

BCA CAPABILITY REPORT

Address: 494-500 & 516 Military Road, Mosman NSW 2088

Client: Abadeen Pty Ltd

Report No. BCAR-260105

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REPORT PREPARATION & AUTHORISATION

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This report is based on Concise Certification's assessment and interpretation of the referenced design documentation at the time of report preparation. Accordingly, the contents of this report will be subject to amendment and/or expansion as the design develops and new information and/or clarification of existing information becomes available.

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1.0 INTRODUCTION

Concise Certification Pty Ltd has been engaged by Abadeen Pty Ltd to undertake an assessment of the architectural drawings proposed to be submitted with the State Significant Development Application (SSDA) for the proposed residential development located at 494-500 & 516 Military Road, Mosman NSW 2088 against the Deemed-to-Satisfy provisions of the National Construction Code (Volume 1) Building Code of Australia 2025.

1.1 REFERENCED DOCUMENTATION

The following documents have been reviewed and/or relied upon in the preparation of this report:

- The National Construction Code (Volume 1) Building Code of Australia 2025
- Environmental Planning and Assessment Act 1979
- Environmental Planning and Assessment Regulation 2021
- Environmental Planning and Assessment (Development Certification & Fire Safety) Regulation 2021
- Architectural drawings prepared by DKO Architects as listed in [Appendix B](#).

1.2 REPORT OBJECTIVES

The objectives of this report are to:

- Confirm that the referenced architectural drawings proposed to be submitted with the State Significant Development Application (SSDA) have been assessed against the Deemed-to-Satisfy (DtS) provisions of BCA 2025 by an appropriately qualified Building Surveyor and Registered Certifier.
- Detail the principal characteristics of the development (as relevant to BCA compliance) including the applicable building classification(s), rise in storeys, effective height, and required type of construction.
- Outline matters required to be addressed via design amendments and/or development of Performance Solutions as part of the post SSDA design development process.
- Provide a summary of matters expected to require assessment as Performance Solutions, including key areas of non-compliance with Deemed-to-Satisfy (DtS) provisions.
- Confirm the statutory fire safety measures (and applicable standards of performance) likely to be required for the proposed development.

Note: It is not the intent of this report to identify all BCA provisions applicable to the proposed development, noting that the development will be subject to further detailed assessment as part of the post SSDA design development and Construction Certificate process. Instead, this report has been prepared to demonstrate that key aspects of the development, including building classification, rise in storeys, fire resistance levels and essential fire safety measures, have been considered as part of the architectural design proposed for the SSDA.

1.3 LIMITATIONS & EXCLUSIONS

The limitations and exclusions of this report are contained in [Appendix C](#).

1.4 TERMINOLOGY, ABBREVIATIONS & SYMBOLS

This report has been prepared using terminology consistent with that contained in NSW legislation, the National Construction Code and the Australian Standards / technical documents referenced within. To ensure the document is concise, the use of repetitious/cumbersome phrases have been limited through the use of Abbreviations & Symbols. To assist with interpretation and understanding, a Glossary of Terminology, Abbreviations and Symbols used in this report is contained in [Appendix D](#).

2.0 DEVELOPMENT OVERVIEW

2.1 SITE DESCRIPTION

The subject site is located at 494-500 & 516 Military Road, Mosman NSW 2088 and comprises six irregular shaped allotments with a combined site area of approximately 3,170m². The site is generally bounded by Military Road to the south, Hale Road to the west, Lang Street to the north-west, Mackie Lane to the east and adjoining residential development to the north.

The site currently contains a mix of existing commercial and residential development and is understood to be proposed to be consolidated into a single allotment as part of the proposed development and subdivision process.



Figure 1: Aerial view of subject site and surrounds (Source: SDT Explorer)

2.2 PROPOSED DEVELOPMENT

The proposed development seeks consent for a shop-top housing development comprising residential accommodation and ground floor retail uses, including:

- Site preparation works including demolition, excavation and tree removal,
- Construction of a 10-storey mixed-use development comprising residential flat building, shop-top housing and ground floor retail premises, including:
 - 2 residential buildings, part-5 part-10 storey, on a shared podium, comprising 100 dwellings including 3 affordable housing dwellings managed by a Community Housing Provider,
 - Retail tenancies on the ground floor along Military Road and Hale Road,
- 2 and a half levels of basement car parking, including:
 - 122 residential car parking spaces (20 accessible/adaptable spaces),
 - 15 residential visitor / car wash car parking spaces,
 - 10 retail car parking spaces,
- Communal open space located on the ground floor and rooftop,
- Landscaping and deep soil planting,
- Augmentation and connection of utilities and services,
- Site amalgamation to consolidate lots.



Figure 2: South Elevation (Source: DKO Architects)



Figure 3: North Elevation – Building A (Source: DKO Architects)



Figure 4: North Elevation – Building B (Source: DKO Architects)

3.0 BUILDING CODE COMPLIANCE OVERVIEW

3.1 THE NATIONAL CONSTRUCTION CODE VOLUMES

The National Construction Code (NCC) is Australia's primary set of technical design and construction provisions for buildings. As a performance-based code, it sets the minimum required level for the safety, health, amenity, accessibility and sustainability of certain buildings. The Australian Building Codes Board, on behalf of the Australian Government and each State and Territory government, produces and maintains the National Construction Code.

The NCC has three (3) volumes being:

- The Building Code of Australia, Volume One – containing technical design and construction requirements for all Class 2 to 9 buildings
- The Building Code of Australia, Volume Two – containing technical design and construction requirements for certain residential (class 1) and non-habitable buildings and structures (Class 10).
- The Plumbing Code of Australia, Volume Three – Containing technical requirements for the design and construction for plumbing and drainage systems in new and existing buildings

This report has been prepared based on assessment of the development against the Deemed-to-Satisfy provisions of the Building Code of Australia, Volume One.

3.2 BCA EDITION APPLICABLE

Legislative Requirement for BCA Compliance in NSW

Under Section 19 of the EP&A (Development Certification & Fire Safety) Regulation 2021, the BCA edition applicable for building work requiring a Construction Certificate (CC) is determined as follows:

- Single-Storey Building – The BCA edition in force at the date of CC application applies.
- Multi-Storey Building single CC application – The BCA edition in force at the date of CC application applies.
- Multi-Storey Building with Staged CCs – The BCA edition in force at the date of CC application applies for each CC up to and including the CC that includes the 'entrance floor'. The BCA in force at the date of application for the Entrance Floor CC is then locked in and applies to any subsequent CCs

Note: The Entrance Floor is defined under Section 19(5) of the EP&A (Development Certification & Fire Safety) Regulation 2021 as: "The floor of the building containing the principal pedestrian entrance"

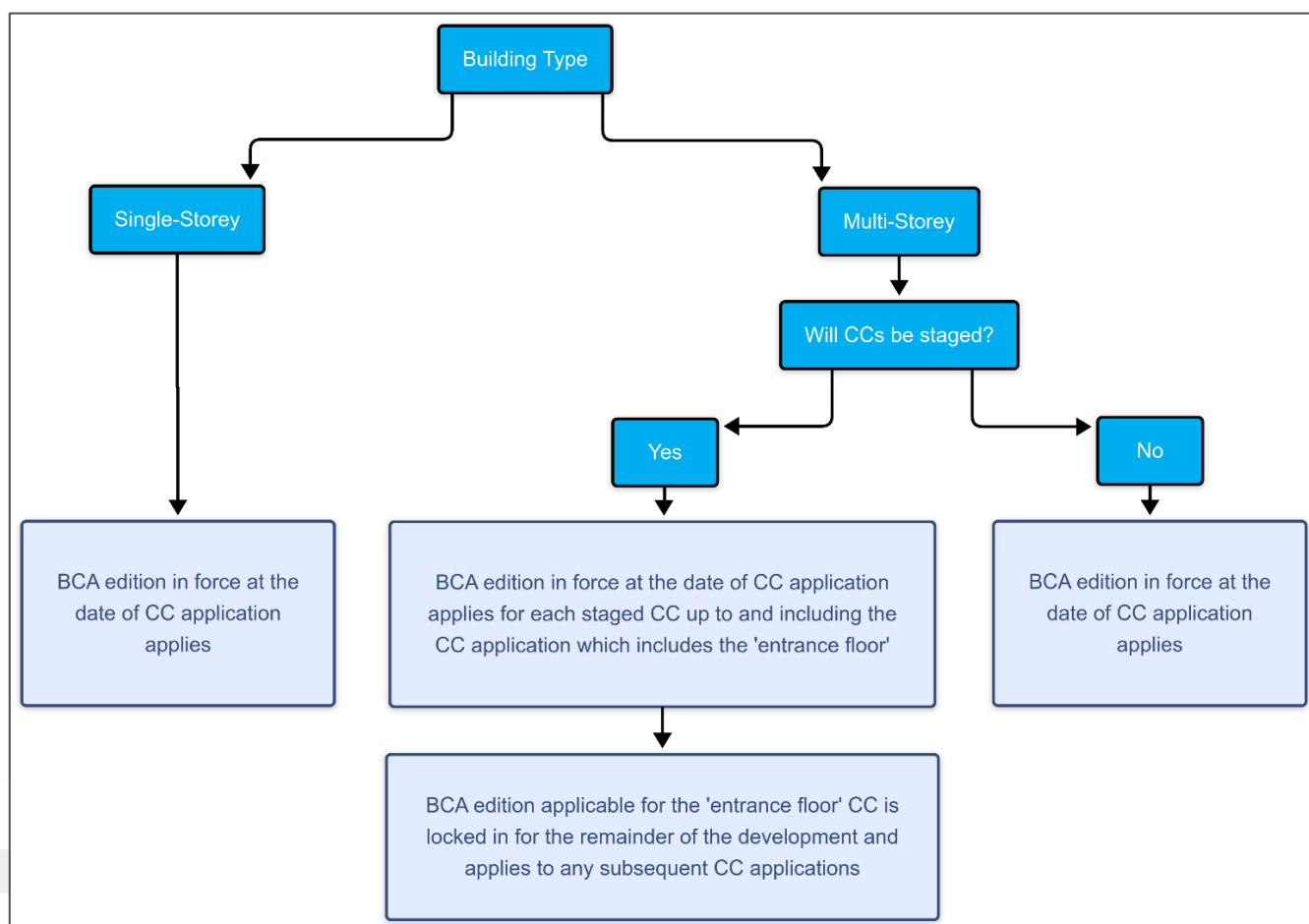


Figure 5: Flowchart illustrating the method of determining which BCA Edition applies for works requiring a Construction Certificate



BCA Adoption Cycle

The Building Code of Australia (BCA) is updated on a three-year cycle, incorporating changes based on regulatory requirements, industry research, stakeholder feedback, and government policy directions provided to the Australian Building Codes Board (ABCB). In addition to this scheduled cycle, out-of-cycle amendments may be introduced where necessary to address urgent or transitional matters that cannot wait for the next full edition.

