



CLAUSE	REFERENCE	COMMENT
D2.7 Installations in exits and paths of travel - Review	If installed in a path of travel to an exit, electrical distribution boards, communication cupboards and the like containing motors, etc. are to be enclosed with non-combustible construction, and doors are to be provided with smoke seals to the perimeter.	Compliance Readily Achievable: Details to be included into the design.
D2.8 Enclosure of space under stairs and ramps	The space below a required fire-isolated stairway or ramp in a fire-isolated shaft must not be enclosed to form a cupboard or other enclosed space. If the required stairway or ramp is non-fire-isolated, (including an external stairway) any cupboard underneath must have an FRL of 60/60/60, with a self-closing -/60/30 door.	Compliance Readily Achievable: Details to be included into the design.
D2.11 Fire-isolated passageways	The enclosing construction of a fire-isolated passageway must have an FRL of at least 60/60/60, and if the passageway discharges from a fire-isolated stairway or ramp it must have an FRL of at least that of the stairway or ramp shaft. (sub-clause (b) omitted,	Compliance Readily Achievable: Details to be included into the design.
D2.13 Goings and risers	The stairs must comply with the tread, riser and going dimensions of this clause and the nosing of the stairs must be provided with a non-slip treads and meet the provisions of AS1428.1-2009. The following will apply in relation to the construction of all stairways: + Stairway must have not more than 18 and not less than 2 risers in each flight. + Goings and risers within the stair flights must be constant throughout. + Risers must be solid construction with no gaps and treads must have non slip finishes and stair nosings. Goings and risers are to be in accordance with BCA Table D2.13	Compliance Readily Achievable: Details to be included into the design.



CLAUSE	REFERENCE	COMMENT																	
D2.14 Landings	In a Class 9a building – + The landings within the fire isolated stairways of the building are to be designed to move a stretcher, 2m long and 600mm wide, at a gradient not more than the gradient of the stairs, with at least one end of the stretcher on the landing while changing direction between flights, or + A stair landing with a minimum width of 2.7m x 1.6m. In a stairway – + Landings must be a minimum of 750mm long, and where it involves a change of direction the length is measured 500mm from the inside edge of the landing + Have a slip resistance of the surface of the nosing strip in accordance with Table D2.14 and tested in accordance with AS 4586. <table border="1"> <thead> <tr> <th rowspan="2">Application</th><th colspan="2">Surface Conditions</th></tr> <tr> <th>Dry</th><th>Wet</th></tr> </thead> <tbody> <tr> <td>Ramps steeper than 1:14</td><td>P4/R11</td><td>P5/R12</td></tr> <tr> <td>Ramp steeper than 1:20 but not steeper than 1:14</td><td>P3/R10</td><td>P4/R11</td></tr> <tr> <td>Tread or landing surface</td><td>P3/R10</td><td>P4/R11</td></tr> <tr> <td>Nosing or landing strip</td><td>P3</td><td>P4</td></tr> </tbody> </table>	Application	Surface Conditions		Dry	Wet	Ramps steeper than 1:14	P4/R11	P5/R12	Ramp steeper than 1:20 but not steeper than 1:14	P3/R10	P4/R11	Tread or landing surface	P3/R10	P4/R11	Nosing or landing strip	P3	P4	Further Information Required: Details to be provided at the 109R Crown Certificate stage.
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D2.15 Thresholds	The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless – + In a part of the building required to be accessible, be provided with a threshold or step ramp to comply with AS 1428.1-2009. + In parts not required to be accessible (i.e. discharge of fire-isolated stairway), the door sill is not more than 190mm above the outside FFL. + In other cases, the doorway opens to a road or open space, external stair or balcony and the door sill is a maximum of 190mm above the finished surface.	Compliance Readily Achievable: Details to be included into the design.																	



CLAUSE	REFERENCE	COMMENT
D2.16 Balustrades	This clause details where balustrades are required to be provided and sets out in specific detail the construction requirements. Typically the following will apply: + Balustrades are required where the fall to the level below is more than 1m in height. The minimum height of a balustrade is 1m above the floor of the landing, walkway or the like; and 865mm above the floor of a stairway or a ramp. + For a fall of more than 4m to the surface level below, a window sill must be a minimum of 865mm in height above the height of the floor surface. + Where the floor is more than 4m above the surface beneath the balustrade any horizontal or near horizontal members between 150mm and 760mm above the floor must not facilitate climbing. + Balustrades must be constructed so as to not permit a sphere of 125mm diameter to pass through. The exception to this is within fire isolated exits within the building, or within a Class 7 or 8 building, where the rails can be positioned a maximum of 460mm apart, so long as a bottom rail is located so a sphere of 150mm cannot pass through the opening between the nosing of the stair treads and the rail or between the floor of the landing, balcony or the like.	Further Information Required: Details to be included into the design where applicable.
D2.17 Handrails	Handrails must be located along at least one side of a ramp or flight unless the width is 2m or more requiring handrails on both sides. Handrails must be fixed at a minimum height of 865mm and be continuous between stair flight landings and have no on or above them that may break the hand hold. If in a required exit serving an accessible area, must comply with AS 1428.1. Handrails in a Class 9a must be provided along at least one side of every passageway used by patients and must be fixed a minimum of 50mm clear of the wall and continuous for their full length. These requirements do not apply to handrails referred to in D2.18, a stairway or ramp providing a change in elevation of less than 1m, a land or a winder where a newel post is installed to provide a handhold. (c) omitted	Compliance Readily Achievable: Details to be included into the design and compliance to be achieved with AS 1428.1-2009.
D2.18 Fixed platforms, walkways stairways and ladders	A fixed platform, walkway, stairway, ladder, any going and riser, any balustrade or other barrier attached thereto may comply with AS1657 if it only serves a machinery or plant room.	Compliance Readily Achievable: Details to be included into the design.



CLAUSE	REFERENCE	COMMENT
D2.19 Doorways and doors	a) A doorway forming part of a required exit – or a doorway in a patient care area of a Class 9a health-care building must not be fitted with a revolving door and must not be fitted with a roller shutter or tilt-up door unless it serves a part with a floor area not more than 200m² and the doorway is the only required exit from the building or part; and it is held in the open position while the building or part is lawfully occupied. b) Must not be fitted with a sliding door unless it leads directly to a road or open space; and the door is able to be opened manually under a force of not more than 110 N. Except for a door in a patient care area of a Class 9a health-care building, if fitted with a door which is power-operated it must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source; and if it leads directly to a road or open space it must open automatically if there is a power failure to the door or on the activation of a fire or smoke alarm anywhere in the fire compartment served by the door. A power-operated door in a path of travel to a required exit must be able to be opened manually under a maximum force of 110 N if there is a malfunction.	Performance Solution Sliding doors are proposed in a patient care area of the building – ED bays, ICU bays CCU bays and CV bays and shall be addressed in the fire engineering report.
D2.20 Swinging doors	A swinging door in a required exit or forming part of a required exit must swing in the direction of egress and must not otherwise impede egress. In addition, the door must not encroach at any part of its swing by more than 500mm on the required width of the exit (with the exception of airlocks and sanitary compartments, and with the exception of buildings or building parts that are less than 200m²).	Performance Solution: Fire and smoke doors only swing in one direction (although they generally swing towards the egress stairways).
D2.21 Operation of latch	A door in a required exit or forming part of a required exit and in a path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by a single downward action or pushing action on a single device which is located between 900mm & 1100mm from the floor. This clause prohibits the use of devices such as deadlocks and knobs (rather, lever latches are required). D2.21 also sets out exceptions in relation to buildings where special security arrangements are required in relation to the uses carried out. Where fitted with a fail-safe device which automatically unlocks the door upon the activation of a sprinkler system or detection system, the above need not apply.	Compliance Readily Achievable: Details to be included into the design.



