building element through which it passes.	Noted				✓	
SPECIFICATION 5 - FIRE RESISTING CONSTRUCTION							
S5C1 Scope	This Specification contains requirements for the fire-resisting construction of building elements.	Noted				✓	
S5C2 Exposure to Fire Source Features	This Clause stipulates when a building element is exposed to a fire source feature.	Noted				✓	
S5C3 Fire Protection for a Support of Another Part	The structural integrity of any part of a building required to have a particular FRL shall not be reduced by reason of it being supported by a part of the building that does not have at least the same FRL.	The design by a professional structural engineer is to ensure that where building elements requiring an FRL depends on direct vertical or lateral support to maintain its FRL, the supporting part itself, and the part itself must achieve the greater FRL.					✓
S5C4 Lintels	Details where lintels over doorways or openings require an FRL.	Lintels installed above fire doors within load-bearing walls must have the FRL required for the wall it is installed.					✓
S5C5 Attachments not to impair fire resistance	Details use of combustible materials if they form an attachment to a building element which has an FRL.	Not Applicable			✓		
S5C6 General Concessions	Outlines general FRL concessions that can be applied for various building components.	Noted				✓	

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
S5C7 Mezzanine Floors Concession	Stipulates that a mezzanine and its supports do not need to achieve a fire rating provided other measures are adopted.	Noted				✓	
S5C8 Enclosure of Shafts	Requires enclosure of various shafts both at the top and the bottom.	The fire rated garbage chute shafts are to not be provided with fire rated bases due to the operational need of such chutes (to allow the garbage to descend into the collection bins below). **Non-Compliant** This DTS departure shall be addressed via obtaining a Fire Engineering performance solution at the Construction Certificate stage.		**X**			✓
S5C9 Car parks in Class 2 & 3 Buildings	This Clause allows for a concession to fire rating to carparks in Class 2 and 3 buildings.	Not Applicable			✓		
S5C10 Residential Aged Care Building: Concession	Allows FRL concessions to sprinklered residential aged care buildings.	Not Applicable			✓		
S5C11, Tables S5C11a, S5C11b, S5C11c, S5C11d, S5C11e, S5C11f & S5C11g Type A Fire Resisting Construction	This Clause & Tables outline the Fire Resistance Levels of various building elements for Type A Construction. The following FRL of building elements are required and shall be designed by a professional structural engineer: -	Futher details shall be provided for compliance assessment during the Construction Certificate design phase.					✓

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE

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

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

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

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

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

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

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

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

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

Location	FRL (in minutes): *Structural adequacy* / *Integrity* / *Insulation*			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Fire-resisting lift and stair *shafts*	90/90/90	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

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE

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

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

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

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

S5C11, Tables S5C11a, S5C11b, S5C11c, S5C11d, S5C11e, S5C11f & S5C11g Type A Fire Resisting Construction	This Clause & Tables outline the Fire Resistance Levels of various building elements for Type A Construction. The following FRL of building elements are required and shall be designed by a professional structural engineer: -	Futher details shall be provided for compliance assessment during the Construction Certificate design phase.					✓

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
S5C13 Concessions for Floors	Outlines general FRL concessions to floors where they satisfy the provisions as outlined in this Clause.	Noted				✓	
S5C13 Floor Loading of Class 5 & 9b Buildings: Concession	Outlines general FRL concessions for Class 5 / 9b if the floor live load does not exceed 3kPa.	Not Applicable			✓		
S5C14 Roof Superimposed on a Concrete Slab: Concession	A roof superimposed on a concrete slab roof does not require an FRL if it is of non-combustible construction.	Noted				✓	
S5C15 Roof: Concession	Outlines general FRL concessions to roofs where they satisfy the provisions as outlined in this Clause.	Noted				✓	
S5C16 Roof Lights	Stipulates requirements for roof lights in fire rated / non-combustible roofs.	Not Applicable			✓		
S5C17 Internal Columns & Walls: Concession	Walls & columns in the storey under the roof can have a reduced FRL.	Not Applicable			✓		
S5C18 Open Spectator Stands & Indoor Sports Stadiums: Concession	Concessions to FRL for open spectator stands and indoor sport stadiums.	Not Applicable			✓		
S5C19 Carparks (Type A)	Outlines construction of open deck carpark portions or sprinklered carparks in Type A construction.	Noted				✓	
S5C20 Class 2 Buildings: Concession (Type A)	Concessions for low rise residential buildings of Type A construction.	Not Applicable			✓		

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
NCC PART D1 – ACCESS AND EGRESS							
Performance Requirements D1P1 – D1P9	Specifies the Performance Requirements in order to achieve compliance with Section D.	Noted				✓	
Verification Methods D1V1 – D1V4	Specifies the Verification Methods as an option in order to achieve compliance with Section C.	Noted				✓	
NCC PART D2 - PROVISION FOR ESCAPE							
D2D1 Deem to Satisfy Provisions	Specifies DTS means to satisfy Performance Requirements D1P1 – D1P6, D1P8, D1P9	Noted				✓	
D2D2 Application of Part	Part D of the NCC does not apply to the internal parts of a sole occupancy unit in a Class 2, 3, or 4 part building.	Not Applicable			✓		
D2D3 Number of Exits Required	Number of exits required from each part of the building.	Each basement level is provided with a minimum of 2 required exits. Each residential level is provided with a minimum of 1 required exits.	✓				
D2D4 When Fire Isolated Exits are Required	When fire isolated exits are required in buildings.	The fire isolated exits throughout the building achieve compliance with this Clause.	✓				
D2D5 Exit Travel Distances	Travel distances to exits in various building types.	The travel distance from the most disadvantaged parts of the basement levels exceeds 20m to a point of choice. **Non-Compliant** This DTS departure shall be addressed via obtaining a Fire Engineering performance solution at the Construction Certificate stage.		**X**			✓