Out of cycle amendment - BCA 2022 Amendment 1

An out of cycle amendment known as BCA 2022 Amendment 1 was formally adopted in New South Wales on 1 May 2025. This amendment includes a number of WA-specific changes as well as minor updates such as the removal of transitional guidance notes that are no longer applicable and correction to BCA Clause D3D28(4)(b) relating to the text sequence for signage required for following self-closing doors:

- A Fire Door forming part of a Horizontal Exit; and
- A Smoke Door that swings in both directions

This changes is shown below:

BCA 2022 (Incorrect text sequence)	BCA 2022 Amendment 1 (<u>correct</u> text sequence)
(b) For a <i>self-closing</i> door— DO NOT OBSTRUCT DO NOT KEEP OPEN FIRE SAFETY DOOR	(b) For a <i>self-closing</i> door— FIRE SAFETY DOOR DO NOT OBSTRUCT DO NOT KEEP OPEN

Due to the minor nature of the changes introduced in BCA 2022 Amendment 1, there is little to no impact on the design of projects in NSW.

Out of cycle amendment - BCA 2022 Amendment 2

An out of cycle amendment known as BCA 2022 Amendment 2 was formally adopted in New South Wales on 29 July 2025. This amendment aligns the BCA with the Disability (Access to Premises – Buildings) Standards 2010 (Premises Standards) by referencing the 2021 edition of AS 1428.1 – Design for access and mobility.

It is recommended that advice regarding the changes under the 2021 edition of AS1428.1 is sought from a qualified Access Consultant.

BCA 2025

As noted in the recent NSW Government [Ministerial Release](#) dated 25 March 2026, BCA 2025 will be adopted in NSW from 1 May 2027, providing a 12-month transition period beyond the national adoption window first available to jurisdictions from 1 May 2026.

The Australian Building Codes Board released the BCA 2025 Preview on 1 February 2026, with key changes including:

- New water-management provisions for commercial and apartment buildings to mitigate water ingress;
- Updated carpark fire-safety provisions for commercial and apartment buildings;
- Commercial energy-efficiency reforms, including efficiency improvements and mandatory on-site solar photovoltaic systems to support net-zero objectives; and
- Enhanced condensation-mitigation requirements.

BCA Edition relied upon for assessment

This report has been prepared based on the Deemed-to-Satisfy provisions of BCA 2025, noting that although BCA 2022 Amendment 2 is the edition of the BCA currently in force in NSW, BCA 2025 is proposed to be adopted in NSW on 1 May 2027 and it is anticipated that the application for a Construction Certificate for the proposed development will occur after this date. Accordingly, the assessment has been undertaken against BCA 2025 to facilitate early design coordination as part of the SSDA process.

A schedule of the referenced Australian Standards and Technical Documents applicable under BCA 2025 Volume 1 has been provided in [Appendix E](#) for reference.

Note: If an application for a Construction Certificate (CC) for works including the Entrance Floor is lodged prior to the adoption of BCA 2025 in NSW, further assessment will be required to confirm compliance against the provisions of BCA 2022 Amendment 2.

3.3 BCA ASSESSMENT METHODOLOGY

The BCA is a performance-based code which contains the 'Performance Requirements' for the construction of buildings. Being a performance-based document, the BCA provides options and flexibility, allowing practitioners to satisfy the Performance Requirements for building by:

- Developing a Performance Solution; or
- Complying with the Deemed-to-Satisfy provisions (known as a Dts Solution); or
- A combination of the above two options.

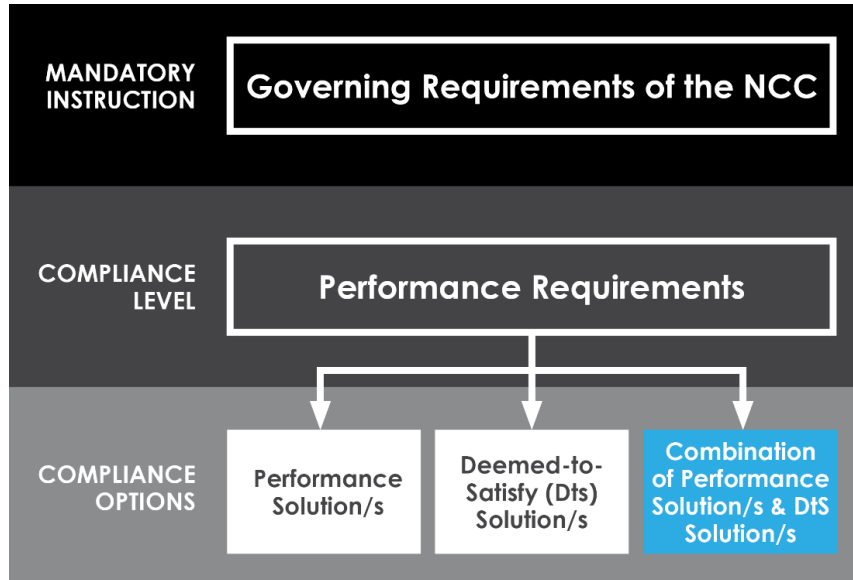


Figure 6: BCA Compliance Flowchart

Based on the assessment completed of the development, it is noted that compliance with the BCA will be achieved via a combination of Performances Solutions and Dts Solutions.





3.4 SUMMARY OF BUILDING CHARACTERISTICS

The building characteristics of the proposed development, insofar as they are relevant to compliance with BCA 2025, have been summarised below. These characteristics form the basis upon which the applicable DfS provisions of the BCA have been determined and against which the proposed development has been assessed.

Table 1: Building Characteristics

BCA Reference	Characteristic	Description
Part A6	Classifications	Basement 1 & 2: Class 7a – Carpark <i>Note 2</i> Lower Ground: Class 2 – Residential Entry Lobbies Class 6 – Retail Tenancies Class 7a – Carpark Class 7b (Waste Storage & Collection Area) Ground: Class 2 – Residential SOUs & Lobbies / Corridors Levels 1-8: Class 2 – Residential SOUs & Lobbies / Corridors Roof Level: Class 2 – Resident Use Gym / Multipurpose Room Communal Open Space <i>Note 3</i>
A7G1	United Building	Buildings A and B constitute a single United Building, as they are connected by a common basement carpark.
B1D3	Importance Level	To be confirmed by the Structural Engineer <i>Note 4</i>
C2D2	Construction Type	Type A Construction applies to the development
C2D3	Rise in Storeys	The proposed development has a Rise in Storeys of Eleven (11)
C2D3	Storeys Contained	The proposed development contains Thirteen (13) storeys
Schedule 1	Effective Height	Greater than 25m but less than 50m ($118.30 - 86.50 = 31.8\text{m}$)
Schedule 1	Climate Zone	The site is located within Climate Zone 5 (warm temperate)
Spec. S5C11	Fire Resistance Levels	Fire Resistance Levels are to comply Tables S5C11a, S5C11b, S5C11c, S5C11d, S5C11e, S5C11f and S5C11g, except where addressed as a Performance Solution by the Fire Safety Engineer.
Section E	Key Fire Services	Fire Hydrants, Automatic Fire Sprinkler System, Fire Extinguishers, Automatic Smoke Detection System, Emergency Warning Intercom System, Stair Pressurisation, Alarm Signalling Equipment, Emergency Lighting, Exit Signage, Emergency Lifts, Warden Intercom Points

Note 1 The characteristics listed in the above table are based on Concise Certification's assessment and interpretation of the referenced drawings and is subject to clarification and/or change as new information or clarification of existing information becomes available.

Note 2 The Basement Storage and Waste Rooms are understood to have an aggregate floor area of less than 10% of the floor area on each basement storey as noted below:

Storey	Total Floor Area (m ²)	Storage / Waste Area (m ²)	% of Floor Area	<10%?
Basement 2	~ 2,841.58	~ 146.68	5.16%	✓
Basement 1	~ 2,841.58	~ 90.91	3.20%	✓

Accordingly, these areas have been classified as Class 7a rather than Class 7b in accordance with the requirements of BCA Clause A6G1(2). Exact floor areas are to be confirmed by the architect prior to the CC application.



Note 3 Confirmation is required from the architect as to whether the proposed roof level communal open space is intended to be used as an occupiable outdoor area for the purposes of Part G6.

Where the roof level is proposed to be used as an occupiable outdoor area, the Deemed-to-Satisfy provisions of Parts D2, D3, E1, E3, E4 and Part F6 will apply to the roof level in accordance with Clauses G6D4 to G6D9 respectively. Accordingly, this is likely to require extension of the fire stairs, emergency lifts, exit signage, emergency warning systems and fire services, including hydrant and sprinkler coverage, to the roof level.

Note 4 The project Structural Engineer is required to confirm which Importance Level (as described in [Figure 7](#)) is applicable to the building.

Importance level	Building Types
1	Buildings or structures presenting a low degree of hazard to life and other property in the case of failure.
2	Buildings or structures not included in Importance Level 1, 3 and 4.
3	Buildings or structures that are designed to contain a large number of people.
4	Buildings or structures that are essential to post-disaster recovery or associated with hazardous facilities.

Figure 7: Table B1D3a from BCA 2025

Note 5 The plant rooms located within the development attract the same classification as the part in which they are located as required by BCA Clause A6G1(3).

Note 6 The residential lobbies at Ground – Level 8 are ancillary to the Class 2 Sole Occupancy Units (SOUs) and therefore attract the same Class 2 classification.