CLAUSE	REFERENCE	COMMENT
D2.22 Re-entry from fire-isolated exits	Doors of a fire-isolated exit must not be locked from the inside in a Class 9a health-care building, a Class 9c aged care building and in a fire-isolated exit serving a storey above 25m effective height, throughout the exit. This clause details the exceptions to the above requirements if the doors are fitted with an automatic failsafe device that automatically unlocks the door upon the activation of a fire alarm as follows: + On at least every fourth storey, the doors are not able to be locked and a sign is fixed on such doors stating that re-entry is available; or + An intercommunication system, or an audible or visual alarm system, operated from within the enclosure is provided near the doors and a sign is fixed adjacent to such doors explaining its purpose and method of operation.	Further Information Required: Details to be included into the design.
D2.23 Signs on doors	This clause requires the use of signs to alert persons that the operation of smoke doors and fire doors and doors discharging from fire isolated exits, must not be impaired and must be installed where they can be readily seen.	Compliance Readily Achievable: Details to be included into the design.

- a) A sign, to alert persons that the operation of certain doors must not be impaired, must be installed where it can readily be seen on, or adjacent to, a—
- (i) A required fire door providing direct access to a fire-isolated exit; and
 - (ii) A required smoke door, on the side of the door that faces a person seeking egress and, if the door is fitted with a device for holding it in the open position, on either the wall adjacent to the doorway or both sides of the door; and
 - (iii) Fire door forming part of a *horizontal exit*; and
 - (iv) Smoke door that swings in both directions; and
 - (v) Door leading from a fire isolated *exit* to a road or *open space*, on each side of the door.
- b) A sign referred to in (a) must be in capital letters not less than 20 mm high in a colour contrasting with the background and state—

Any new self-closing fire and/or smoke doors leading into the fire stair or forming part of a Horizontal Exit or smoke compartment are to be provided with signage as follows:

FIRE SAFETY DOOR
DO NOT OBSTRUCT
DO NOT KEEP OPEN

Any new automatic closing fire and/or smoke doors which are held on hold open devices that leads into the fire stair or forming part of a Horizontal Exit or smoke compartment are to be provided with signage as follows:

FIRE SAFETY DOOR
DO NOT OBSTRUCT

In addition to the above, the doors which provide access to the fire isolated exits and also the Horizontal Exits must have signage provided adjacent to the entry doorway which states the following (ref Clause 183 of EP&A Reg 2000):

**OFFENCES
RELATING TO
FIRE EXITS**

By virtue of the regulations under the
Environmental Planning And Assessment
Act 1979, it is an offence:

- (a) to place anything in this exit that may impede the free passage of persons, or
- (b) to interfere with or cause obstruction or impediment to, the operation of the doors providing access to this exit, or
- (c) to remove, damage or otherwise interfere with this notice.



CLAUSE	REFERENCE	COMMENT
PART D3	Access for People with Disabilities	
D3.1 General building access requirements	The extent of access required depends on the classification of the building. Buildings and parts of buildings must be accessible as set out in Table D3.1 unless exempted by Clause D3.4. <u>Residential parts.</u> Access is required to all common areas and to the doorway of each sole-occupancy unit. <u>Class 6 parts.</u> To and within all areas normally used by occupants. <u>Commercial parts.</u> Access is required to and within all areas normally used by the occupants, including the ancillary class 7a part.	Compliance Readily Achievable: Details to be included into the design. Refer to accessibility report from iAccess.
D 3.2 Access to buildings	This part requires accessways to be provided to accessible buildings from the main points of pedestrian entry at the allotment boundary and any accessible car parking space or accessible associated buildings connected by a pedestrian link. Access must be provided to and within all areas normally used by occupants (as required by Clause D3.1) within this building from the main points of pedestrian entry at the allotment boundary; from another accessible building connected by a pedestrian link; and any accessible car parking space. Accessways are to be provided to accessible buildings from the main points of pedestrian entry at the allotment boundary and any accessible car parking space or accessible associated buildings connected by a pedestrian link. Access must be provided through the principal pedestrian entrance and through not less than 50% of all pedestrian entrances (including the principal pedestrian entry). In addition, as the building is greater than 500m², the non-accessible entrance must not be greater than 50m from an accessible entrance. The minimum width of an accessible doorway must have a clear opening width of not less than 850mm in accordance with AS1428.1.	Compliance Readily Achievable: Details to be included into the design. Refer to accessibility report from iAccess
D3.3 Parts of buildings to be accessible	This part specifies the requirements for accessways within buildings which must be accessible. In accordance with Clause D3.3; the non-fire-isolated stairways must comply with Clause 11 of AS 1428.1-2009 and the passenger lift must comply with Clause E3.6. Clause D3.3(g) and (h) requires that the pile height or pile thickness shall not exceed 11mm and the carpet backing thickness shall not exceed 4mm. Moreover, the carpet pile height or pile thickness dimension shall not exceed 11mm, the carpet backing thickness dimension shall not exceed 4mm and their combined dimension shall not exceed 15mm. +	Compliance Readily Achievable: Details to be included into the design. Refer to accessibility report from iAccess



CLAUSE	REFERENCE	COMMENT
D3.5 Accessible Carparking	Accessible carparking spaces need not be provided in a Class 7a building or carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public. Additionally, accessible spaces need not be designated where there is 5 or less carparking spaces. Accessible carparking spaces must be provided in accordance with Table D3.15 of the BCA 2016 in a Class 7a building required to be accessible and a carparking area on the same allotment as a building required to be accessible. Additionally, accessible spaces must comply with AS/NZS 2890.6.	Compliance Readily Achievable: Details to be included into the design. Refer to accessibility report from iAccess
D3.6 Signage	Braille and tactile signage must be provided to required accessible sanitary facilities, spaces with hearing augmentation, ambulant sanitary facilities, pedestrian entrances that are not accessible, and to each door required by Clause E4.5 to be provided with an exit sign. The latter is to state EXIT and state the level eg. LEVEL 1	Compliance Readily Achievable: Design statement to be provided at Construction certificate stage.

Signage Specification:-

The signage is to be:-

- (a) Located between 1200-1600mm above FFL
- (b) Signs with single lines of characters are to have the line of the tactile characters between 1250mm-1350mm above FFL
- (c) Signage tactile characters must be raised or embossed to a height between 1mm-1.5mm
- (d) Upper case letter to be between 20mm-55mm
- (e) Signage is to be contrasting & is to comply with BCA Specification E3.6.

Signage Locations

The Braille & tactile egress signage is to be located adjacent or on (see above) each door that:-

- (a) Provides direct egress into a fire isolated stairway
- (b) Provides direct discharge from the storey into a passageway or lobby (airlock) associated with the fire isolated stairway
- (c) Provide direct discharge from a fire isolated stairway to open space (discharge door)
- (d) Forms part of a horizontal exit (---/120/30 fire doors in the fire compartment walls)