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
D2D5 Exit Travel Distances	Travel distances to exits in various building types.	The travel distance from various residential units exceeds 6m to a point of choice **Non-Compliant** This DTS departure shall be addressed via obtaining a Fire Engineering performance solution at the Construction Certificate stage.		X			✓
D2D6 Distances between Alternative Exits	Distribution and distances between exits.	The distance between the alternative exits within the building achieve compliance with this Clause.	✓				
D2D7 Height of Exits, Paths of Travel to Exits and Doorways	Unobstructed heights of exits.	All required paths of travel to the exits shall achieve an unobstructed height of not less than 2m (except for doorways reduced to not less than 1.98m) and shall not dimmish throughout the building.					✓
D2D8 Width of Exits and Paths of Travel to Exits	Unobstructed widths of exits	Futher details shall be provided for compliance assessment during the Construction Certificate design phase.					✓
D2D9 Width of Doorways in Exits or Paths of Travel to Exits	Widths of doorways in exits and paths of travel	Compliance achievable.					✓
D2D10 Exit Width not to Diminish in Direction of Travel	Restriction of diminishing widths of exits	Compliance achievable.					✓
D2D11 Determination and Measurement of Exits and Paths of Travel to Exits	Method measurement for exits and paths of travel to exits	Noted				✓	

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
D2D12 Travel via Fire Isolated Exits	Connection into and discharge from fire isolated stairs / passageways.	The residential fire stairs discharge within the confines of the building to an area which is not open for 2/3 of the perimeter. **Non-Compliant** This DTS departure shall be addressed via obtaining a Fire Engineering performance solution at the Construction Certificate stage.		**X**			✓
D2D13 External Stairways or Ramps in Lieu of Fire Isolated Exits	Use of an external stair or ramp instead of a fire isolated stair.	Not Applicable			✓		
D2D14 Travel by Non Fire Isolated Stairways or Ramps	Utilisation of an open stair for egress (distances, discharge, etc).	Not Applicable			✓		
D2D15 Discharge from Exits	Clear width and disposition of exit discharges.	Discharges from exits achieve an unobstructed width of 1m leading to the street frontages.					✓
D2D16 Horizontal Exits	Use and construction of horizontal exits.	Not Applicable			✓		
D2D17 Non-Required Stairways, Ramps or Escalators	Non-required stairways, ramps, and escalators – use and permissible storeys connected.	Not Applicable			✓		
D2D18 and Table D2D18 Number of Persons Accommodated	Calculation of the nominal number of occupants in each part of a building based on floor area. (Note: actual populations may vary from nominal NCC population densities).	Noted				✓	
D2D19 Measurement of Distances	Details where distances are measured in relation to egress design.	Noted				✓	

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
D2D20 Method of Measurement	Details how distances are measured in relation to egress design.	Noted				✓	
D2D21 Plant Rooms and Lift Motor Rooms: Concession	Egress dispensations in relation to Plant Rooms and Lift Motor Rooms.	Concession available regarding plant and lift motor rooms					✓
D2D22 Access to Lift Pits	Advises how access to Lift Pits is to be provided.	Access to be provided in accordance with this Clause					✓
D2D23 Egress from Primary Schools	Every part of a Class 9b primary school must be wholly within a storey that provides direct egress to a road or open space.	Not Applicable			✓		
NCC PART D3 - CONSTRUCTION OF EXITS							
D3D1 Deem to Satisfy Provisions	Specifies DTS means to satisfy Performance Requirements D1P1 – D1P6, D1P8, D1P9	Noted				✓	
D3D2 Application of Part	Relieves the interior of SOUs in Class 2 and 3 buildings from stair, landing and balustrade requirements.	Not Applicable			✓		
D3D3 Fire Isolated Stairways & Ramps	Structural design of fire isolated stair shafts.	Fire resisting stair shafts must be constructed of non-combustible materials. The structural engineering design shall ensure that if there is local failure it will not cause structural damage to, or impair the fire resistance of the shaft.					✓
D3D4 Non Fire Isolated Stairways & Ramps	Construction of required open stairs where the rise in storeys of the building exceeds 2.	Not Applicable			✓		
D3D5	Fire isolated stairways must not connect storeys both above and below street level.	Not Applicable			✓		

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
Separation of Rising & Descending Stair Flights							
D3D6 Open Access Ramps & Balconies	Construction of open access ramps and balconies in lieu of pressurised stairs.	Not Applicable			✓		
D3D7 Smoke Lobbies	Construction of smoke lobbies	Not Applicable			✓		
D3D8 Installations In Exits & Paths of Travel	Service installations located in exit paths, suitable separation / enclosure to be provided.	Complies	✓				
D3D9 Enclosure of Space Under Stairs & Ramps	Specifies the design of storerooms under an open stair. Also storage under fire-isolated stairs is not permissible if the room opens into the stairshaft.	Not Applicable			✓		
D3D10 Width of Stairways	Stipulates how stair widths and heights are measured.	The clear unobstructed stairway widths shall not be less than 1m width and not less than 2m in height.					✓
D3D11 Pedestrian Ramps	Stipulates how a pedestrian ramp can serve as a required exit.	Not Applicable			✓		
D3D12 Fire Isolated Passageways	Fire isolated passageways to have an FRL of 60/60/60 or that of the fire-isolated stair from which it extends. 2-way FRL is required.	Futher details shall be provided for compliance assessment during the Construction Certificate design phase.					✓
D3D13 Roof as Open Space	If the roof is considered "open space" then the slab must have an FRL of 120/120/120, and rooflights and the like must be located not less than 3m from path of travel.	The discharge path of travel from the fire stairs on to the roof top of the car park involves passing by openings (e.g. drainage points) located within 3m. **Non-Compliant**		**X**			✓