3.5 DISTANCE TO FIRE SOURCE FEATURES

A Fire Source Feature is a defined term under the BCA and refers to any one or more of the following:

- The far boundary of a road, river, lake or the like adjoining the allotment.
- A side or rear boundary of the allotment.
- An external wall of another building on the allotment which is not a Class 10 building.

Based on review of the referenced plans, the fire source features for the subject development are summarised as follows:

Table 2: Distance to Fire Source Features

Building Elevation	Relevant Fire Source Feature	Distance
North	Allotment boundaries shared with neighbouring properties	Less than 3m
North	Far boundary of Mackie Lane	Greater than 6m
East	Far boundary of Lang Street	Greater than 6m
South	Far boundary of Military Road	Greater than 6m
West	Far boundary of Hale Road	Greater than 6m



3.6 MAXIMUM SIZE OF FIRE COMPARTMENTS

The maximum compartment sizes for the development are as follows:

Classification	Maximum Floor area	Maximum Volume	Comment
Class 2	N/A	N/A	Class 2 parts are not subject to the floor area and volume limitations of Specification 5. Fire compartmentation for these storeys is instead regulated by BCA Clause C4D12 and Specification 5.
Class 6 and 7b	5,000m ²	30,000m ³	Fire Engineered Performance Solutions are proposed for the Class 7b loading dock and waste storage areas located at Ground Level (Retail) in Building B, together with the Class 6 retail tenancies located at Ground Level (Retail) within Building A and Building B. These Performance Solutions are proposed to permit reduction of the FRLs nominated in BCA Tables S5C11a, S5C11b, S5C11c, S5C11d, S5C11e and S5C11g from 240 minutes to 120 minutes in the case of the Class 7b parts, and from 180 minutes to 120 minutes in the case of the Class 6 parts. It is anticipated that the relevant Class 6 and Class 7b parts will be fire separated from the remainder of the building and will therefore not exceed the maximum 5,000m ² floor area and 30,000m ³ volume limits applicable to those classifications.
Class 7a	5,000m ²	30,000m ³	The maximum fire compartment floor area and volume limits under BCA Clause C3D3(1) and Table C3D3 are not proposed to apply to the Class 7a carpark parts. This concession is permitted under BCA Clause C3D2(1) where the carpark is protected throughout by a sprinkler system complying with Specification 17. It is understood that the proposed sprinkler system will not strictly comply with Specification 17 throughout the building due to proposed Performance Solutions which vary the sprinkler design and/or omit sprinkler protection to specific building parts. On this basis, it is understood that a Fire Engineered Performance Solution will be prepared to demonstrate that the intent of BCA Clause C3D2 is satisfied such that the carpark compartmentation concessions may still be adopted notwithstanding the proposed variations to the sprinkler system.

4.0 PERFORMANCE SOLUTIONS & SPECIAL HAZARDS

4.1 FIRE SAFETY RELATED PERFORMANCE SOLUTIONS

Based on assessment of the referenced architectural drawings against the DTS provisions of BCA 2025 and discussion with the Project Team, Performance Solutions as listed the table below are understood to be proposed. Further advice regarding the feasibility / requirements to supports these Performance Solutions will need to be sought from the Project Fire Engineer.

Table 3: Summary of Fire Safety related Performance Solutions

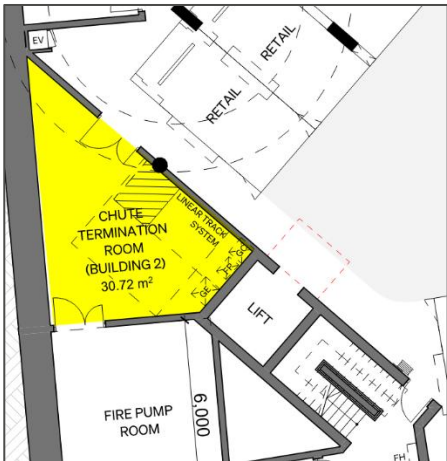
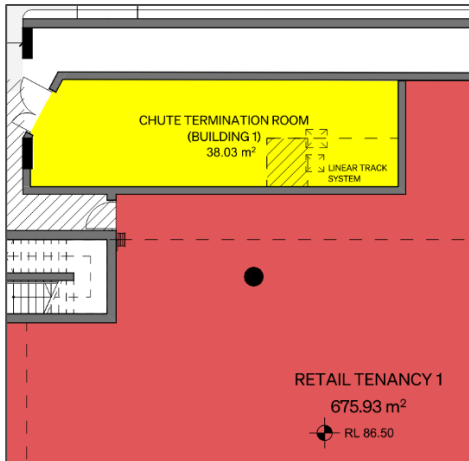
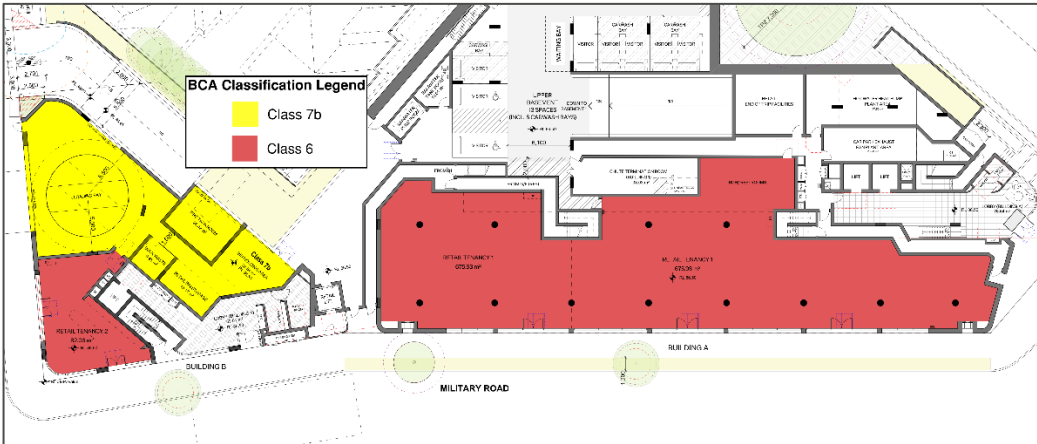
Item	BCA Reference	Summary of Performance Solution
1.	C2D2, C4D13(2)(a) S5C8(1)	Waste Room proposed to form base of fire rated garbage chute shaft To permit the Waste Chute Rooms at Lower Ground and Basement 1 to form the base of the fire rated garbage chute shafts.   <i>Figure 8: Building B Bin Chute Room located at Basement 1</i> <i>Figure 9: Building A Bin Chute Room located at Lower Ground</i>
2.	C2D2, C3D8, C3D9, C3D10, C4D6, S5C1	Rationalisation of FRLs to Class 6 Retail Tenancies To permit FRLs listed in Tables S5C11a - S5C11g for building elements associated with the Class 6 retail tenancies on the ground floor level to be reduced from 180 minutes to 120 minutes.
3.	C2D2, C3D8, C3D9, C3D10, C4D6, S5C11	Rationalisation of FRLs to Class 7b Loading Dock / Waste Storage Areas To permit FRLs listed in Tables S5C11a - S5C11g for building elements associated with the Class 7b Loading Dock / Waste Storage Areas located on Ground Floor of Building B to be reduced from 240 minutes to 120 minutes.  <i>Figure 10: Mark-up highlighting the Class 6 and Class 7b parts</i>

Table 3: Summary of Fire Safety related Performance Solutions

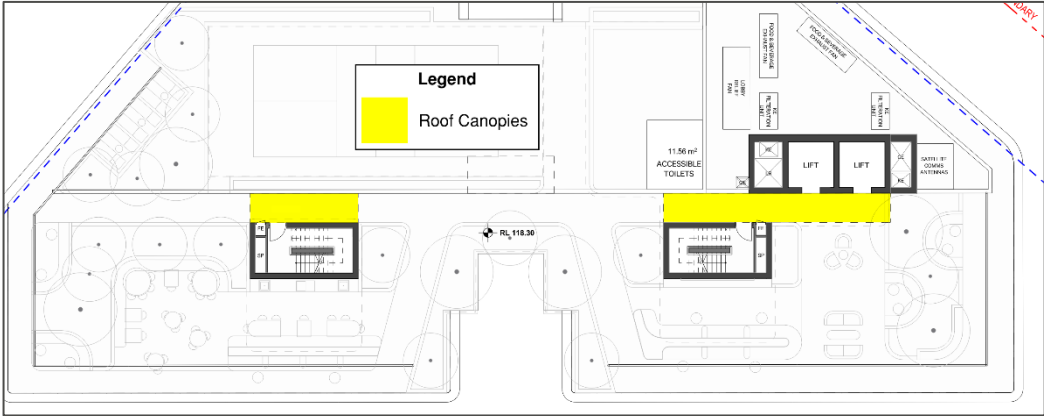
Item	BCA Reference	Summary of Performance Solution
4.	C2D2, S5C11	Fire separation of external cavities at the slab edge termination internal fire rated walls To permit the use of a non- combustible rockwool to provide fire separation between the perimeter slab edges and the external walls of the building. To permit the use of a non-combustible rockwool to provide fire separation to the gap formed between the internal bounding walls to the SOUs and the external walls.
5.	C2D2, S5C11	Rationalisation of FRLs to the Rooftop Columns and Awnings/Canopies To permit the loadbearing external columns on Level 9 (Rooftop), supporting the roof canopies, to not achieve an FRL as required by Table S5C11c. To permit the roof canopies to be of non-combustible construction without achieving an FRL as required by Table S5C11g.  <i>Figure 11: Mark-up highlighting roof canopies</i>
6.	C2D11, G6D2	Fire Hazard Properties of plastic pedestals used in pedestal paving system To permit the use of pavers to open balconies to be supported by plastic pedestals which have noted been tested to achieve a Critical Radiant Heat Flux of 2.2kW/m² or more and therefore does not satisfy the fire hazard property requirements under by Table S7C3. <i>Note: Compliance is only able to be demonstrated where the floor covering as a whole is tested to AS ISO 9239.1:2003 (R 2016) 'Reaction to fire tests for floorings Part 1: Determination of the burning behaviour using a radiant heat source', which is not possible due to the configuration of pedestal paver / tiling systems as shown below.</i>   <i>Figure 12: Typical components of the plastic pedestal used to support pavers / tiles</i> <i>Figure 13: Example of a pedestal paver system</i>
7.	C2D14	Combustible Ancillary Elements (Planter Boxes) To permit planter boxes (deemed ancillary elements where they adjoin the external walls of the building) which: - Typically contain combustible material such as plastic planting beds/trays, geotextile fabrics for filtration and flexible pipework for irrigation. - Requires a waterproofing membrane to be applied to the external wall behind the planter box which extends more than 250mm above finish ground level.