The below signage is an *example* of what is required -



D3.7 Hearing augmentation	This part provides requirements for provision of hearing augmentation in accessible buildings, i.e. to be provided where an in-built amplification system (other than one used for emergencies), is installed: + In an auditorium, conference room, meeting room, or room for judiciary purposes. + At any ticket office, teller's booth, reception area or the like where the public is screened from the service provider. This part provides requirements for provision of hearing augmentation in accessible buildings	Compliance Readily Achievable: Details to be included into the design. Refer to accessibility report from iAccess
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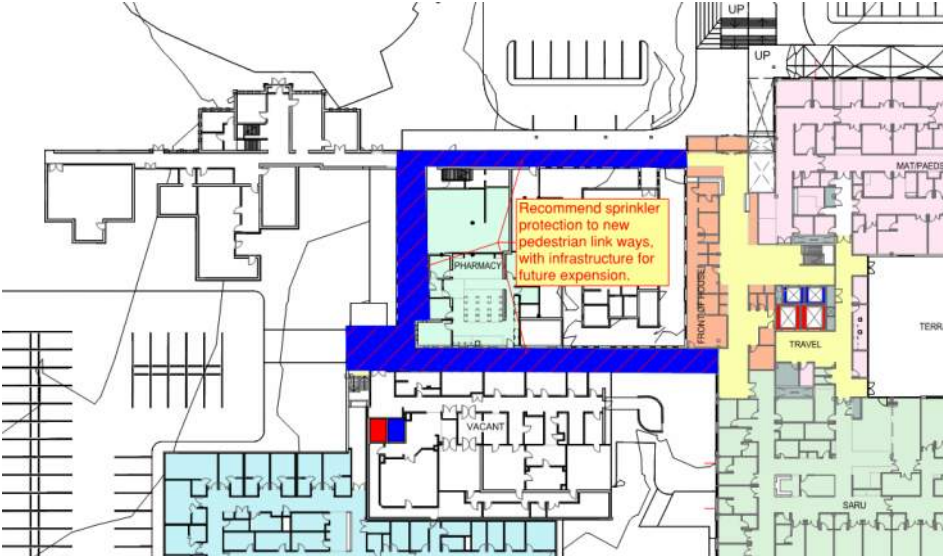
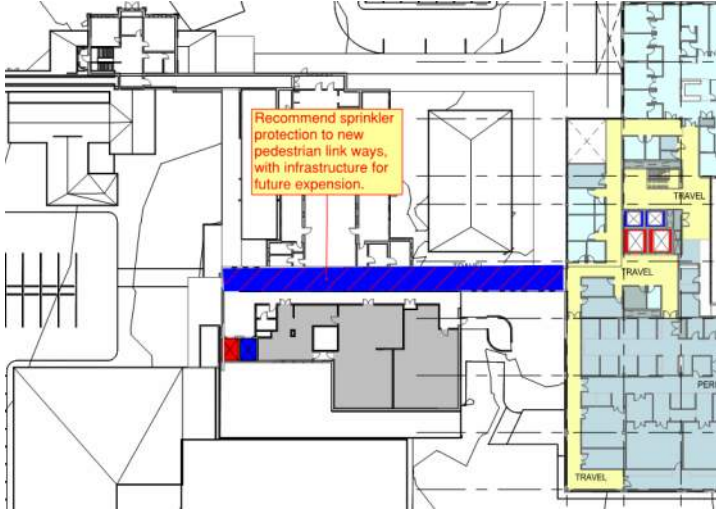


CLAUSE	REFERENCE	COMMENT
D3.8 Tactile indicators	This clause provides for the installation of tactile indicators in buildings required to be accessible and must be provided to warn people who are blind or have a vision impairment that they are approaching a stairway, escalator, passenger conveyor, ramp, overhead obstruction or an accessway meeting a vehicular way, except for areas exempted by D3.4	Compliance Readily Achievable: Details to be included into the design. Refer to accessibility report from iAccess
D3.11 Ramps	Ramps may be used as part of an accessway where there is a change of level and must comply with the requirements set out in AS1428.1	Compliance Readily Achievable: Details to be included into the design. Refer to accessibility report from iAccess
D3.12 Glazing on an accessway	This part requires the provision of a contrasting strip, chair rail, handrail or transom across all frameless or fully glazed doorways and surrounding glazing capable of being mistaken for an opening. The decal must be at least 75mm thick, solid and non-transparent in a colour contrasting 30% to the background and be placed 900-1000mm above the FFL for the full width of the glazing.	Compliance Readily Achievable: Details to be included into the design. Refer to accessibility report from iAccess.
SECTION E	SERVICES AND EQUIPMENT	
Part E1	Fire Fighting Equipment	
E1.3 Fire hydrants	A Hydrant system is required to be installed in accordance with AS 2419.1 – 2005 given the total floor area of the building exceeding 500msq. Any required Fire Hydrant Booster assembly that is required must be affixed to the external wall and protected by a radiant heat shield that has an FRL of 90/90/90 located 2 metres either side and 3 metres above the outlets. Alternatively the booster needs to be located at least 10m away from the building and any high voltage power supply. Any Internal Hydrants are to be located within the fire isolated exits or within 4m of the top riser of the non-fire isolated exits (external stairs in lieu of fire stairs). In addition, if floor coverage cannot be achieved supplementary fire hydrants may be provided to suit the operational requirements of the NSW Fire Brigades. External attack hydrants are required to be located not less than 10 metres from the building or protected by construction having an FRL of not less than 90/90/90 and extending 2 metres each side of the hydrant outlets and extending 3 metres above ground level. In addition, Hydrants must be located not less than 10 metres from high voltage main electrical distribution equipment or liquefied petroleum gas. Where required, a hydrant pump room is required to have a door opening to a road or open space, or a door opening direct into a fire isolated airlock connected to a fire stair.	Further Information Required/ Performance Solution: Fire Hydrant Booster proposed to be located from Faithful St, which is not within sight of the main entry. The location of the Booster shall be >10m from electrical substation and any gas storage or meters. FH pressures, flow and coverage must be achieved to current standards to new and refurbished parts, in particular the community health building. Design certification to be provided at the 109R Crown Certificate stage.



CLAUSE	REFERENCE	COMMENT
E1.4 Fire hose reels	A fire hose reel system must be provided to serve a building where one or more internal fire hydrants are installed or in a building with a floor area greater than 500m². Fire Hose Reels are to be located within 4m of an exit, or located adjacent to an internal hydrant (other than one within a fire isolated exit). Where system coverage is not achieved by the above, additional FHR may be located in paths of travel to an exit. Fire hose reels must be located internally, externally or in any combination to achieve the system coverage specified in AS 2441. Fire hose reels must not pass through any fire or smoke doors except if it is a doorway referred to in BCA Clause C2.5 (a)(v), C2.12, C2.13 or C3.13. Fire hose reels must only serve the storey on which they are located except for an SOU or not more than 2 storeys for a Class 5, 6, 7, 8 or 9 may be served by a single fire hose reel located at the level of egress.	Compliance Readily Achievable: Details to be included into the design. Design certification to be provided at the 109R Crown Certificate stage.
E1.5 Sprinklers	A sprinkler system must be installed in a building or part of a building when required by Table E1.5 and comply with Specification E1.5. Sprinkler alarm valves must be located in a secure room or enclosure which has direct egress to a road or open space. Table E1.5 sets out which types of building occupancies and Classes which require having sprinkler systems installed in them.	Further Information Required: Any area where sprinklers are not proposed to be provided need to be advised. If sprinklers are to be omitted from electrical cupboards and rooms, 2hr fire separation is required. Performance Solution: To not provide fire separation between sprinkler protected corridors and other existing non sprinkler protected areas on ground floor and level 1. We acknowledge this as a compliance issue in relation to clause 3.1.2.1 of AS 2118.1-1999 which notes exposure hazards as unprotected roofs from non-sprinkler protected parts of a building that are within 10m of a sprinkler protected part of a building are required to be separated. Further information is required to where sprinkler valves are located. Recommend sprinkler protection to pedestrian links, with capacity for future expansion and installation to all parts of existing building. It is understood refurbished Oncology unit is to to be sprinkler protected as this is new patient care use. 2 hour fire separation is required between sprinkler and non sprinklered parts. Consideration of sprinkler protection to Existing SARU (<i>Currently not sprinkler protected</i>)



CLAUSE	REFERENCE	COMMENT
	 Ground level  Level 1	
E1.6 Portable fire extinguishers	Portable fire extinguishers must be provided as listed in Table E1.6 and must be selected, located and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444 In a class 2 building, portable fire extinguishers must be: + An ABE type fire extinguisher; and + A minimum size of 2.5kg; and + Distributed outside a sole-occupancy unit- a) to serve only the storey at which they are located; and b) so that the travel distance from the entrance doorway of any sole-occupancy unit to the nearest fire extinguisher is not more than 10m.	Compliance Readily Achievable: Design consultant to note restriction on use of certain types of portable fire extinguishers in patient care areas of health care facilities in accordance with the Health Care Facility Guidelines. Design certification to be provided at the Crown Certificate stage.