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
		This DTS departure shall be addressed via obtaining a Fire Engineering performance solution at the Construction Certificate stage.					
D3D14, Table D3D14 & NSW D3D14(1) Goings & Risers	Construction of stairs.	Stairway design and construction shall strictly comply with the requirements specified in the clause. Generally, riser (R) dimensions shall be between 115mm-190mm and going (G) dimensions between 250mm -355mm. The quantity (2R+G) shall be between 550mm-700mm.					✓
D3D15 Landings	Construction of landings.	Stairway landing design and construction shall strictly comply with the requirements specified in the clause. Generally, landings shall be not less than 750mm long and a maximum gradient of 1:50. The fire isolated exits must discharge to a landing having gradients not exceeding the requirements of this clause. Adjustments to be made in the pre-Construction Certificate design phase.					✓
D3D16 Thresholds	Construction of thresholds at doorways.	Threshold design and construction shall strictly comply with the requirements specified in the clause. Generally, the threshold of a doorway must not incorporate a step or ramp at any point closer than the width of the door leaf.					✓
D3D17 Barrier to Prevent Falls	Requirements for barriers to prevent falls	Futher details shall be provided for compliance assessment during the Construction Certificate design phase.					✓
D3D18 & NSW D3D18(1) Height of Barriers	Requirements for height of barrier to prevent falls	Futher details shall be provided for compliance assessment during the Construction Certificate design phase.					✓
D3D19 Openings in Barriers	Requirements for openings in barriers	Futher details shall be provided for compliance assessment during the Construction Certificate design phase.					✓

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
D3D20 Barrier Climbability	Requirements for barriers to restrict climbability	Futher details shall be provided for compliance assessment during the Construction Certificate design phase.					✓
D3D21 & Tables D3D21a, D3D21b, D3D21c Wire Barriers	Requirements for wire barrier systems	Not Applicable			✓		
D3D22 Handrails	Where handrails need to be incorporated along stairways.	Handrail design and construction shall strictly comply with the requirements specified in the clause. Generally, handrails must be provided to all stairways at a height not less than 865mm measured above the nosings of the stair treads. In addition, within fire isolated exit stairways, at least one handrail shall comply with clause 12 of AS1428.1-2009.					✓
D3D23 Fixed Platforms, Walkways, Stairways, & Ladders	Details compliance with AS1657 in respect to walkways, stairways and ladders serving machinery rooms, boiler houses, lift motor rooms, plant rooms, and the like.	Further clarification is required relating to relating to the proposed location and type of equipment, including plant rooms etc and services for compliance assessment.					✓
D3D24 Doorways & Doors	Type, design and operation of doors serving as required exits	Futher details shall be provided for compliance assessment during the Construction Certificate design phase.					✓
D3D25 Swinging Doors	Specifies door swing requirements and encroachments for "required exit" doors.	Futher details shall be provided for compliance assessment during the Construction Certificate design phase.					✓
D3D26 Operation of Latch	Lock or latch hardware / operating requirements for doors in a required exit, forming part of a required exit or in the path of travel to a required exit.	The operation of latches on all doors in, forming part of, or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress. This is required to be achieve by a device comprising a single handed downward action or pushing action on a					✓

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
		single device. An example of a suitable device is a keyless lever door handle.					
D3D27 Re-entry from Fire Isolated Exits	Stipulates whether you can lock a fire stair entry door from the inside.	Compliant re-entry to fire isolated exits required to every storey of the exits serving an effective height exceeding 25m. Futher details shall be provided for compliance assessment during the Construction Certificate design phase.					✓
D3D28 Signs on Doors	"Fire Door, Do Not Obstruct, Do Not Keep Open" and similar signage required to exit doors opening to and from fire isolated passageways, and stairways.	Signage shall be provided to comply with this clause.					✓
D3D29 Protection of openable Windows	Specifies the requirements for the protection of Openable windows in bedrooms in class 2 and 3 buildings and class 9b early childhood centres	Where the floor below the windows of all bedrooms is greater than 2m, one of the following protection methods shall be adopted: 1) Raise the window sill height to 1.7m; 2) Install a device to restrict the openable part of window no greater then 125mm; 3) Install screen with openings no greater then 125mm; Compliance to be confirmed during the Construction Certificate design phase.					✓
D3D30 Timber Stairways: Concession	Specifies the requirements of concessions avaialble of timber stairways in fire isolated exits	Not Applicable			✓		
NCC PART E1 - FIRE FIGHTING EQUIPMENT							
E1D1 Deemed to Satisfy Provisions	Specifies DTS means to satisfy Performance Requirements EP1 to EP10.	Noted				✓	