Table 3: Summary of Fire Safety related Performance Solutions

Item	BCA Reference	Summary of Performance Solution
8.	C3D15	Residential Public Corridor Length in Building A To permit public corridors in Building A to exceed 40m in length without being separated by smoke proof construction as follows: - Lower Ground and Upper Ground Levels: Up to 55m - Levels 1-4: Up to 45m <i>Figure 14: Corridor Length - Levels 1-4 (typical)</i> <i>Figure 15: Combined Corridor Length – Lower Ground and Ground</i>
9.	S12C4	Smoke doors on the lower and upper ground floors swing against the direction of egress To permit the smoke door within the public corridor on the upper ground floor to swing inwards against the direction of egress, in lieu of swinging in both directions <i>Figure 16: mark-up of proposed smoke doors at the Ground Floor Level</i>

Table 3: Summary of Fire Safety related Performance Solutions

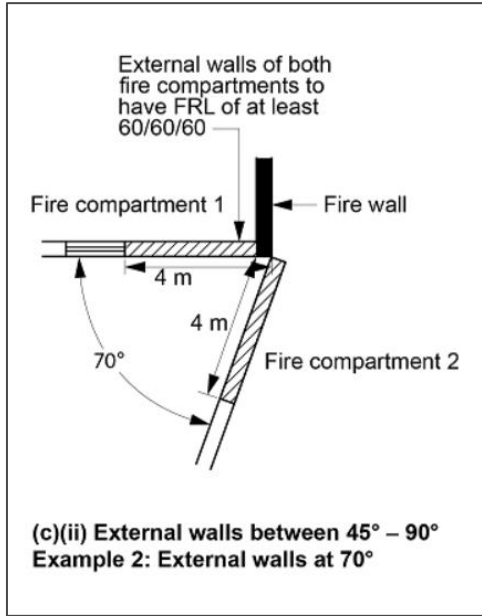
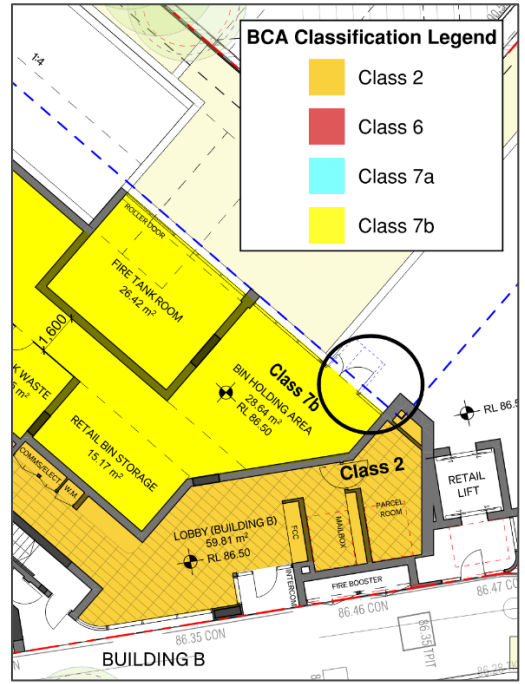
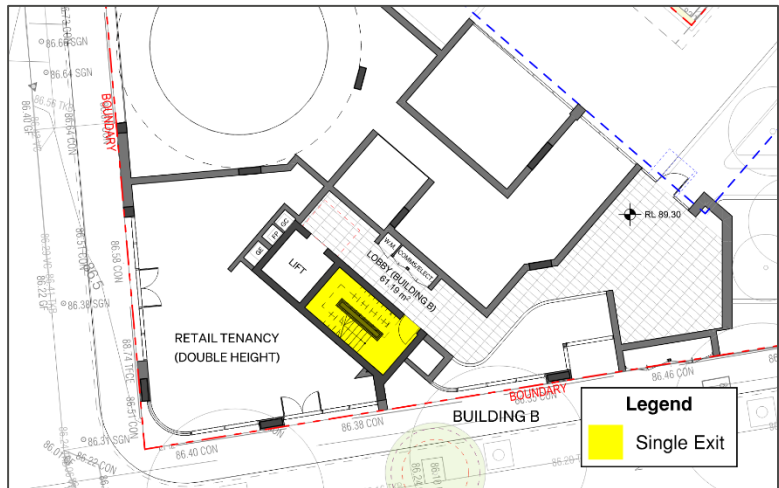
Item	BCA Reference	Summary of Performance Solution
10.	C4D4, C4D5	Separation of external walls and associated openings in different fire compartments To vary the method of fire separation at the external walls between the Class 2 lobby of Building B and the Class 7b Bin Holding Area, being separate fire compartments within the same building i.e. to permit the external walls of the Class 7b Bin Holding Area to not achieve a 60/60/60 FRL and the doorway to remain unprotected based on the external wall of the Building B Lobby achieving an FRL of 120/120/120 in both directions so that there is no exposure between adjoining fire compartments for at least 4m   <i>Figure 17: Extract from the Guide to C4D4 Separation of external walls in different fire compartments</i> <i>Figure 18: Mark-up of exposure between Fire Compartments</i>
11.	C4D11(1)(a)	FRL of lift landing doors determined based on BS476-22 fire test data Fire rated lift landing doors used throughout the development are not expected to comply with AS1735.11-1986, noting that the FRL of the majority of fire rated lift landing doors used in Australia has been verified in a Fire Assessment Report which relies on testing to BS476-22 (European fire test) rather than AS1530.4 (Australian standard fire test) as required by Clause 2.2.1 of AS1735.11-1986.
12.	D2D3	Single exit serving Building B To permit Building B to be served by a single exit in lieu of two exits as otherwise required for a building with an effective height of more than 25m, on the basis that Building B, if assessed as a separate building from Building A, would have an effective height of less than 25m.  <i>Figure 19: Mark-up highlighting single exit serving Building B</i>

Table 3: Summary of Fire Safety related Performance Solutions

Item	BCA Reference	Summary of Performance Solution
13.	D2D5	Exit travel distances – Class 7a parts To permit exit travel distances to exceed the DtS maximums as follows: <u>Basement B1</u> - Up to 25m to a point of choice between alternative exits in lieu of 20m (allowing for plant equipment) <u>Upper Basement</u> - Up to 28m to a point of choice between alternative exits in lieu of 20m. - Up to 45m to one of two alternative exits in lieu of the DtS max. of 40m. <i>Figure 20: Travel Distance Mark-Up – Basement 1</i> <i>Figure 21: Travel Distance Mark-Up - Upper Basement</i>

Table 3: Summary of Fire Safety related Performance Solutions

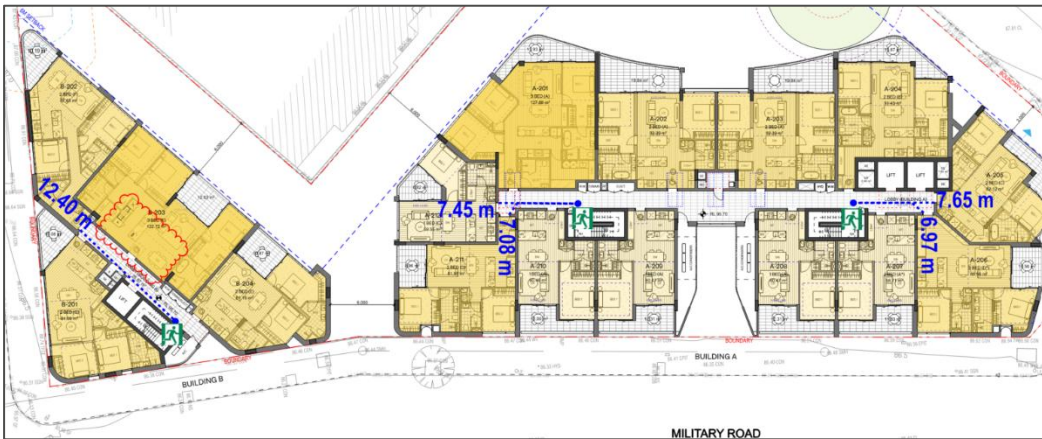
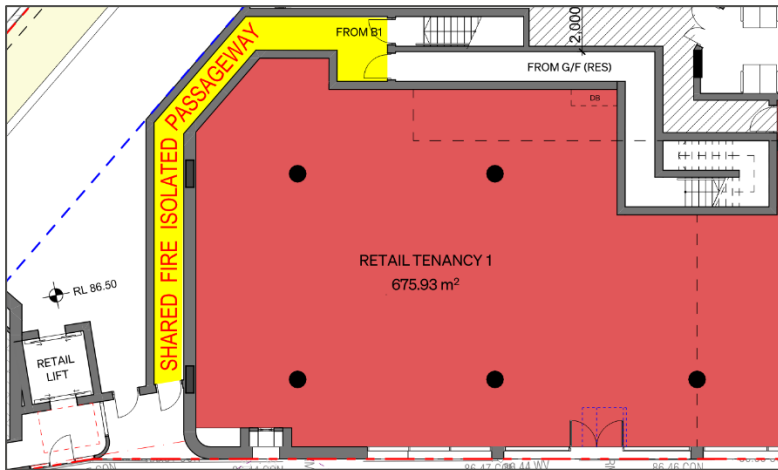
Item	BCA Reference	Summary of Performance Solution
14.	D2D5	Exit travel distances – Class 2 parts To permit the following travel distances: - Building A – Travel distance from SOUs to a point of choice between alternative exits of up to 9m in lieu of 6m. - Building A – Travel distance from the Roof Level to a point of choice between alternative exits of up to 28m in lieu of 20m. - Building B, Levels 1-3– Travel distance to a single exit of up to 12.4m in lieu of 6m - Building B, Level 4– Travel distance to a single exit of up to 9m in lieu of 6m  Figure 22: Travel Distance Mark-Up
15.	D2D10, D2D12	Fire-isolated Exit discharge location and width To permit the fire-isolated exit serving basement level and the fire isolated exit serving the upper levels of Building A to converge into a common fire-isolated passageway, in lieu of being provided with separate fire-isolated passageways Further, to permit the width of the shared fire-isolated passageway to be reduced to 1m, in lieu of the DtS required minimum width of 2m. This applies to the fire isolated exits and shared fire-isolated passageway located at ground level between Retail Tenancy 1 and the Retail Lift  Figure 23: Mark-Up highlighting shared Fire Isolated Passageway
16.	D2D7, F5D2	Reduced height within storage cages To permit the unobstructed ceiling height within the residential storage cages on the basement levels to be reduced to 1.8 m (worst case), in lieu of being not less than 2m as required by BCA Clause D2D7 and not less 2.1m as required by BCA Clause F5D2. Note: The reduction in ceiling height is to ensure that a minimum clearance of 500mm will be provided between the top of the storage cages and the sprinkler heads.