CLAUSE	REFERENCE	COMMENT
E1.8 Fire control centres	A fire control centre facility in accordance with Spec E1.8 must be provided for – + A building with an effective height of >25m; or + A Class 6-9 building with a total floor area of >18,00m².	Further Information Required: It is noted that the fire control centre is proposed to be located directly adjacent to the front of house. The main FIP should be located at the new main entrance. The main FIP shall be interfaced with existing sub FIP's throughout existing hospital buildings. Confirmation required from fire service consultant this can be achieved. The detailed design needs to ensure that the centre complies with Clauses 2-5 of Spec E1.8. In particular, the centre must have a doorway which opens directly to open space and does not have a change on level of >300mm.
E1.9 Fire precautions during construction	In buildings under construction at least one fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each storey adjacent to a required exit and if the building has reached an effective height of 12m the required hydrant and hose reel systems must be installed, as set out in (b)(ii) and be operational and any required booster connections must be installed.	Noted
E1.10 Provisions for special hazards	Suitable provision must be made if special problems of firefighting could arise because of; + The nature or quantity of materials stored, displayed or used in a building on the allotment; or + The location of the building in relation to a water supply for firefighting purposed.	Noted



CLAUSE	REFERENCE	COMMENT
Part E2	Smoke Hazard Management	
E2.2 General requirements for smoke hazard management (including Tables E2.2a & E2.2b)	Buildings must comply with the provisions of Table E2.2a, as applicable to Class 2 to 9 buildings and Table E2.2b as applicable to Class 6 and 9b buildings. It deals with the design and construction of air handling systems that are part of a smoke hazard management system and air handling system that are not part of a smoke hazard management system.	Compliance Readily Achievable: Design certification to be provided at the Crown Certificate stage. + A smoke detection and alarm system must be provided throughout the building. + Stairway pressurisation must be provided to the northern and southern stairways. Also, please number the stairways so a specific mention can be made to the applicable stairways. + An automatic smoke detection and alarm system comply with Clause 4-7 of Spec E2.2a, AS 1670.1 and AS 1670.4 is required throughout, including refurbished buildings. + Automatic shutdown of any air-handling system which does not form part of a zone smoke control system is to be provided. + Manual Call points are to be distributed along evacuation routes so that no point of the floor is more than 30m from a manual call point. + The building occupant warning system must be arranged to provide a warning for occupants; and in a ward area, may have its alarm adjusted in volume and content to minimise trauma consistent with the type and condition of the patients. Design certification to be provided at the Crown Certificate stage. Note: It is understood that a new FIP and SSISEP will be provided and be linked to all parts of the hospital (new and existing) so that all sub-panels communicate with the main FIP.
E2.3 Provision for special hazards	Additional smoke hazard management measures may be necessary due to the nature of a buildings special characteristic, its use, the nature of materials being stored in them and special mix of classifications.	Noted
Part E3	Lift Installations	
E3.2 Stretcher facilities in lifts	Stretcher facilities, complying with this clause, must be provided in lifts in at least one emergency lift as required by E3.4 or in a storey above an effective height of 12m. A stretcher facility must accommodate a raised stretcher with a patient lying on it horizontally by providing a clear space not less than 600mm wide x 2000mm long x 1400mm high above the floor level.	Compliance Readily Achievable: Must be provided in at least one emergency lift.
E3.3 Warning against use of lifts in fire	Warning signs required be provided must be displayed where they can be readily seen and must comply with the details and dimensions of Figure 3.3	Compliance Readily Achievable: Design certification to be provided at the Crown Certificate stage.



CLAUSE	REFERENCE	COMMENT
E3.4 Emergency lifts	An emergency lift (complying with AS1735.2 or Appendix A of AS1735.1) must be installed in: + A building exceeds 25m in effective height; and + A class 9a building which has patient care areas located on a level that does not have direct egress to a road or open space. The emergency lift must be connected to a standby power supply system where installed; be contained within a fire resisting shaft; and have the following <u>minimum</u> internal dimensions (measured clear of all obstructions including handrails): + Depth of car – 2280mm + Width of car – 1600mm + Floor to ceiling height – 2300mm + Door height – 2100mm + Door width – 1300mm	Compliance Readily Achievable: At least one emergency lift must be provided at each bank of lift shafts and be provided with their own independent fire-isolated shaft. Designate the nominated lift shafts that are proposed to be emergency lifts on the plans. Design certification to be provided at the Crown Certificate stage.
E3.5 Landings	E3.5(a) The provisions of clause 12.2 – “Access” of AS 1735.2 do not apply. E3.5(b) The provisions of Clause A3.2 – “Access to landings” of Appendix A of AS 1735.1 do not apply. E3.5(c) Access and egress to and from lift well landings must comply with the Deemed-to-Satisfy Provisions of Part D.	Compliance Readily Achievable: Lift landings meet the minimum size requirements of D2.14. Access Consultant to confirm circulation complies
E3.6 Passenger lifts	In an accessible building, every passenger lift must be one of the types identified in Table E3.6a, have accessible features in accordance with Table E3.6b and not rely on a constant pressure device for its operation if the lift car is fully enclosed.	Compliance Readily Achievable: Any other lift that is not required to be provided as an emergency lift must comply with Table E3.6a and have a minimum floor dimension of 1400mm wide x 2000mm deep. Design certification to be provided at the Crown Certificate stage.
E3.7 Fire service controls	In passenger lifts designed in accordance with AS 1735 Parts 1 and 2, all lift cars serving any storey above an effective height of 12m must be provided with fire service controls.	Compliance Readily Achievable: Design certification to be provided at the 109R Crown Certificate stage.
E3.9 Fire service recall operation switch	Each group of lifts must be provided with one fire service control switch (required by Clause E3.7 above) that activates the fire service recall operation. This clause details the switch, the labelling, the key and operation procedures for a fire service recall operation.	Compliance Readily Achievable: Design certification to be provided at the 109R Crown Certificate stage.
E3.10 Lift car fire service drive control switch	The lift car fire service drive control switch required by E3.7 must be activated from within the lift car. This clause details the switch, the initiation, the labelling and operation for the fire service drive control switch.	Compliance Readily Achievable: Design certification to be provided at the 109R Crown Certificate stage.
Part E4	Emergency Lighting, Exit Signage and Warning Systems	
E4.2 Emergency lighting	This clause details when emergency lighting must be installed in Class 2 to 9 buildings. The requirements for buildings and parts of buildings are detailed in sub-clauses (a) to (i) and each sub-clause must be considered as more than one may apply to any single building.	Compliance Readily Achievable: Design certification to be provided at the 109R Crown Certificate stage.
E4.4 Design and operation of emergency lighting	Every required emergency lighting system must comply with AS2293.1	Compliance Readily Achievable: Design certification to be provided at the 109R Crown Certificate stage.