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
E1D2 Hydrants	This Clause stipulates when fire hydrants are required.	A fire hydrant system is required to serve the building as the total building exceeds a floor area of 500m2. Further details shall be provided for compliance assessment during the Construction Certificate design phase.					✓
E1D3 Fire Hose Reels	This Clause stipulates when fire hose reels are required.	A fire hose reel system is required to serve the car park in accordance with AS2441-2005. Further details shall be provided for compliance assessment during the Construction Certificate design phase.					✓
E1D4 Sprinklers	This Clause stipulates when sprinklers are required.	An automatic fire sprinkler system is required to installed throughout the entire building. Further details shall be provided for compliance assessment during the Construction Certificate design phase.					✓
E1D4 Sprinklers	This Clause stipulates when sprinklers are required.	It is proposed to omit sprinkler coverage from being provided to the main switch room. **Non-Compliant** This DTS departure shall be addressed via obtaining a Fire Engineering performance solution at the Construction Certificate stage.		**X**			✓
E1D5 Where Sprinklers are Required: All Classifications	Requirements for sprinklers in all classifications exceeding 25m in effective height	Refer to Clause E1D4 above					✓
E1D6 Where Sprinklers are Required: Class 2 & 3 Buildings other than Residential Care Buildings	Requirements for sprinklers in Class 2 & 3 buildings (not residential care buildings).	Further details shall be provided for compliance assessment during the Construction Certificate design phase.					✓

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
E1D7 Where Sprinklers are Required: Class 3 Building Used as a Residential Care Building	Requirements for sprinklers in Class 3 building that are residential care building.	Not Applicable			✓		
E1D8 Where Sprinklers are Required: Class 6 Building	Requirements for sprinklers in Class 6 buildings	Not Applicable			✓		
E1D9 Where Sprinklers are Required: Class 7a Building, other than an open-deck carpark	Requirements for sprinklers in Class 7a buildings (not an open-deck car park)	Refer to Clauses E1D4 & E1D6 above				✓	
E1D10 Where Sprinklers are Required: Class 9a Health-Care Building used as a Residential Care Building, Class 9c Buildings	Requirements for sprinklers in a Class 9a health-care building	Not Applicable			✓		
E1D11 Where Sprinklers are Required: Class 9b Buildings	Requirements for sprinklers in a Class 9b building	Not Applicable			✓		
E1D12 Where Sprinklers are Required: Additional Requirements	Additional requirements for sprinklers	Not Applicable			✓		
E1D13 Where Sprinklers are Required: Occupancies of Excessive Hazard	Requirements for sprinklers in occupancies of excessive hazards	Not Applicable			✓		
E1D14	This Clause stipulates where extinguishers need to be installed.	Portable Fire Extinguishers are to be installed in accordance with the requirements of AS 2444-2001.					✓

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
Portable Fire Extinguishers		Further details shall be provided for compliance assessment during the Construction Certificate design phase.					
E1D15 Fire Control Centres	This Clause stipulates when a fire control centre is required.	As the building has an effective height exceeding 25m but less than 50m, a fire control centre will be required to serve the development. Further details shall be provided for compliance assessment during the Construction Certificate design phase.					✓
E1D16 Fire Precautions during Construction	Fire services must be provided and be operational during the construction phase in accordance with Clause E1.9.	In the building under construction, not less than 1 fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each storey adjacent to each required exit or temporary exit stairway. The required fire hydrants and hose reels must be operational after the building has reached an effective height of 12m.					✓
E1D17 Provision for Special Hazards	Suitable additional provisions must be made if there are specific fire risks.	The building is provided with EV charging stations and photovaltic solar panels. These special hazards will require assessment and inclusion within the fire engineering report.				✓	
NCC PART E2 - SMOKE HAZARD MANAGEMENT							
E2D1 Deemed to Satisfy Provisions	Specifies DTS means to satisfy Performance Requirements EP2.1 and EP2.2	Noted				✓	
E2D2 Application of Requirements	Stipulates where Smoke Hazard Management provisions do not apply.	Noted				✓	
E2D3 General Requirements	How compliance is achieved with both Smoke Hazard Management Provisions including	The general requirements of smoke hazard management include the following:					✓

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
	treatment of systems that may not be part of the overall Smoke Hazard Management System.	• Automatic shutdown and smoke dampers for any air handling system between fire compartments which does not form part of the smoke hazard management system • Compliance for miscellaneous air handling systems and detectoin in accordance with AS1668.1-2015. Engineering details and specifications shall be provided for compliance assessment during the Construction Certificate design phase.					
E2D4 Fire-Isolated Exits	Requirements for smoke hazard management of fire isolated exits	Not Applicable			✓		
E2D5 Buildings More than 25m in Effective Height: Class 2, 3 & 4 Part of a Building	Requirements for Class 2, 3 & 4 parts of buildings exceeding 25m effective height	Fire isolated exits serving the residential levels are required to be pressurized in accordance with AS1668.1-2015. Further details shall be provided for compliance assessment during the Construction Certificate design phase.					✓
E2D6 Buildings More than 25m in Effective Height: Class 5, 6, 7b, 8 or 9b Buildings	Requirements for Class 5, 6, 7b, 8 or 9b parts of buildings exceeding 25m effective height	Not Applicable			✓		
E2D7 Buildings More than 25m in Effective Height: Class 9a Buildings	Requirements for Class 9a parts of buildings exceeding 25m effective height	Not Applicable			✓		
E2D8 Buildings Not More than 25m in Effective Height: Class 2, 3 & 4 Part of a Building	Requirements for Class 2, 3 & 4 parts of buildings not exceeding 25m effective height	Not Applicable					✓