Table 3: Summary of Fire Safety related Performance Solutions

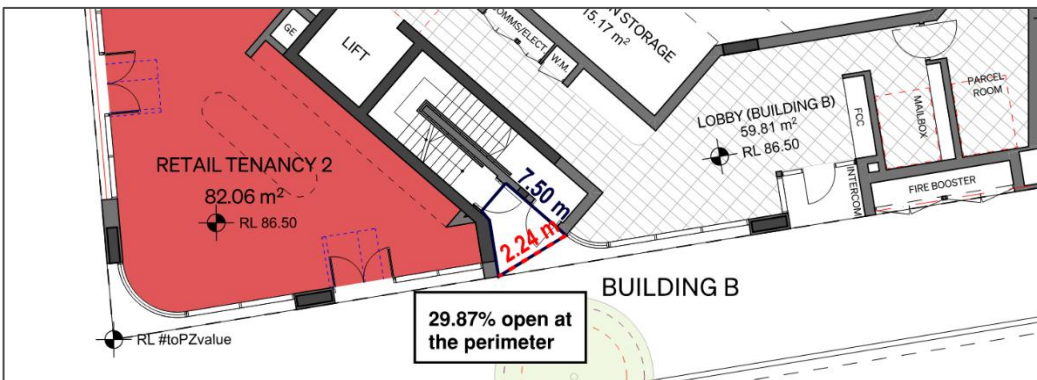
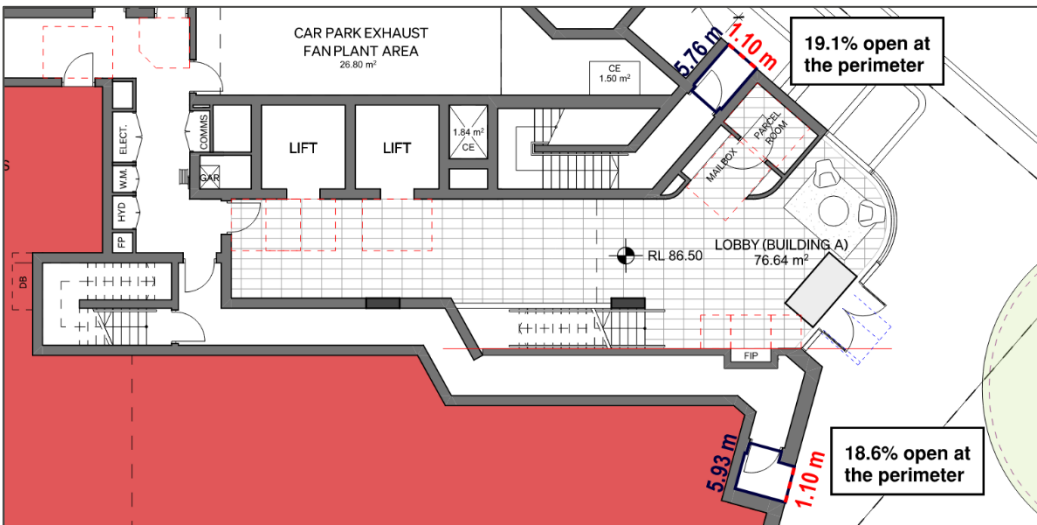
Item	BCA Reference	Summary of Performance Solution
17.	D2D8	Reduced clearance / egress widths To permit the width to be less than the minimum required 1m in the following locations: - within storage cages at the Basement Levels (~800mm) - within the fire-isolated exits between the handrail and hydrant landing valve (~900mm) - within the Fire Pump Room in between pumpset plinths (~600mm) - within plant rooms between equipment (~600mm) - at pinch points between columns/storage cages and car spaces (~600mm)
18.	D2D12	Discharge from Fire Isolated Exits discharge into covered area To permit the fire-isolated exits discharge into covered alcoves adjoining Military Road, Lang Street and Mackie Lane which are not open for 1/3 of the perimeter.  Figure 24: Building B & Basement Fire Stair Discharge  Figure 25: Building A & Basement Fire Stair Discharge
19.	D3D13	Openings at Ground & Lower Ground Levels (Roof as Open Space) The paths of travel from the building on the Ground and Lower Ground Level will require travel over the roof of the storey below (which is defined as roof as open space), and this will necessitate passing within 3m of openings within the roof, which are formed by drainage outlets and the like.
20.	E1D2	Access to the Fire Pump Room To omit the pressurisation to the fire isolated exit at Basement Level; noting that: - Although the pump room door opens on to an airlock which then opens on to a fire isolated stair, fire isolated stair discharges to a non-fire isolated stairway instead of directly to open space as required by Clause 6.11.2(c)(ii)(A) of AS 2419.1-2021; and - The use of the word "and" instead of "or" between subclauses (A) and (B) of 6.11.2(c)(ii) technically results in the need for pressurisation even if the fire isolated stair discharged directly to open space.

**Table 3: Summary of Fire Safety related Performance Solutions**

Item	BCA Reference	Summary of Performance Solution
21.	E1D2, S17C2	Fire brigade booster assembly location and enclosure colour To permit the fire booster assemblies to not be within sight of the principal entrance to the building required by Clause 7.3.1(c) of AS 2419.1 2021 due to fact that there are multiple entries to the development.
22.	E1D4, S17C2	Sprinkler Systems (Technical Departures) To permit the use of the relevant concessions available under the BCA DTS provisions and applicable Referenced Standards available to sprinkler protected buildings despite the fact that a sprinkler system is not technically provided throughout the subject building to the requirements of AS 2118.1-2017 (as required by Spec. 17) due to the proposed Performance Solutions to vary the design of the sprinkler system and/or omit sprinkler coverage to certain building parts. The concessions permitted to be relied upon for the building include: ■ Clause C3D2/ C3D3 – Fire compartment limitations ■ Clause C3D7 – Vertical separation of openings in external walls ■ Specification 7 – Fire hazard properties – Floor lining and floor coverings, and Wall and ceiling linings ■ Clause E1D2 / AS2419.1-2021 – Concessions for the hydrant system and associated building parts
23.	E1D4, S17C6	Sprinkler Control Valve Location Permit the sprinkler control valve to be located within the fire-isolated stairs in lieu of a secured enclosed room that has direct access from open space.
24.	E1D4, E1D5, S17C2	Omission of sprinkler coverage to the Comms Room and Main Switch Room To justify the omission of sprinkler protection to the Main Switch Board (MSB) and Comms room located within the basement carpark, noting that sprinkler protection would otherwise be required under the DTS provisions as the enclosure is understood to contain Low Voltage equipment (as defined by AS3000) and does not meet the criteria for the sprinkler omission concession under Clause 3.1.3(a) of AS2118.1 (which is limited to normally unoccupied High Voltage electrical rooms).
25.	E1D4, E1D5	Fire Hydrant & Sprinkler System Vertical Ring Main in Building B To permit the vertical portions of the combined fire hydrant / sprinkler system ring main serving Building B to be located within a single fire-isolated stairway in lieu of separate fire-rated exits or fire-rated riser shafts as required by Clause 2.6.2 of AS 2118.6-2012, on the basis that Building B, if assessed as a separate building from Building A, would have an effective height of less than 25m.
26.	E2D6	Omission of zone pressurisation to retail tenancies To omit the requirement of zone pressurisation system to the Class 6 retail areas

4.2 SPECIAL HAZARDS

Pursuant to Clauses E1D17 and E2D21 of BCA Vol. 1, the following building elements constitute Special Hazards which are required to be assessed by the project Fire Engineer:

Table 4: Summary of Special Hazards

Item	BCA DTS Ref.	Special Hazard
1.	E1D17, E2D21	Photovoltaic (PV) System The proposed PV system located at Roof Level is considered to constitute a Special Hazard. Accordingly, it is recommended that the project Fire Engineer undertake an assessment of the PV system to: ■ Identify specific fire safety risks associated with the installation, operation, and maintenance of the PV system; and ■ Demonstrate how each identified risk will be addressed and mitigated, including consideration of design, installation, access, isolation, and emergency response measures. This assessment should form part of the overall fire safety strategy for the development and be documented in the Fire Engineering Report (FER). <i>Note: The final location and extent of the PV system is to be confirmed by the Electrical Designer.</i>

Table 4: Summary of Special Hazards

Item	BCA DfS Ref.	Special Hazard
2.	E1D17, E2D21	Electrical Vehicles (EVs) / EV Charging Stations The proposed/future Electric Vehicle (EV) charging stations and associated EV charging infrastructure within the carpark are considered to constitute a <i>special hazard</i>. In accordance with the advice provided by Fire & Rescue NSW (FRNSW) in their Electric vehicles (EV) and EV charging equipment Position Statement (dated 4 June 2024), it is recommended that the project Fire Engineer undertake an assessment of the EV charging system that: - Considers and addresses all aspects of the Electric Vehicles (EV) and EV charging equipment in the built environment as published by the Australasian Fire & Emergency Service Authorities Council (AFAC). - Identifies potential fire safety risks associated with the installation, operation, and maintenance of the EV charging equipment; and - Demonstrates how each identified risk will be addressed or mitigated, including relevant design, installation, ventilation, access, isolation, and emergency response provisions. It is also recommended that the design comply with the recommendations contained in the ABCB's <i>Electric Vehicles in Buildings</i> guidance document (refer to Figure 26)



Electric vehicles in buildings

To support safer EV charging, the ABCB recommends:



Master isolation

Provide a master isolation switch with signage at fire indicator panel/Fire Detection Indicator Control Equipment (FDCIE) or building entrance.