CLAUSE	REFERENCE	COMMENT
E4.5 Exit signs	An exit sign must be clearly visible to persons approaching the exit and must be installed on, above or adjacent to each door providing egress from a building. Sub-clauses (a) to (d) set out the situations where exit signs are required to be installed.	Compliance Readily Achievable: Design certification to be provided at the 109R Crown Certificate stage.
E4.6 Direction signs	If an exit is not readily apparent to persons occupying or visiting the building then exit signs must be installed in appropriate positions in corridors, hallways, lobbies, and the like, indicating the direction to a required exit.	Compliance Readily Achievable: Design certification to be provided at the 109R Crown Certificate stage.
E4.9 Sound systems and intercom systems for emergency purposes (EWIS)	A sound system and intercom system for emergency purposes complying with AS 1670.4 must be installed— + In a Class 9a building having a floor area of more than 1000m ² or a rise in storeys of more than 2. The system must be arranged to provide a warning for occupants. In a ward area, may have its alarm adjusted in volume and content to minimise trauma.	Compliance Readily Achievable: The SSISEP must be provided throughout all stages noted for this report. Design certification to be provided at the 109R Crown Certificate stage.
SECTION F	HEALTH AND AMENITY	
Part F1	Damp & Weather Proofing	
F1.1 Stormwater drainage	Stormwater drainage must comply with AS/NZ 3500.3	Compliance Readily Achievable: Design certification to be provided at the Construction Certificate stage.
F1.5 Roof coverings	This clause details the materials and appropriate standards, with which roofs must be covered with. The roofing requirements are set out in sub-clauses (a), (b), (c), (d), (e) & (f) which set out the types of materials that may be used and the adopted Australian Standards that apply to their quality and installation.	Compliance Readily Achievable: Design certification to be provided at the Construction Certificate stage.
F1.6 Sarking	Sarking-type materials used for weatherproofing of roofs must comply with AS/NZS 4200 parts 1 and 2	Compliance Readily Achievable: Details to be included into the design.
F1.7 Waterproofing of wet areas in buildings	This clause requires that wet areas in Class 2 to 9 buildings must be waterproofed. It prescribes the standards to which the work must be carried on the construction of rooms containing urinals and their installation.	Compliance Readily Achievable: Details to be included into the design.
F1.9 Damp-proofing	(a) This sub-clause requires that moisture from the ground must be prevented from reaching certain parts of buildings as listed. (b) This sub-clause requires that all damp-proofing materials and termite shields used as damp-proofing must comply with AS/NZS 2904 and AS 3660.1. (c) This sub-clause lists the buildings and parts of building that do not need to comply with (a).	Compliance Readily Achievable: Details to be included into the design.
F1.10 Damp-proofing of floors on the ground	If the floor of a room is laid on the ground or on fill, moisture from the ground must be prevented from reaching the upper surface of the floor and adjacent walls by the insertion of a vapour barrier in accordance with AS 2870. Damp-proofing need not be provided if weatherproofing is not required or the floor is the base of a stair, lift or similar shaft which is adequately drained by gravitation or mechanical means.	Compliance Readily Achievable: Details to be included into the design.



CLAUSE	REFERENCE	COMMENT																																								
F1.13 Glazed assemblies	Glazed assemblies in an external wall must comply with AS2047 requirements for resistance to water penetration for windows, sliding doors with a frame, adjustable louvres, shop fronts and windows with one piece framing	Compliance Readily Achievable: Details to be included into the design.																																								
Part F2	Sanitary & Other Facilities																																									
F2.2 Calculation of number of occupants and fixtures	This clause sets out the requirements for the calculation of the number of occupants and the number of sanitary facilities required to be installed in Class 2 to 9 buildings as per D1.13, F2.1 and F2.3. The parameters for the calculation are set out in sub-clauses (a) to (d).	Noted.																																								
F2.3 Facilities in Class 3 to 9 buildings	This clause provides the requirements for sanitary facilities to be installed in Class 3, 5, 6, 7, 8 and 9 buildings in accordance with Table F2.3. When accessible sanitary facilities are provided, they account once for each sex.	Further Information Required: The proposed population of the staff, patients and public is required to be provided to determine the minimum number of sanitary facilities to be provided.																																								
<table><tr><td colspan="8"></td></tr><tr><td></td><td colspan="2">Closet Pans</td><td colspan="2">Urinals</td><td colspan="2">Washbasins</td><td>Complies</td></tr><tr><td></td><td>Required</td><td>Proposed</td><td>Required</td><td>Proposed</td><td>Required</td><td>Proposed</td><td>Yes/No</td></tr><tr><td>Male</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>Female</td><td></td><td></td><td>-</td><td>-</td><td></td><td></td><td></td></tr></table>												Closet Pans		Urinals		Washbasins		Complies		Required	Proposed	Required	Proposed	Required	Proposed	Yes/No	Male								Female			-	-			
	Closet Pans		Urinals		Washbasins		Complies																																			
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F2.4 Accessible sanitary facilities	Accessible unisex sanitary compartments must be provided, in accordance with Table F2.4(a) and unisex showers must be provided in accordance with Table F2.4(b), in buildings or parts that are required to be accessible. The details for the provision of disable facilities and the standard, AS 1428.1, are set out in sub-clauses (a) to (i).	Compliance Readily Achievable: Details to be included into the design.																																								
F2.5 Construction of sanitary compartments	Other than in an early childhood centre, sanitary compartments must have doors and partitions that separate adjacent compartments and extend – + from floor level to the ceiling in the case of a unisex facility; or + a height of not less than 1.5m above the floor if primary school children are the principal users; or + 1.8m above the floor in all other cases. The door to a fully enclosed sanitary compartment must open outwards; or slide; or be readily removable from the outside of the sanitary compartment, unless there is a clear space of at least 1.2m, measured in accordance with Figure F2.5 between the closet pan within the sanitary compartment and the doorway.	Compliance Readily Achievable: Details to be included into the design.																																								
F2.6 Interpretation: urinals and wash basins	A urinal may be an individual stall or wall-hung urinal, each 600mm length of a continuous urinal trough or a closet pan used in place of a urinal. A washbasin may be an individual basin or a part of a hand washing trough served by a single water tap	Noted																																								



CLAUSE	REFERENCE	COMMENT
F2.8 Waste management	In a Class 9a health-care building facilities must be provided with the following to facilitate the emptying of containers of sewage and dirty water. + At least one slop hopper or other device, other than a WC pan or urinal, must be provided on any storey containing ward areas or bedrooms to facilitate emptying of containers of sewage or dirty water; and + With a flushing apparatus, tap and grating.	Compliance Readily Achievable: Details to be included into the design.
Part F3	Room Sizes	
F3.1 Height of rooms and other spaces.	The ceiling heights in Class 2 to 9 buildings must not be less than required in sub-clauses (a) to (f) of this clause. The ceiling heights are prescribed and should be checked for all classes and parts during assessment or the design process. The ceiling minimum heights for a <u>Class 9a</u> building are as follows: + Patient care – 2.4m. + Operating theatre or delivery room – 3m. + Treatment room, clinic, waiting room, passageway, corridor or the like – 2.4m. The ceiling minimum heights for other areas of the building are as follows: + Corridor or passage – 2.1m; + Bathroom, storeroom, etc – 2.1m Kitchen – 2.4m.	Compliance Readily Achievable: Detailed sections throughout the building are required to be provided for review. Design certification to be provided at the 190R Crown Certificate stage.
Part F4	Light & Ventilation	
F4.1 Natural lighting	Natural lighting must be provided in: + Class 9c/9a buildings – all rooms used for sleeping purposes	Compliance Readily Achievable: Details to be included into the design.
F4.2/F4.3 Method and extent of achieving natural lighting	Windows or the like are to have an aggregate light transmitting area of not less than 10% of the floor area of the room.	Compliance Readily Achievable: Details to be included in the design