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
E2D9 Buildings Not More than 25m in Effective Height: Class 5, 6, 7b, 8 or 9b Buildings	Requirements for Class 5, 6, 10, 8 or 9b parts of buildings not exceeding 25m effective height	Not Applicable			✓		
E2D10 Buildings Not More than 25m in Effective Height: Large Isolated Buildings Subject to C3D4	Requirements for large isolated buildings not exceeding 25m effective height	Not Applicable			✓		
E2D11 Buildings Not More than 25m in Effective Height: Class 9a and 9c Buildings	Requirements for Class 9a or 9c parts of buildings not exceeding 25m effective height	Not Applicable			✓		
E2D12 Class 7a Buildings	Requirements for Class 7a buildings	Not Applicable			✓		
E2D13 Basements (other than Class 7a Buildings)	Requirements for basements (other than Class 7a buildings)	Not Applicable			✓		
E2D14 Class 6 Buildings – in fire compartments more than 2000m2: Class 6 building (not containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit)	Requirements for Class 6 buildings with fire compartments more than 2000m2 (not containing an enclosed walkway or mall)	Not Applicable			✓		
E2D15 Class 6 Buildings – in fire compartments more than 2000m2: Class 6 Building	Requirements for Class 6 buildings with fire compartments more than 2000m2 (containing an enclosed walkway or mall)	Not Applicable			✓		

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
(containing an enclosed common walkway or mall)							
E2D16 Class 9b – Assembly buildings: Nightclubs, discotheques and the like	Requirements for Class 9b Assembly buildings (nightclubs, discotheques and the like).	Not Applicable			✓		
E2D17 Class 9b – Assembly Buildings: Exhibition Halls	Requirements for Class 9b Assembly buildings (exhibition halls)	Not Applicable			✓		
E2D18 Class 9b – Assembly Buildings: Theatres and Public Halls	Requirements for Class 9b Assembly buildings (theatres & public halls)	Not Applicable			✓		
E2D19 Class 9b – Assembly Buildings: Theatres and Public Halls (not listed in E2D18) including lecture theatres and cinema/auditorium complexes	Requirements for Class 9b Assembly buildings (theatres and public halls not listed in E2D18)	Not Applicable			✓		
E2D20 Class 9b – Assembly Buildings: Other Assembly Buildings (not listed in E2D16 to E2D19)	Requirements for Class 9b Assembly buildings (other assembly buildings not listed in E2D16 – E2D19)	Not Applicable			✓		
E2D21 Provision for special hazards	Requirements for additional smoke hazard management measures necessary for special characteristics, function and material quantity of specific buildings.	The building is provided with EV charging stations and photovaltic solar panels. These special hazards will require assessment and inclusion within the fire engineering report.				✓	
NCC PART E3 - LIFT INSTALLATIONS							

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
E3D1 Deemed to Satisfy Provisions	Specifies DTS means to satisfy Performance Requirements E3.1 to E3.8.	Noted				✓	
E3D2 Lift Installations	Lift installations	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification 24.					✓
E3D3 Stretcher Facilities in Lifts	Requirements for Stretcher Facilities in buildings over 12m and in emergency lifts.	As the effective height of the building exceeds 12m, a passenger lift with stretcher facilities is required. A stretcher facility must accommodate a raised stretcher with dimensions not less than 600mm wide x 2000mm long x 1400mm high above floor level. Further details shall be provided for compliance assessment during the Construction Certificate design phase.					✓
E3D4 Warning Against Use of Lifts in Fire	Requirements for "Do Not Use Lifts" signs.	Signage indicating "DO NOT USE LIFTS IF THERE IS A FIRE" will be required to be displayed near every passenger lift call button.					✓
E3D5 Emergency Lifts	Emergency lifts in buildings over 25m, also 9a.	The passenger lifts serving the building must be emergency lifts. Further details shall be provided for compliance assessment during the Construction Certificate design phase.					✓
E3D6 Landings	Lift landing requirements.	Access and egress to lift landings shall comply with this clause. Further details shall be provided for compliance assessment during the Construction Certificate design phase.					✓
E3D7 Passenger Lifts	Requirements for lifts in accessible buildings.	Further details shall be provided for compliance assessment during the Construction Certificate design phase.					✓

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
E3D8 Accessible Features Required for Passenger Lifts	Accessible features required for passenger lifts	Accessibility compliance to be assessed by others				✓	
E3D9 Fire Service Controls	Fire Service Controls in all lifts.	Fire service controls shall be provided to the passenger lifts.					✓
E3D10 Residential Care Buildings	Lifts or ramps in multi storey aged care.	Not Applicable			✓		
E3D11 Fire Service Recall Operation Switch	Specifies activation of fire service recall operation.	Each group of lifts shall be provided with one fire service recall control switch as required by this Clause and Clause E3D9 above.					✓
E3D12 Lift Car Fire Service Drive Control Switch	Specifies the activation of the lift car fire service drive control switch.	The lift car fire service drive control switch as required by Clause E3D9 above shall ensure that it is activated from within the car including the specified operation detailed in this Clause.					✓
NCC PART E4 – VISIBILITY IN AN EMERGENCY, EXIT SIGNS AND WARNING SYSTEMS							
E4D1 Deemed to Satisfy Provisions	Specifies DTS means to satisfy performance requirements	Noted				✓	
E4D2 – E4D4 Emergency Lighting	Design and installation requirements for emergency lighting.	Emergency Lighting shall be designed and installed throughout the carpark and common areas of the building in accordance with AS 2293.1-2005. Further details shall be provided for compliance assessment during the Construction Certificate design phase.					✓
E4D5 – E4D8 Exit Lighting	Design and installation requirements for exit lighting.	Emergency exit signs shall be designed and installed on, above or adjacent to the exits including directional exit signs as required in accordance with AS 2293.1-2005.					✓