RCM Tick compliance

Use chargers that have the Regulatory Compliance Mark (RCM).



Emergency services information pack (ESIP)

ESIPs developed for each site and provided for first responders.



Break glass fire alarm

Provide additional break glass unit (BGU).



Placarding site

Provide placarding/signage to identify each EV charge points.



Collision protection

Provide vehicle impact bollards or stops.



Block plans

Block plans should be updated for existing sites and implemented for new builds to clearly show the location of charging hubs and master isolation.



AS/NZS 3000 App P compliance

Mode 3 and 4 chargers should only be installed by a qualified person and in accordance with AS/NZS 3000 Appendix P.



Proximity to evacuation routes and flammable risks

Carefully assess proximity to avoid blocking evacuation routes or placing chargers too close to other flammable risks.



Regular maintenance

Ensure the owner of the charging unit understands and meets their maintenance obligations.



Complex buildings

Complex buildings and higher-risk environments should seek comprehensive, specialist fire safety assessment and advice.



Directional signage

Directional signage to be provided – to the charging units and to the emergency exits.



Smart charging

Where possible, prioritise the use of 'Smart charging' to enable remote monitoring and access to disconnect power supply to a connected EV. This gives emergency responders another potential method of shutdown from unit to EV.



Placarding at site entrance

Sites with 5 or more Mode 3 or 4 chargers to install ground level or other appropriate level placards to indicate which entrance is most closely located to EV charging hub.



Pre-incident plans (PIP)

Where 5 or more chargers are installed, then building owners should invite local fire crews to attend a site familiarisation visit in order to develop a pre-incident plan (PIP).

Figure 26: ABCB Advisory Notice: Electric Vehicles in buildings

4.3 OTHER PERFORMANCE SOLUTIONS

Based on assessment of the referenced architectural drawings against the DtS provisions of BCA 2025, Performance Solutions as listed the table below are proposed / required

Table 5: Summary of other Performance Solutions (Safe movement, health & amenity, accessibility etc.)

Item	BCA DtS Ref.	Summary of Performance Solution
1.	D4D4(a)(ii)	Omission of accessible features to the non-fire isolated stair serving the basement Accessible features are not proposed to be provided within non-fire isolated stair serving the basement levels on the basis that this stair is intended for egress only. Confirmation is required from the Access Consultant that they can support this Performance Solution.
2.	F1D5	Pedestal Pavers To permit the external waterproofing system to include pedestal pavers, which are designed and installed on the principle that water will shed at the SSL rather than the FFL, which does not strictly comply with the requirements of AS 4564-2012. Confirmation is required as to whether pedestal pavers are proposed to be used. Where proposed this will need to be addressed as a Performance Solution by the Waterproofing Consultant.
3.	F3D5	Façade Weatherproofing - materials proposed other than those permitted under F3D5 A performance solution is to be required to demonstrate that the proposed external walls will prevent the penetration of water that could cause unhealthy or dangerous conditions, or loss of amenity for occupants; and undue dampness or deterioration of building elements. Note: Where the design of external walls only comprises one or a combination of the below materials, a Performance Solution won't be required. ▪ Masonry (including masonry veneer): AS 3700-2018; ▪ Autoclaved Aerated Concrete (AAC): AS 5146.3-2018; ▪ Metal wall cladding: AS 1562.1-2018

Note 1: The Performance Solutions listed in above have been identified based on Concise Certification's review of the referenced documents within the limitations of the scope our engagement as BCA Consultant for the project. Accordingly, advice is to be provided by other consultants and design practitioners regarding any other additional Performance Solutions which may be required / proposed.



5.0 MATTERS REQUIRING FURTHER INFORMATION / DESIGN CHANGES

The following table provide a list of matters which either require further information / design changes or further consideration by the project team to ensure the development complies with the BCA as part of the design development process prior to application for the relevant Construction Certificate

Table 6: Summary of matters requiring further information at the post DA stage

Item	BCA DfS Ref.	Summary
1.	Part B1	Structural design to be verified by Structural Engineer Works are to comply with the structural provisions of the BCA 2025 and referenced standards including the AS 1170 series. The Importance Level provisions of BCA (Section B) are to be acknowledged by the Structural Engineer and addressed to the degree necessary.
2.	C2D2	Fire resistance levels As Type A Construction applies to the building, the following key requirements of Specification 5 will apply: ■ All fire-resisting walls are to extend continuously to the underside of the slab or roof above. ■ Any loadbearing internal walls required to be fire-resisting are to be constructed of concrete, masonry or other construction achieving the required FRL. ■ FRLs to walls apply in both directions unless otherwise permitted by the BCA. ■ Any cavities formed at slab edges between storeys are required to be sealed to maintain the FRL of the floor. A Fire Engineered Performance Solution is required to permit the use of non-combustible mineral wool fire stopping at slab edge cavities and cavity barriers between internal fire-rated walls and external walls. ■ Internal non-loadbearing fire-resisting walls and lift, ventilation, pipe, garbage and similar shafts (other than shafts for the discharge of hot products of combustion) are required to be constructed of non-combustible materials. ■ The required FRLs to floors, walls, columns, fire walls and other building elements associated with the Class 6 and Class 7b parts will be subject to the outcome of the Fire Engineered Performance Solutions to rationalise the FRLs applicable to those classifications. ■ All external structures, roof canopies, awnings and plant equipment enclosures are to be constructed of non-combustible materials unless otherwise addressed via a Fire Engineered Performance Solution. ■ Walls located within 3m of an allotment boundary are required to achieve the FRLs nominated by Specification 5 for Type A Construction, subject to any reduction in FRLs associated with the Fire Engineered Performance Solutions applicable to the Class 6 and Class 7b parts. ■ Emergency lift shafts are required to be enclosed by construction achieving an FRL of not less than 120/120/120. Other lift shafts are generally required to achieve an FRL of 120/120/120 at the Basement, Lower Ground and Ground Floor levels, subject to the outcome of the Fire Engineered Performance Solutions applicable to the Class 6 and Class 7b parts. ■ Fire walls are required between differing classifications where required by the BCA, including between the Class 2, Class 6 and Class 7b parts of the building. The required FRLs to these fire walls will be subject to the outcome of the Fire Engineered Performance Solutions applicable to the Class 6 and Class 7b parts. Details of the required fire separation between classifications, fire walls and applicable FRLs to building elements will require further review and coordination as part of the post SSDA design development and Construction Certificate process.
3.	C2D10	External Walls & Fire Rated Non-Loadbearing Internal Walls to be non-combustible External walls and any fire rated non-loadbearing internal walls serving the buildings are to be of non-combustible construction or be permitted under BCA Clause C2D10(4)-(6) Details including copies of AS 1530.1-1994, AS 1530.2-1992 and AS 1530.3-1999 Test Reports, along with Technical Data Sheets are to be provided at the CC Application stage to demonstrate compliance.

Table 6: Summary of matters requiring further information at the post DA stage

Item	BCA DfS Ref.	Summary
4.	C2D14	Ancillary elements to external walls to be non-combustible Any ancillary elements (as defined below) which are proposed to be located within or fixed to the outside face of external walls to the buildings are to be of non-combustible construction unless exempted under BCA Clause C2D14 or permitted under BCA Clause C2D10(4)-(6) Details including copies of AS 1530.1-1994, AS 1530.2-1992 and AS 1530.3-1999 Test Reports, along with Technical Data Sheets are to be provided at the CC Application stage to demonstrate compliance.
5.	C2D11	Fire Hazard Properties – Test Reports required for internal wall, floor & ceiling linings + ductwork A schedule of internal linings (floors, walls, and ceiling) along with Test Reports are required for review to ensure that the materials comply with the applicable fire hazard properties for their proposed uses. Fire hazard properties required to be achieved are as follows: <u>Wall & Ceiling Linings</u> Copies of AS 5637.1.2015 Assessment Reports will be required to verify that the proposed internal wall and ceilings achieve a Group Rating/Number as follows: ▪ Apartment Walls & Ceilings – 1, 2 or 3 ▪ Retail Walls & Ceilings – 1, 2 or 3 ▪ Lift Car Walls & Ceilings – Group 1 or 2 ▪ Public Corridor Walls & Ceilings - Group 1, 2 or 3 ▪ Fire Isolated Exits Walls & Ceilings – Group 1 ▪ All other areas – Group 1, 2 or 3 <u>Floor Linings</u> Copies of AS ISO 9239.1-2003 Test Reports are required to verify that the proposed All floor lining assemblies (including those in lift cars) achieve a critical radiant flux of not less than 2.2kw/m². <u>Air handling ductwork</u> Rigid & flexible ductwork must comply with the fire hazard properties set out in AS 4254. Copies of AS 1530.3-1999 and UL 181 Test Reports will be required at the Construction Certificate stage to demonstrate internal ductwork achieves: ▪ A maximum Smoke Developed Index of 4 of Spread of Flame Index of 0 when tested to AS/NZS 1530.3-1999 ▪ A pass result when subjected to a UL 181 burning test (note the UL181 Test must be less than 10 years old)
6.	C3D13	Fire separation of equipment where it is proposed to be located within buildings Confirmation is required whether the any of the following equipment is proposed within the buildings ▪ Lift motors and lift control panels; ▪ Emergency generators used to sustain emergency equipment operating in the emergency mode; ▪ Central smoke control plant; ▪ Boilers; ▪ A battery or batteries installed in the building that have a voltage exceeding 12 volts and a capacity exceeding 200kWh. Where any of the above equipment is proposed within the buildings, the room housing the equipment will need to be separated from the remainder of the building with construction that achieves an FRL of 120/120/120 (or that required by BCA Spec 5, whichever is greater) and doorways being self-closing -/120/30 FRL fire doors. Details demonstrating compliance are to be provided at the Construction Certificate stage