CLAUSE	REFERENCE	COMMENT
F4.4 Artificial lighting	Artificial lighting must be provided in required stairways, passageways, and ramps and where natural light is insufficient. The artificial lighting system must comply with AS/NZS 1680.0. Windows or the like are to have an aggregate light transmitting area of not less than 10% of the floor area of the room. In the 9c building windows must be transparent and located in an external wall with a window sill not higher than 1.0m above the floor level and where the window faces an allotment, another building or structure, it must not be located less than 3m away to maintain amenity to the space. In this regard compliance is readily achieved. Artificial lighting must be provided where occupants seeking egress in an emergency, in— + Class 3, 5, 6, 7, 8 and 9 buildings — to all rooms that are frequently occupied, all spaces required to be accessible, all corridors, lobbies, internal stairways, other circulation spaces and paths of egress.	Compliance Readily Achievable: Design certification to be provided at the 190R Crown Certificate stage.
F4.5 Ventilation of rooms	A habitable room, office, shop, factory, workroom, sanitary compartment, bathroom, shower room, laundry and any other room occupied by a person for any purpose must have natural ventilation complying with F4.6 or a mechanical or air-conditioning system complying with AS1668.2 and AS/NZS 3666.1. <u>Note:</u> NSW F4.5(b) a mechanical ventilation or air-conditioning system complying with AS 1668.2 – the reference to AS/NZS 2666.1 is deleted from the BCA in NSW as the need to comply with this standard is regulated under the relevant section of the Public Health Act 1991.	Compliance Readily Achievable: Design certification to be provided at the 109R Crown Certificate stage.
F4.6 Natural ventilation	Natural ventilation must consist of openings, windows, doors or other devices which can be opened— with a ventilating area not less than 5% of the floor area of the room required to be ventilated. Additionally, open to a suitably sized space open to the sky or an adjoining room in accordance with F4.7.	Compliance Readily Achievable: Design certification to be provided at the 190R Crown Certificate stage.
F4.7 Ventilation borrowed from adjoining rooms	Natural ventilation to a room may come through a window, opening ventilating door or other device from an adjoining room (including an enclosed verandah) if both rooms are within a sole-occupancy unit or the enclosed verandah is common property and be carried out in accordance with the requirements of sub-clauses (a), (b) & (c).	Noted
F4.8 Restriction on position of water closets and urinals	A room containing a water closet pan or urinal must not open directly into a kitchen or pantry, public dining room or restaurant, a dormitory in a Class 3 building, a room used for public assembly (which is not an early childhood centre, primary school or open spectator stand) or a workplace normally occupied by more than 1 person.	Compliance Readily Achievable: Design certification to be provided at the 190R Crown Certificate stage.



CLAUSE	REFERENCE	COMMENT
F4.9 Airlocks	If a room containing a closet pan or urinal is prohibited under F4.8 from opening directly into another room then the provisions of sub-clauses (a) & (b) apply relating to the requirements of airlocks and mechanical ventilation standards.	Compliance Readily Achievable: Design certification to be provided at the 190R Crown Certificate stage.
F4.12 Kitchen local exhaust ventilation	A commercial kitchen must be provided with a kitchen exhaust hood complying with AS 1668.1 and 1668.2.	Compliance Readily Achievable: Design certification to be provided at the 109R Crown Certificate stage.
SECTION G	ANCILLARY PROVISIONS	
NSW G1.101 Provision for cleaning of windows	A building must provide for a safe manner of cleaning any windows located 3 or more storeys above ground level. A building satisfies this requirement where the windows can be cleaned wholly from within the building; or provision is made for the cleaning of the windows by a method complying with the occupational Health and Safety Act 2000 and regulations made under that Act.	Compliance Readily Achievable: Details to be included into the design.
Part G1	Minor Structures and Components	
G1.2 Refrigerated chambers, strong rooms and vaults	A refrigerated or cooling chamber, strongroom or vault which is of sufficient size for a person to enter must be capable of being opened from the inside by hand without a key. This clause also sets out the acceptable safety standards for a cooling chamber or strongroom by installation of dedicated controls within the chamber and the external lights that indicate that the space is in use. Additionally, a door in a cooling chamber must have a doorway with a clear width of at least 600 mm and a clear height of at least 1.5 m.	Compliance Readily Achievable: Design certification to be provided at the 109R Crown Certificate stage.
SECTION J	ENERGY EFFICIENCY	
JV3	Verification using referenced building	Compliance Readily Achievable: We understand that a JV3 report may be provided to achieve compliance in accordance with Section J.
J1 Building Fabric	The provision of insulation of the building envelope will be required in the proposed building, in accordance with Clauses J1.0 to J1.6, and the Tables therein, including Thermal Construction General, Roof and Ceiling Construction, Rooflights, Walls, and Floors. Design details and/or certification of design will be required to be provided in this regard.	Compliance Readily Achievable: Design certification to be provided at the 109R Crown Certificate stage.
J2 Glazing	Glazing within the external building envelope will be required to be assessed/signed to achieve compliance with Clauses J2.0 to J2.5, including the Tables therein, having regard to the maximum aggregate air-conditioning energy attributable to each façade of the proposed building. A calculation demonstrating that the proposed design of the building complies with the requirements of Part J2 is required to be provided in this regard.	Compliance Readily Achievable: Design certification to be provided at the 109R Crown Certificate stage.
J3 Building sealing	The proposed building envelope will be required to be sealed to prevent air infiltration in accordance with the requirements of Clauses J3.0 to J3.6. Details or certification that the proposed building design complies with the requirements of Part J3 is required to be provided	Compliance Readily Achievable: Design certification to be provided at the 109R Crown Certificate stage.



CLAUSE	REFERENCE	COMMENT
J4 Air movement	Details and/or design certification which confirm that air movement within the proposed building achieves compliance with the relevant requirements of Clauses J4.0 to J4 4 and the Table therein will be required to be provided from the mechanical engineer.	Compliance Readily Achievable: Design certification to be provided at the 109R Crown Certificate stage.
J5 Air-conditioning & ventilation systems	Details and/or design certification which confirm that any proposed air-conditioning system or unit within the proposed building achieves compliance with the relevant requirements of Part J5 will be required to be provided from the mechanical engineer.	Compliance Readily Achievable: Design certification to be provided at the 109R Crown Certificate stage.
J6 Artificial lighting & power	Details and/or design certification which confirm that all artificial lighting, power control, and boiling/chilled water units within the proposed building achieves compliance with the relevant requirements of Part J6 will be required to be provided from the electrical engineer	Compliance Readily Achievable: Design certification to be provided at the 109R Crown Certificate stage.
J7 Hot water supply & swimming pool & spa pool plant	Details and/or design certification which confirm that any proposed hot water supply system within the proposed building achieves compliance with the relevant requirements of Part J7 (Section 8 of AS 3500.4) will be required to be provided from the hydraulic engineer	Compliance Readily Achievable: Design certification to be provided at the 109R Crown Certificate stage.
J8 Access for maintenance & facilities for monitoring	See NSW Subsection J8 for access to maintenance. Access must be provided to all plant, equipment and components that require maintenance in accordance with Part I2.	Compliance Readily Achievable: Design certification to be provided at the 109R Crown Certificate stage.



APPENDIX 2- FIRE SAFETY SCHEDULE

The following table is a list of the required fire safety measures within the building. These measures may be subject to further change pending the outcomes of the final Fire Safety Engineering Review to confirm the works are permissible and do not contradict the base building Performance Solutions.

Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Access Panels, Doors & Hoppers	BCA Clause C3.13 & AS 1530.4 – 2014 and Manufacturer's specifications	✓
Alarm Signalling Equipment	AS 1670.3 – 2004	✓
Automatic Fail Safe Devices	BCA Clause D2.21	✓
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2015	✓
Automatic Fire Suppression Systems	BCA Spec. E1.5 & AS 2118.1 – 1999 or AS 2118.4, 6 – 2012	✓
Building Occupant Warning System activated by the Sprinkler System	BCA Spec. E1.5, Clause 8 and / or Clause 3.22 of AS 1670.1 – 2015	✓
Emergency Lifts	BCA Clause E3.4 & AS 1735.2 – 2001	✓
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2005	✓
Emergency Evacuation Plan	AS 3745-2010	✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2005	✓
Fire Control Centres	BCA Spec E1.8	✓
Fire Blankets	AS 3504 – 1995 & AS2444 – 2001	✓
Fire Dampers	BCA Clause C3.15, AS 1668.1 – 2015 & AS 1682.1 & 2 – 1990 and manufacturer's specification	✓
Fire Doors	BCA Clause C2.12, C2.13, C3.2, C3.4, C3.5, C3.6, C3.7, C3.8 and AS 1905.1 – 2015 and manufacturer's specification	✓
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005	✓
Fire Hydrant Systems	BCA Clause E1.3 & AS 2419.1 – 2005	✓
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer's specification	✓
Lightweight Construction	BCA Clause C1.8 & AS 1530.4 – 2014 and manufacturer's specification	✓
Mechanical Air Handling Systems	BCA Clause E2.2, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012	✓
Paths of Travel	EP&A Regulation Clause 186	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓
Pressurising Systems	BCA Clause E2.2 & AS/NZS 1668.1 – 2015	✓
Required Exit Doors (power operated)	BCA Clause D2.19(b)	✓
Smoke and/or Heat Detectors (auto shutdown or smoke exhaust)	Clause 5(b) of BCA Spec E2.2a and AS 1668.1 – 2015	✓
Smoke Dampers	AS/NZS 1668.1 – 2015	✓
Smoke Doors	BCA Spec C3.4 & C2.5	✓
Sound System & Intercom Systems for Emergency Purposes (SSISEP)	BCA E4.9, Clause 5 of BCA Spec G3.8 and AS1670.4 – 2015	✓



Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Stand-by Power Systems	BCA Clause E1.3, E3.4, E4.2 & E4.5; and AS 3000 – 1991	✓
Wall-Wetting Sprinklers	BCA Clause C3.4 & AS 2118.2 – 1995	✓
Warning & Operational Signs	Section 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause C3.6, D2.23, D3.6, E3.3 & H101.8	✓
Fire engineered Alternative Solutions - TBA	BCA Performance Requirements ...	✓



APPENDIX 3- FRL OF BUILDING ELEMENTS

Table 3 TYPE A CONSTRUCTION: FRL OF BUILDING ELEMENTS

Building element	Class of building — FRL: (in minutes)			
	Structural adequacy/Integrity/Insulation			
	2, 3 or 4 part	5, 7a or 9	6	7b or 8
EXTERNAL WALL (including any column and other building element incorporated therein) or other external building element, where the distance from any fire-source feature to which it is exposed is—				
For loadbearing parts—				
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
For non-loadbearing parts—				
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	—/—/—	—/—/—	—/—/—	—/—/—
EXTERNAL COLUMN not incorporated in an external wall, where the distance from any fire-source feature to which it is exposed is—				
less than 3 m	90/—/—	120/—/—	180/—/—	240/—/—
3 m or more	—/—/—	—/—/—	—/—/—	—/—/—
COMMON WALLS and FIRE WALLS—	90/ 90/ 90	120/120/120	180/180/180	240/240/240
INTERNAL WALLS—				
Fire-resisting lift and stair shafts—				
Loadbearing	90/ 90/ 90	120/120/120	180/120/120	240/120/120
Non-loadbearing	—/ 90/ 90	—/120/120	—/120/120	—/120/120
Bounding public corridors, public lobbies and the like—				
Loadbearing	90/ 90/ 90	120/—/—	180/—/—	240/—/—
Non-loadbearing	—/ 60/ 60	—/—/—	—/—/—	—/—/—
Between or bounding sole-occupancy units—				
Loadbearing	90/ 90/ 90	120/—/—	180/—/—	240/—/—
Non-loadbearing	—/ 60/ 60	—/—/—	—/—/—	—/—/—
Ventilating, pipe, garbage, and like shafts not used for the discharge of hot products of combustion—				
Loadbearing	90/ 90/ 90	120/ 90/ 90	180/120/120	240/120/120
Non-loadbearing	—/ 90/ 90	—/ 90/ 90	—/120/120	—/120/120
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

Notes:

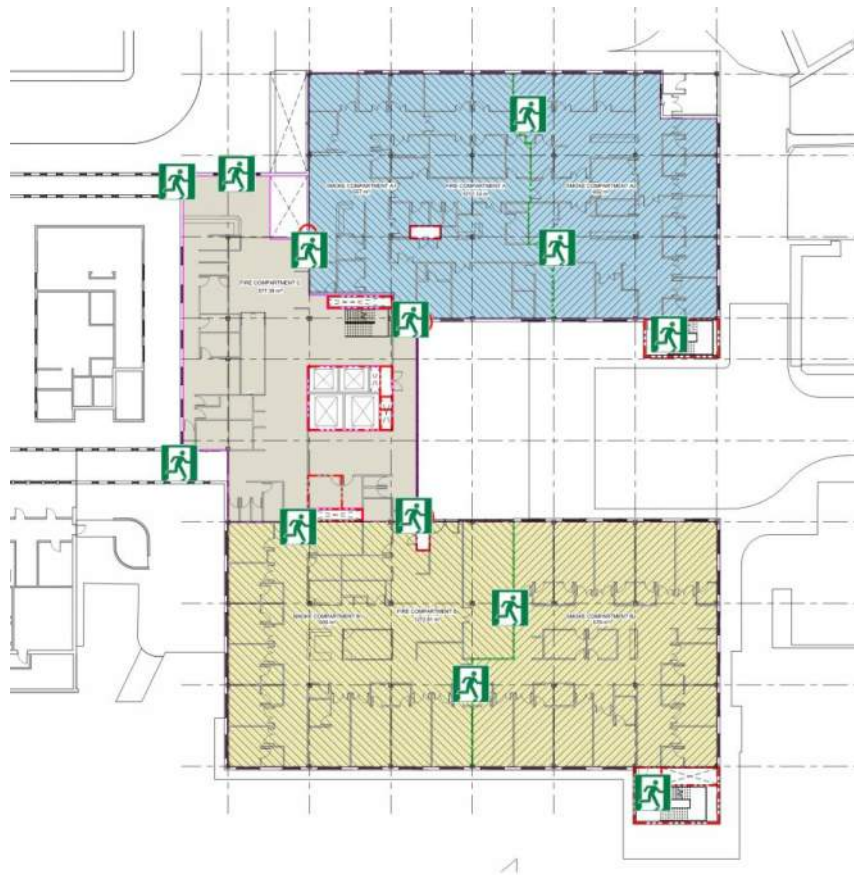
- Any lightweight construction in a fire wall or an internal wall required to have an FRL is to comply with Specification C1.8.
- Any insulation installed in the cavity of the wall is required to be non-combustible.
- Where a combustible material is used as a finish or lining to a wall or roof, or awning, to a building element required to have an FRL, the material must comply with the fire hazard properties prescribed under BCA Specification C1.10 and it is not located directly above an exit so as to make the exit unusable, and does not otherwise constitute an undue risk of fire spread via the façade of the building.
- Fire rated shafts are required to be enclosed at the top and bottom by construction having an FRL of not less than what the shaft requires (in both directions)
- The concession granted under clause C3.5 results in the roof of the building not being required to be fire rated (the building is provided throughout with sprinklers). Notwithstanding, the Atrium provisions override this general concession in BCA Specification C1.1.