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		Further details shall be provided for compliance assessment during the Construction Certificate design phase.					
E4D9 Emergency Warning & Intercom Systems	Where a EWIS system is required.	An EWIS system is required to serve the building in accordance with AS1670.4-2018. Further details shall be provided for compliance assessment during the Construction Certificate design phase.					✓
SPECIFICATION 17 – FIRE SPRINKLER SYSTEMS							
Specification 17 Fire Sprinkler Systems	This Specification sets out requirements for the design and installation of fire sprinkler systems.	Compliance with this specification is required.					✓
SPECIFICATION 20 – SMOKE DETECTION AND ALARM SYSTEMS							
Specification 20 Smoke Detection & Alarm Systems	This Specification outlines the design of various smoke detection and alarm systems, OWS and monitoring connections.	Compliance with this specification is required.					✓
SPECIFICATION 24 – LIFT INSTALLATIONS							
Specification 24 Lift Installations	This Specification contains requirements for electric passenger lift installations and electrohydraulic passenger lift instllations.	Compliance with this specification is required.					✓
BCA PART F1 – SURFACE WATER MANAGEMENT, RISING DAMP AND EXTERNAL WATERPROOFING							
Performance Requirements F1P1 – F1P4	Specifies the Performance Requirements in order to achieve compliance with Part F1.	Noted				✓	
F1D1 Deemed to Satisfy Provisions	Specifies DTS means to satisfy Performance Requirements F1P1- F1P4.	Noted				✓	

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F1D2 Application of Part	F1D4 and F1D5 do not apply to a roof covering complying with F3D2(a) to (d). F1D3 to F1D5 do not apply to a area where the floor is timber decking or which is located directly above ground.	Noted				✓	
F1D3 Stormwater Drainage	Specifies that stormwater drainage must comply with AS/NZS 3500.3.	The proposed stormwater system shall be designed and certified by a professional hydraulic engineer in accordance with clause F1.1 of the BCA and AS/NZ 3500.3-2003. Further details shall be provided for compliance assessment during the Construction Certificate design phase.					✓
F1D4 Exposed Joints	Specifies that exposed joints require protection and are prohibited from being located through a planter box, water fetaure or simlar part of the building.	Further details are required in relation to the specific construction of the any exposed joints shall be provided for compliance assessment during the Construction Certificate design phase.					✓
F1D5 External Waterproofing Membranes	Specifies the compliance requirment for external membrane systems.	All external membrane systems shall achieve compliance with AS4654.1 and AS4654.2. Further details shall be provided at the pre Construction Certificate design phase.					✓
F1D6 Damp-proofing	Specifies the requirment for damp proofing of building elements	Further details are required in relation to the specific damp roof construciton methods shall be provided for compliance assessment during the Construction Certificate design phase.					✓
F1D7 Damp-proofing of floors on the ground	Specifies the requirment for damp proofing of building elements laid on the ground	Further details are required in relation to the specific damp roof construciton methods shall be provided for compliance assessment during the Construction Certificate design phase.					✓
F1D8 Subfloor Ventilation	Specfies the requirment for subfloor ventilation	Further details are required in relation to the specific construction of any subfloor ventialtion shall be					✓

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		provided for compliance assessment during the Construction Certificate design phase.					
BCA PART F2 – WET AREAS AND OVERFLOW PROTECTION							
Performance Requirements F2P1 – F2P2	Specifies the Performance Requirements in order to achieve compliance with Part F2.	Noted				✓	
Verification Methods F2V1	Specifies the Verification Methods as an option in order to achieve compliance with Part F2.	Noted				✓	
F2D1 Deemed to Satisfy Provisions	Specifies DTS means to satisfy Performance Requirements F2P1 to F2P2.	Noted				✓	
F2D2 Wet Area Construction	Specifies the compliance requirment for internal wet area construction.	The proposed design of the wet areas shall achieve compliance with AS3740. Further details shall be provided for compliance assessment during the Construction Certificate design phase.					✓
F2D3 Rooms containing urinals	Requirments for the installation of urinals	Not Applicable			✓		
F2D4 Floor Wastes	Specifies the requirements for floor wastes in class 2,3 and 4 parts of buildings	Floor wastes shall be designed and installed in every bathroom or laundry at any level above a sole occupancy unit achieving a minimum fall of a floor plane 1:80 and maximium of 1:50. Further details shall be provided for compliance assessment during the Construction Certificate design phase.					✓

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
BCA PART F3 – ROOF AND WALL CLADDING							
Performance Requirements F3P1	Specifies the Performance Requirements in order to achieve compliance with Part F3.	Noted				✓	
Verification Methods F3V1	Specifies the Verification Methods as an option in order to achieve compliance with Part F3.	Noted				✓	
F3D1 Deemed to Satisfy Provisions	Specifies DTS means to satisfy Performance Requirement F3P1.	Noted				✓	
F3D2 Roof Covering	Provides various DTS options for compliant various roof coverings	Further details are required in relation to the specific roof covering shall be provided for compliance assessment during the Construction Certificate design phase.					✓
F3D3 Sarking	Specifies the requirements for compliant sarking installtions	Sarking design shall achieve compliance with AS4200.1 and AS4200.2. Further details shall be provided for compliance assessment during the Construction Certificate design phase.					✓
F3D4 Glazed Assemblies	Specifies the requirements for compliant glazed assemblies in buildings	All glazed assemblies and systems shall achieve compliance with AS2047. Further details shall be provided at the pre Construction Certificate design pahse.					✓
F3D5 Wall cladding	Provides various DTS options for compliant various wall cladding	Further details are required in relation to the specific wall cladding shall be provided for compliance assessment during the Construction Certificate design phase.					✓