Table 6: Summary of matters requiring further information at the post DA stage

Item	BCA DfS Ref.	Summary
7.	C4D11(1)	Confirmation of fire rated lift landing door type The following is required from the Vertical Transport (Lift) Consultant: ▪ Evidence in the form of an AS 1530.4-2014 Report which verifies the proposed lift landing doors achieve the required -/60- FRL; ▪ Verification that the proposed lift landing doors and the method of sealing between the doors and the shaft will be identical to the tested lift landing doors detailed in the AS1530.4-2014 Report ▪ Confirmation whether the lift indicator panel will exceed 35000mm² in size. Where it exceeds this size, the backing construction to the panel is required to achieve an FRL of not less than -/60/60 and details of the proposed system to achieve this will be required. Note: Where the Fire Report for the lift landing doors is based on assessment of lift landing doors which have been subject to a BS 476-22 fire test (European fire test), this will need to be addressed as a Fire Engineered Performance Solution, noting that Clause 2.2.1 of AS 1735.11-1986 only permits fire assessments of lift landing where that assessment is based on a minor variation and the data being assessed is from an AS 1530.4 standard fire test.
8.	S12C2	Details of proposed Fire Doors As Fire Doors are required within the development. Compliance with S12C2 is required. Accordingly, Test/Assessment Report/s from a NATA Accredited Testing Laboratory for the proposed fire doors are to be provided with the CC application which verifies the proposed fire doors: ▪ Are consistent with the fire doorsets referenced in the report in terms of the supporting (wall construction), critical dimensions and proposed door hardware; ▪ Achieve the required FRLs in the proposed wall types ▪ Comply with the requirements of AS 1905.1-2015; and ▪ Do not contain any Fire Bolts
9.	D2D7 – D2D9	Dimensions of exits and paths of travel to exits Exits and paths of travel to exits are to achieve a minimum 2m height and 1m width Doorways throughout the development are to achieve a minimum unobstructed width of 750mm (Note: 850mm will be required for accessible doorways)
10.	D3D14	Stair dimensions & consistency The following will apply in relation to the construction of all stairways: ▪ Stairways are to have a maximum of 18 risers per flight ▪ Stair dimensions are to be within the following ranges: ▪ Risers (R): 115-190mm ▪ Goings (G): 250-355mm ▪ Slope Relationship (2R+G): 550-700 ▪ The Goings (G) and Risers (R) must be constant (uniform) throughout each flight with variations limited to: ▪ No more than 5mm between adjacent risers, or between adjacent goings (treads); ▪ No more than 10mm between the largest and smallest riser within a flight, or the largest and smallest going within a flight
11.	Table D3D15	Slip resistance ratings for floor/ground surfaces The slip ratings of the proposed floor surfaces for each of the building parts (both internally and externally) are to be documented at the Construction Certificate stage to ensure that the floor finishes proposed achieve the minimum required slip ratings.
12.	D3D16	RLs and landings at door thresholds RLs are to be documented between rooms and adjoining internal/external surfaces to confirm that no step occurs at any internal door threshold. Where a change in level is proposed, a landing must be provided prior to any step or ramp, with: ▪ A minimum length no less than the width of the active door leaf; and ▪ Extending the full width of the door opening. Note: Notwithstanding the above, a step at the threshold of an external doorway is permitted where the step is less than 190 mm in height and the doorway is not an entry door or required to be accessible.

Table 6: Summary of matters requiring further information at the post DA stage

Item	BCA DfS Ref.	Summary
13.	D3D17- D3D20	Balustrade design Balustrades are required where the fall to the level below is more than 1m in height. Balustrades are to be designed to achieve a minimum height of 1m above the floor of the landing, walkway or the like; and 865mm above the floor of a stairway or a ramp and prevent a 125mm diameter sphere from passing through. Additionally, where the balustrade is protecting a building part where there is a fall of 4m or more, the balustrade will need to be designed to be non-climbable. Note: Concise Certification considers climbable elements to include any horizontal or near horizontal protruding elements, or openings/recesses greater than 10mm which are sloped less than 60° to the horizontal which form part of / are attached to the barrier or are located within 1m of the inside face of the barrier. <i>Figure 27: Recommended non-climbable zone for barriers located 4m or more above FGL</i> <i>Figure 28: Diagram detailing angles at which elements are deemed to be climbable if they create a recess or protrusion of >10mm on or within 1m of the barrier</i> Openable windows within the bedrooms where sills are less than 1.7m above FFL and where the floor below is 2m or more are to be protected by a screen or a locking device which restricts the opening to less than 125 mm and is capable of resisting an outward horizontal action of 250N. Details demonstrating compliance are to be provided at the Construction Certificate stage
14.	D3D23	Roof access ladder(s) Confirmation is required of the proposed location(s) for the roof access ladder(s). Where a roof access ladder is proposed within the fire-isolated stair serving Building B, this will need to be addressed as a Fire Engineered Performance Solution.
15.	D3D27	Re-Entry from Fire-Isolated Exits BCA 2025 significantly expands the application of the re-entry provisions for fire-isolated exits. Previously, these provisions generally only applied to Class 9a and 9b buildings and fire-isolated exits serving a storey above 25m in effective height. BCA 2025 now requires re-entry provisions to be considered for fire-isolated exits serving Class 2, Class 3, Class 6, Class 7a and Class 9 building parts, regardless of whether the fire-isolated exit serves a storey above 25m in effective height. As the proposed development contains Class 2, Class 6 and Class 7a parts, further review will be required as part of the post SSDA design development process to determine the impact of these provisions on the design of the fire-isolated exits, access control systems, intercommunication systems, signage and associated fire safety systems. Details demonstrating compliance are to be provided at the Construction Certificate stage

Table 6: Summary of matters requiring further information at the post DA stage

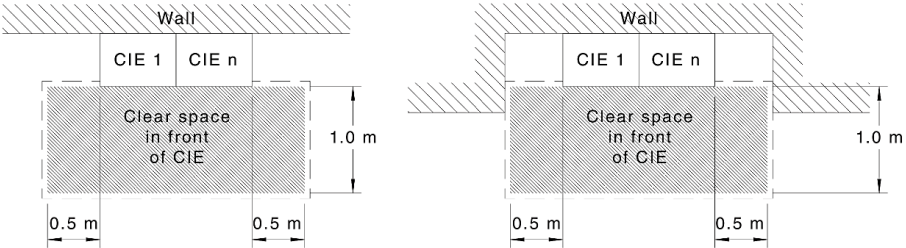
Item	BCA DfS Ref.	Summary
16.	E1D3	Fire hose reel locations Fire Hose reels are required to be provided to serve the Class 6, 7a and 7b parts of the building (Hose Reels are not required to Class 2 parts). Hose reels are to be located within 4m of exits in (as required to achieve coverage) and are to comply with the requirements of BCA Clause E1D3 and AS 2441 – 2005.
17.	E1D14	Portable Fire Extinguishers Portable fire extinguishers are required to be located with the development as follows: ▪ Sole Occupancy Units (SOUs) – 2.5kg ABE extinguisher located within 10 of each SOU door ▪ Main Switch Room – 5.0kg CO2 extinguisher located outside of the enclosure / room and in a position which is visible from the door of the enclosure located 2-20m from the board. ▪ All other building parts - To be confirmed by the fire services designer based on their assessment and identification of the hazards Details demonstrating compliance are to be provided at the Construction Certificate stage.
18.	Part E2	Smoke Detection & Building Occupant Warning It is anticipated that a combined smoke alarm and automatic smoke detection system complying with S20C5 of BCA 2025 will be proposed, that is: ▪ 240V Smoke alarms complying with S20C3 of BCA Vol. 1 and AS 3786-2023 in each apartment; and ▪ Smoke detectors complying with S20C3 of BCA Vol. 1 and AS 1670.1-2018 throughout the basement and ground levels and the public corridors/breezeways at Levels 1-2. <u>Note 1:</u> All smoke alarms are to be powered by the consumer mains source with a battery back-up. <u>Note 2:</u> Smoke detectors are to be located: ▪ At least 900mm from any air supply opening ▪ At least 400mm from the outside circumference of ceiling fan blades fan Between 300mm - 1.5m from any smoke or fire doors on a hold open device.
19.	E4D9	Warden Intercom Points Warden Intercom Point (WIP) handsets are to be located within 4m of one of the exits at each storey.
20.	Spec 20	Fire Panel Design / Clearance Further details of the Fire (Brigade) Indicator Panel design is required. Assuming that the panel is proposed to be located within a cupboard, the position / clearance around the panel will need to comply with the requirements of Clause 3.9.3 of AS 1670.1-2018 as shown below A minimum clearance of 1 m in front and 0.5 m to each side shall be maintained from CIE cabinets that require operation by emergency service personnel, as shown in Figure 3.9.3. Where the door opens to at least 135° the 0.5 m hinge side clearance may be reduced accordingly.  a) One or more CIE surface-mounted—clear space (plan view) b) One or more CIE recessed or in a cupboard—clear space (plan view) <i>Figure 29: AS1670.1-2018, Fig. 3.9.3 - Required clearances around the Fire Panel</i>