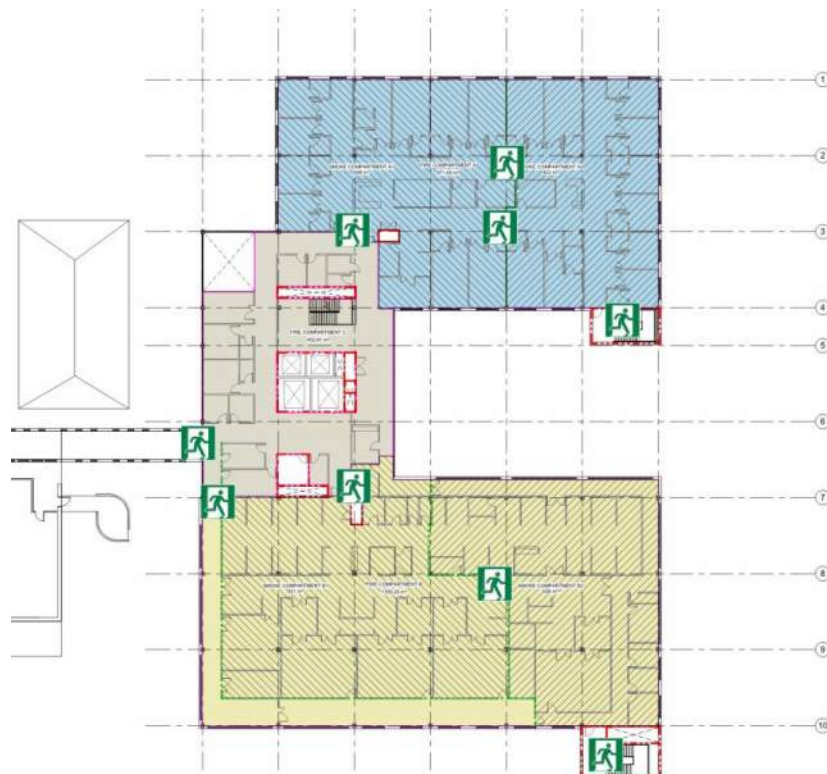
6. Lift shafts are required to be enclosed at the top of the shaft with fire rated construction having an FRL of 120/120/120.
7. Fire isolated exits are to be provided with a fire rated “lid” that achieves an FRL of 120/120/120.
8. Where roof lights are proposed they are required to be located not less than 3 metres from a roof light in an adjoining fire separated part; and must not be more than 20% of the area of the roof.
9. Any loadbearing internal walls or loadbearing fire walls are to be masonry or concrete.
10. External walls must be non combustible construction. Non-loadbearing parts of an external wall that are more than 3m from a fire source feature need not be fire rated.
11. Internal columns in this building (being less than 25m in effective height) that are in the storey immediately below the roof, can be constructed as follows:
 - a. Building with a rise in storeys exceeding 3 – FRL 60/60/60
 - b. *Building with a rise in storeys not exceeding 3 – no FRL.*



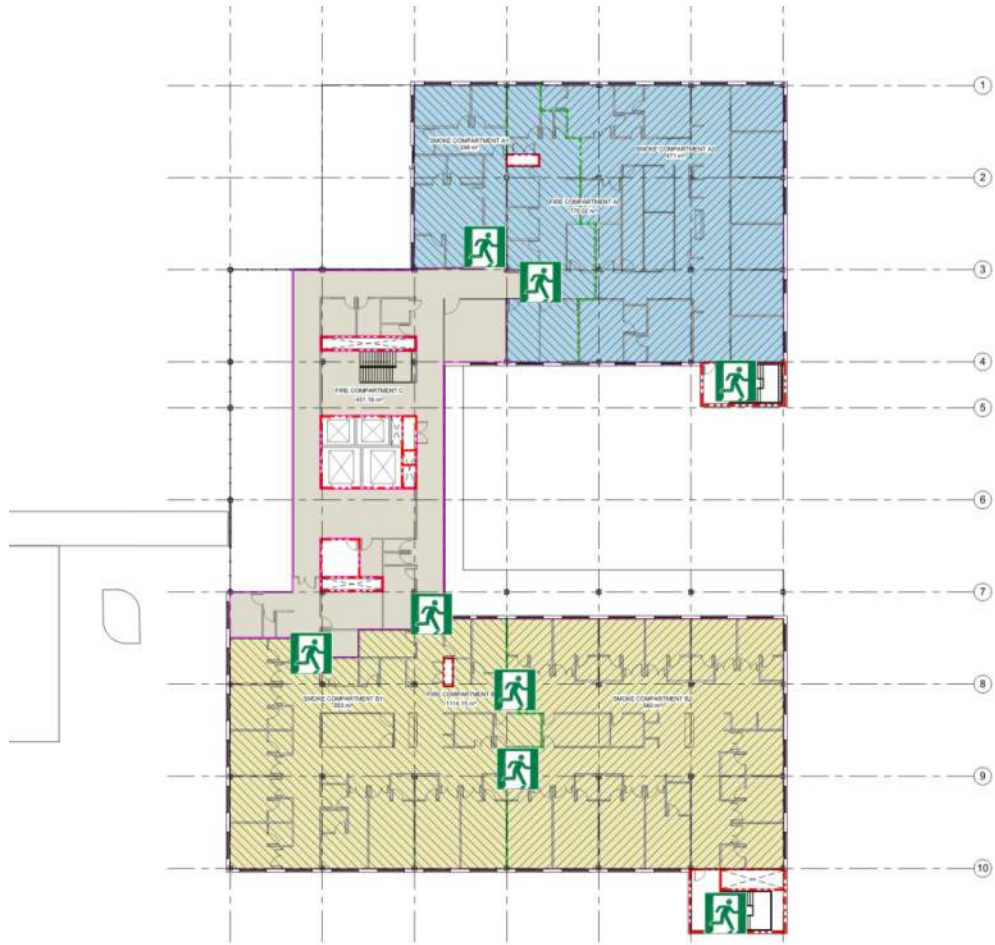
APPENDIX 4 - PLAN OF EXIT LOCATIONS



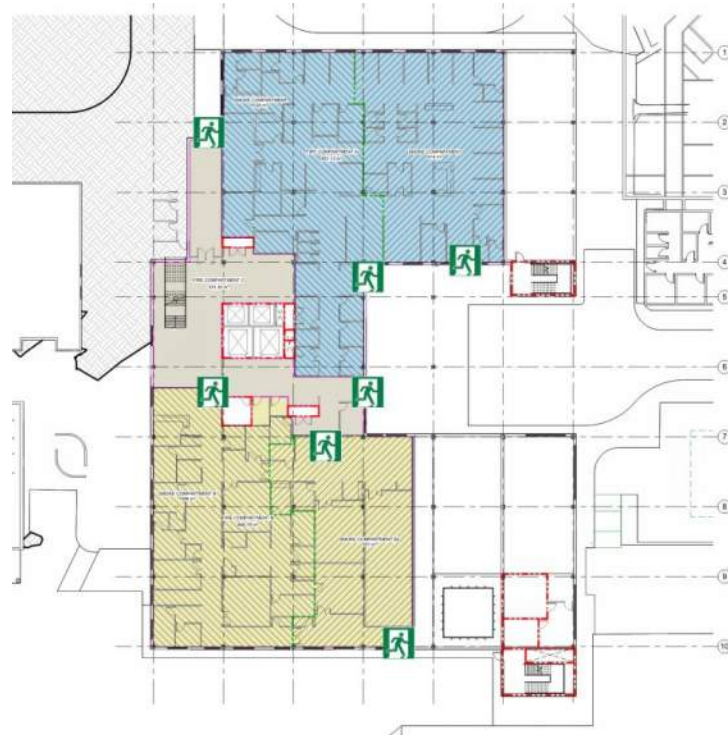
Ground floor



Level 1



Level 2



Lower Ground Floor



APPENDIX 5 – FIRE COMPARTMENTS PLANS