NCC/DAPS DEEMED TO SATISFY (DTS) PROVISION	COMPLIANCE REQUIREMENT	COMMENTS	COMPLIES	NON-COMPLIANT	NOT APPLICABLE	NOTED	COMPLIANCE ACHIEVABLE
BCA PART F4 - SANITARY AND OTHER FACILITIES							
Performance Requirements F4P1- F4P6	Specifies the Performance Requirements in order to achieve compliance with Part F4.	Noted				✓	
F4D1 Deemed to Satisfy Provisions	Specifies DTS means to satisfy Performance Requirements F4P1-F4P6	Noted				✓	
F4D2 Facilities in residential buildings	States when facilities are required in Class 2, 3, 4 & 9c buildings.	The proposed number of sanitary and other facilities serving residential sole occupancy units is required to be installed to comply with this clause. Further details are required in relation to the specific wall cladding shall be provided for compliance assessment during the Construction Certificate design phase.					✓
F4D3 Calculation of number of occupants & fixtures	States facilities are to be based on population worked out under D1.13 unless more accurate means of determining numbers is available.	Noted				✓	
F4D4 Facilities in Class 3 to 9 buildings	States when facilities are required in Class 3, 5, 6, 7, 8 & 9 buildings.	Not Applicable			✓		
F4D5 Accessible sanitary facilities	Specifies the requirements for accessible sanitary facilties	Not Applicable			✓		
F4D6 Accessible unisex sanitary compartments	Specifies the requirements for accessible unisex sanitary facilties	Not Applicable			✓		
F4D7 Accessible unisex showers	Specifies the requirements for accessible unisex showers	Not Applicable			✓		

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F4D8 Construction of sanitary compartments	Describes how sanitary compartments are to be constructed.	The design and construction of sanitary compartments in each sole occupancy unit shall ensure compliance with this clause. Where there is not a clear space of 1.2m between the closet pan and the doorway, the sanitary compartment door shall either open outwards, slide, or be readily removable from the outside.					✓
F4D9 Interpretation: Urinals and washbasins	Clarifies what constitutes a urinal and washbasin.	Noted				✓	
F4D10 Microbial (Legionella) control	Requirements for hot water, warn water and cooling tower systems	Not applicable			✓		
F4D11 Waste management	States what waste management facilities are required in a Class 9a & 9c buildings.	Not applicable			✓		
F1D12 Accessible adult change facilites	Specifies the requirements for accessible adult change facilties in variuous class 6 and 9b buildings	Not applicable			✓		
BCA PART F5 - ROOM HEIGHTS							
Performance Requirements F5P1 to F6P5	Specifies the Performance Requirements in order to achieve compliance with Part F5.	Noted				✓	
F5V1 Verification Methods	Specifies the Verification Methods as an option in order to achieve compliance with Part F5.	Noted				✓	
F5D1 Deemed to Satisfy Provisions	Specifies DTS means to satisfy Performance Requirements F5P1-F6P5	Noted				✓	

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F5D2 Heights of rooms and other spaces	Specifies ceiling heights of various rooms in Class 2 - 9 buildings.	Ceiling heights for the development to achieve compliance throughout. Further details are required in relation to the specific wall cladding shall be provided for compliance assessment during the Construction Certificate design phase.					✓
BCA PART F6 - LIGHT AND VENTILATION							
Performance Requirements F6P1 – F6P5	Specifies the Performance Requirements in order to achieve compliance with Part F6.	Noted				✓	
F6V1- F6V3 Verification Methods	Specifies the Verification Methods as an option in order to achieve compliance with Part F6.	Noted				✓	
F6D1 Deemed to Satisfy Provisions	Specifies DTS means to satisfy Performance Requirements F6P1-F6P5	Noted				✓	
F6D2 Provision of Natural Light	Requires natural light to be provided to all habitable rooms in Class 2, 3, 4 & 9 buildings.	The provision of natural lighting is required to be provided to all habitable rooms. Further details to be provided at the Construction Certificate design phase.					✓
F6D3 Method & Extent of Natural Lighting	Requires the light transmitting glazing to be not less than 10% of the floor area of the room	The proposed windows sizes and habitable floor areas shall be provided to demonstrate the minimum requirement of 10% of the floor area for the provision of natural light to habitable areas is achieved.					✓
F6D4 Natural light from adjoining room	Able to borrow natural light from adjoining room where there is a shortfall in the provision of natural light.	Further details required if required to borrow light from adjoining rooms.					✓
F6D5 Artificial Lighting	Stipulates in what circumstances artificial lighting is required.	The design and installation of artificial lighting for safe movement shall be in accordance with this clause and AS 1680.0-2009.					✓

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F6D6 Ventilation of Rooms	States those habitable rooms, Shops, offices etc need to be either naturally ventilated or mechanically ventilated.	Further details relating to the proposed natural or mechanical ventilation systems to be provided. Engineering details and specifications shall be provided for compliance assessment during the Construction Certificate design phase.					✓
F6D7 Natural Ventilation	States natural ventilation must be provided via openings such as windows and doors that equate to a minimum 5% of the floor area of the room.	The proposed windows sizes and habitable floor areas shall be provided to demonstrate the minimum requirement of 5% of the floor area for the provision of natural ventilation is achieved. Opening sizes of the proposed windows shall be sufficient to equal no less than 5% of the floor area of each sole occupancy unit.					✓
F6D8 Ventilation Borrowed from Adjoining room	Allows natural ventilation to be borrowed from adjoining rooms.	Further details relating to the proposed natural and mechanical ventilation systems to be provided.					✓
F6D9 Restriction of location of sanitary compartment	Restricts the areas onto which a water closet can open.	Not Applicable			✓		
F6D10 Airlocks	Requires an airlock to those rooms prohibited under F6D8 from having a water closet from opening directly into them.	Not Applicable			✓		
F6D11 Carparks	Requires ventilation to Carparks.	Further details required in relation to the proposed mechanical and/or natural ventilation system serving the car park. Engineering details and specifications shall be provided for compliance assessment during the Construction Certificate design phase.					✓
F6D12 Kitchen Local Exhaust Ventilation	Requires commercial kitchens to be provided with a compliant exhaust hood.	Further details required in relation to any proposed kitchen exhaust systems serving the building.					✓

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		Engineering details and specifications shall be provided for compliance assessment during the Construction Certificate design phase.					
BCA PART F7 - SOUND TRANSMISSION AND INSULATION							
Performance Requirements F7P1 – F7P4	Specifies the Performance Requirements in order to achieve compliance with Part F6.	Noted				✓	
F7V4- F7V4 Verification Methods	Specifies the Verification Methods as an option in order to achieve compliance with Part F6.	Noted				✓	
F6D1 Deemed to Satisfy Provisions	Specifies DTS means to satisfy Performance Requirements F7P1-F7P4	Noted				✓	
F7D2 Application of Part	Stipulates the application of Part F5 limited to Class 2, 3 and 9c buildings.	Noted				✓	
F7D3 Determination of airborne sound insulation ratings	Offers options for compliance of forms of construction to determine aribrone sound insulation ratings either determined in accordance with AS/NZ 1276.1-1999 or ISO 717.1 or comply with Specification F5.2.	Noted				✓	
F7D4 Determination of impact sound insulation ratings	Offers options for compliance of floors to determine impact sound insulation ratings either in accordance with ISO 717.2 or comply with Specification F5.2. The provision also specifies the requirements of wall construction.	The walls within the building are required to be of discontinuous construction (i.e a minimum 20mm cavity between 2 separate leaves) where a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room (other than a kitchen), plant room or lift shaft in an adjoining unit. Further details shall be provided for compliance assessment during the Construction Certificate design phase.					✓

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F7D5 Sound insulation rating of floors	Stipulates the requirements for sound insulation of floors.	The floors in the building separating sole occupancy units must have an R w C tr (airborne) not less than 50 and an L n,w C l (impact) not more than 60. Further details shall be provided for compliance assessment during the Construction Certificate design phase.					✓
F7D6 Sound insulation rating of walls	Stipulates the requirements for sound insulation of walls.	The walls in the building separating sole occupancy units must have an R w C tr (airborne) and an R w (airborne) not less than 50 if it separates a sole occupancy unit from a public corridor or the like. The doors incorporated with the bathroom walls are required to have R w (airborne) not more than 30. Further details shall be provided for compliance assessment during the Construction Certificate design phase.					✓
F7D7 Sound insulation rating of internal services	Stipulates the requirements for sound insulation of services.	Details relating to services and proposed pipes runs etc are required. Should waste or water pipes transverse through sole occupancy units, the ducts or pipes must have an R w C tr (airborne) not less than 40 if the adjacent room is a habitable room (other than a kitchen); or 25 if the adjacent room is a kitchen or non-habitable room. Further details shall be provided for compliance assessment during the Construction Certificate design phase.					✓
F7D8 Sound insulation rating of pumps	Stipulates the requirements for sound insulation of pumps.	Flexible couplings are required at service pump connections. Further details required to demonstrate this is achieved.					✓

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BCA PART F8 - CONDENSATION MANAGEMENT							
Performance Requirements F8P1	Specifies the Performance Requirements in order to achieve compliance with Part F8.	Noted				✓	
F8V1 Verification Methods	Specifies the Verification Methods as an option in order to achieve compliance with Part F8.	Noted				✓	
F8D1 Deemed to Satisfy Provisions	Specifies DTS means to satisfy Performance Requirement F8P1	Noted				✓	
F8D2 Application of Part	Stipulates the application of Part F8 limited to Class 2 & Class 4 parts of buildings.	Noted				✓	
F8D3 External wall construction	This Clause stipulates the requirements for pliable building membranes in external walls for condensation management.	A pliable building membrane is required to be installed in external walls in accordance with AS/NZS4200.1-2017 and AS4200.2-2017. Further details shall be provided for compliance assessment during the Construction Certificate design phase.					✓
F8D4 Exhaust Systems	The Clause specifies the flow rate and discharge requirements for kitchen, bathroom, laundries and sanitary compartments.	Mechanical engineer to ensure the design achieves compliance for a minimum flow rate of 25L/s for bathrooms or sanitary compartments and 40L/s for kitchens or laundries. Ventilation discharge is to comply with this Clause. Further details shall be provided for compliance assessment during the Construction Certificate design phase.					✓
F8D5 Ventilation of Roof Spaces	The Clause specifies the discharge requirements where exhausts are discharging into roof spaces.	Mechanical engineer to ensure ventilation to roof spaces complies with this Clause should any discharge occur within roof spaces.					✓

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		Further details shall be provided for compliance assessment during the Construction Certificate design phase.					
SPECIFICATION 26 – WATERPROOFING AND WATER-RESISTANCE REQUIREMENTS FOR BUILDING ELEMENTS IN WET AREAS							
Specification 26 Waterproofing and water-resistance requirements for building elements in wet areas	This specification outlines the requirments for building elements in wet areas that are required to be water resistant or waterproof.	Compliance with this specification required.					✓
SPECIFICATION 28 – SOUND INSULATION FOR BUILDING ELEMENTS							
Specification 28 Sound insulation for building elements	This specification lists the weighted sound reduction index Rw for some common forms of construction.	Compliance with this specification required.					✓
SPECIFICATION 29 – IMPACT SOUND – TEST OF EQUIVALENCE							
Specificaiton 29 Impact sound – test of equivalence	This specification describes the method of test to determine the comparative resistance of walls to the transmission of impact sound.	Compliance with this specification required.					✓