Table 6: Summary of matters requiring further information at the post DA stage

Item	BCA DfS Ref.	Summary
21.	Part F1	Water Management and Waterproofing BCA 2025 introduces significant amendments to the waterproofing and water management provisions applicable to roofs, balconies, terraces, podiums and similar external areas. The proposed development includes a number of balconies, terraces, rooftop areas, landscaped podium areas and basement levels. Further review will be required to determine the impact of the new provisions relating to structural falls, minimum 70mm step-downs between internal and external floor levels, monolithic hobs, external waterproofing membranes, drainage systems and associated structural coordination requirements. BCA 2025 also introduces new structural coordination requirements associated with the determination of falls to drainage systems, including consideration of long-term structural deflection of concrete balconies, terraces, podiums and similar elements. This may affect structural slab design, slab set-downs and coordination between the structural and waterproofing documentation. The amended provisions also introduce new requirements relating to the management of sub-surface water and groundwater ingress which may affect basement structures, retaining walls and below-ground waterproofing systems. BCA 2025 also removes the previous concession which permitted certain Class 7 buildings to not comply with the weatherproofing provisions where there was no necessity for compliance. As a result, the Class 7a and Class 7b parts of the development, including the basement carpark, loading dock and storage areas, may be subject to additional weatherproofing and water management requirements. The amended provisions may affect floor levels, slab set-downs, threshold detailing, accessibility compliance, waterproofing design, structural design, basement waterproofing systems and façade interfaces. Given the interaction between the structural, façade and waterproofing design, it is recommended that input be obtained from the Project Structural Engineer, Façade Engineer and a specialist Waterproofing Consultant as part of the post SSDA design development process to ensure all relevant BCA 2025 requirements are appropriately incorporated into the development.
22.	F2D4	Falls to floor wastes Confirmation is required that falls to all floor wastes in the building (including those within the carpark) comply with F2D4(2) of BCA 2025, which requires the continuous fall of a floor plane to a floor waste to be: ▪ A minimum of 1:80; and ▪ A maximum of 1:50 Note: The requirement to provide specific falls to all floor wastes rather than just wet areas in residential buildings was introduced in BCA 2022, and confirmed in the Guide to the BCA as highlighted below: F2D4 Floor wastes Floor wastes are to be installed in bathrooms and laundries in Class 2 and Class 3 buildings and Class 4 parts, where those bathrooms and laundries are above another sole-occupancy unit or public space. F2D4(2) requires that the floor containing these mandatory floor wastes be provided with a fall. Further, F2D4(2) requires a fall towards any installed floor waste, even floor wastes not required by F2D4(1), F2D3(1)(a)(b) or any other NCC provision. Where falls to floor wastes within the carpark are proposed to be less than 1:80 (e.g. 1:100), this will require a Performance Solution to be developed by a Hydraulic Designer or Waterproofing Consultant which demonstrates that the proposed falls are sufficient to enable water to flow to floor wastes, without ponding or accumulation of surface water which could create: ▪ Unhealthy and dangerous conditions or loss of amenity for occupants; or ▪ Dampness and deterioration of building elements.

Table 6: Summary of matters requiring further information at the post DA stage

Item	BCA DfS Ref.	Summary
23.	F5D2	Minimum heights of rooms and other spaces to be achieved Floor to ceiling heights are to be documented on the reflected ceiling plans (RCPs) in accordance with the following minimum requirements: - The minimum heights of rooms and other parts within the Class 2 parts are to be: - Habitable rooms (excluding kitchens) – 2.4m - Kitchens, laundries, corridors, passageways or the like – 2.1m - The minimum heights of rooms and other parts within the Class 6 retail tenancies are to be: - Generally – 2.4m - Corridors, passageways or the like – 2.1m - The minimum heights of rooms and other parts within the Class 7a & Class 7b parts are to be: - Generally – 2.1m - Vehicular ramps, aisles and car spaces – 2.2m (AS 2890.1) - Vehicle path to accessible/adaptable parking spaces – 2.2m (AS 2890.6) - Above accessible parking spaces – 2.5m (AS 2890.6) - The minimum heights of rooms and other parts generally are to be: - Bathrooms, sanitary compartments, pantries, small store rooms or the like – 2.1m. - Larger storage rooms and storage areas may require a minimum height of 2.4m and will require further review as part of the post SSDA design development process. - Commercial kitchens – 2.4m - Above a stairway, ramp, landing or the like – 2.0m Details demonstrating compliance are to be provided as part of the post SSDA design development and Construction Certificate process.
24.	F6D2	Natural light Natural light is required to all habitable rooms (including studies and the like) within the Class 2 SOUs. Natural light is to be provided to these rooms by windows (excluding roof lights) that have an aggregate light transmitting area (measured exclusive of framing members, glazing bars or other obstructions) of at least 10% of the floor area of each room, in accordance with BCA Clause F6D2. Confirmation will be required from the Architect at the Construction Certificate stage that the design complies with the above.
25.	Part F8	Condensation Management BCA 2025 introduces amendments to the condensation management provisions applicable to external wall and roof construction. The proposed development comprises a Class 2 residential building and is therefore subject to the condensation management provisions of BCA 2025. Further review will be required to determine the impact of the amended provisions on the design of external walls, façade cavities, insulation systems, pliable building membranes, sarking-type materials, control layers, water barriers and façade interfaces. Where drained and vented external wall cavities are proposed, further review will be required to confirm that any control layer, sheathing or water barrier incorporated into the external wall achieves the required vapour permeance. The amended provisions may affect the specification and installation of façade systems, façade cavities, insulation, sarking and pliable building membranes together with the coordination of the external wall construction. It is recommended that input be obtained from the Façade Engineer as part of the post SSDA design development process to ensure the external wall construction appropriately addresses the amended condensation management provisions. Details demonstrating compliance are to be provided at the Construction Certificate stage.



6.0 REQUIRED FIRE RESISTANCE LEVELS (FRLs)

Except where varied by the requirements of the FER, the FRLs detailed in BCA 2025, Volume 1 under Tables S5C11a, S5C11b, S5C11c, S5C11d, S5C11e, S5C11f and S5C11g of Specification 5 (for buildings of Type A Construction) will apply to the development. Noting that the proposed development will contain Class 2 (residential), Class 6 (retail), Class 7a (carpark) and Class 7b (storage/loading dock) a summary of the applicable FRLs under for these classifications has been summarised below:

BCA Table	Building Element	Required FRL (minutes): Structural /Integrity/Insulation			
		Class 2	Class 7a	Class 6	Class 7b
Table S5C11a	Loadbearing External Walls				
	▪ Less than 1.5m to a fire source feature	90/90/90	120/120/120	180/180/180	240/240/240
	▪ 1.5 – less than 3m from a fire source feature;	90/60/60	120/90/90	180/180/120	240/240/180
	▪ 3m or more from a fire source feature	90/60/30	120/60/30	180/120/90	240/180/90
Table S5C11b	Non-loadbearing External Walls				
	▪ Less than 1.5m to a fire source feature	-/90/90	-/120/120	-/180/180	-/240/240
	▪ 1.5m to less than 3m to a fire source feature	-/60/60	-/90/90	-/180/120	-/240/180
	▪ 3m or more to a fire source feature	-/-/-	-/-/-	-/-/-	-/-/-
Table S5C11c	External Columns not incorporated in an external wall				
	▪ Loadbearing External Columns	90/-/-	120/-/-	180/-/-	240/-/-
	▪ Non-loadbearing External Columns	-/-/-	-/-/-	-/-/-	-/-/-
Table S5C11d	Common Walls and Fire Walls				
	▪ Loadbearing	90/90/90	120/120/120	180/180/180	240/240/240
	▪ Non-loadbearing	-/90/90	-/120/120	-/180/180	-/240/240
Table S5C11e	Loadbearing Internal Walls				
	▪ Fire-resisting lift and stair shafts	90/90/90	120/120/120	180/120/120	240/120/120
	▪ Bounding public corridors, public lobbies and the like	90/90/90	120/-/-	180/-/-	240/-/-
	▪ Between or bounding sole-occupancy units	90/90/90	120/-/-	180/-/-	240/-/-
	▪ Ventilating, pipe, garbage, and like shafts not used for the discharge of hot products of combustion	90/90/90	120/90/90	180/120/120	240/120/120
Table S5C11f	Non-loadbearing Internal Walls				
	▪ 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	Other building elements not covered by Tables S5C11a – f				
	▪ Other internal walls, 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

Note 1 With respect to the above FRLs, it is understood that Fire Engineered Performance Solutions will be pursued to rationalise the FRLs of the Class 6 and 7b parts down to 120 minutes – refer to details under Section 4.1 of this report.

Note 2 Lightweight construction used to achieve required FRLs is required to comply with Spec. 6 of BCA 2025 Vol. 1.

Note 3 Building elements which form part of external walls, common walls or fire resisting non-loadbearing walls are non-combustible or permitted where non-combustible material is required in accordance with Clause C2D10 of BCA 2025 Vol. 1.

Note 4 The main switch room sustaining emergency equipment required to operate in emergency mode is required to be separated from the remaining building with construction having an FRL of 120/120/120 and is provided with self-closing -/120/130 FRL fire doors in accordance with Clause C3D14 of BCA 2025 Vol. 1.



- Note 5 Where any spaces beneath Non-Fire Isolated stairs are proposed to be enclosed, the walls and floors to the enclosure are required to achieve a minimum (60)/60/60 FRL and any access doorway to the enclosed space is to be a self-closing -/60/30 FRL fire door in accordance with Clause D3D9 of BCA 2025 Vol. 1.
- Note 6 Construction joints, spaces, and the like in and between building elements required to be fire-resisting with respect to integrity and insulation are to be protected in accordance with Clause C4D16 of BCA 2025 Vol. 1.
- Note 7 Fire doors are to comply with Specification 12 (S12C2) of BCA 2025 Vol. 1, AS1905.1:2015 and the requirements of the Fire Engineering Report (once issued)
- Note 8 All fire resisting wall systems including insulations are to be non-combustible and achieve an FRL in both directions.
- Note 9 Any non-load bearing walls and columns within 3m of a fire source feature must achieve an FRL in accordance with the above table.
- Note 10 Any external load bearing walls or columns must achieve an FRL in accordance with the above table.
- Note 11 Any load bearing internal walls including loadbearing shaft walls and fire walls are to be concrete or masonry construction and achieve an FRL in accordance with the above table
- Note 12 All internal fire resisting walls must extend to the underside of the floor next above or if on the top storey, they must extend to the underside of the non-combustible roof structure.





7.0 FIRE SAFETY SCHEDULE

Based on assessment of the referenced architectural drawings, the following essential fire safety measures are expected to be required for the proposed building. Each of the fire safety measures is to satisfy the standard of performance listed in the schedule. Note: These measures and the respective standards of performance are likely to vary subject to advice/recommendations from the project design team, the Fire Safety Engineer and Fire and Fire & Rescue NSW as the design develops and stakeholder consultation occurs during the development of Performance Solutions.

Table 7: Fire Safety Schedule (Preliminary)

Item	Measure	Standard of Performance
1.	Access panels, doors & hoppers to fire resisting shafts	BCA 2025 – C4D14 and AS1530.4 - 2014
2.	Automatic fire detection and alarm system	BCA 2025 – Specification 20, AS1670.1-2024, and the requirements of the Fire Engineering Report (once issued)
3.	Automatic fire suppression systems (Sprinklers)	BCA 2025 – E1D4, Specification 17, AS2118.6-2026 (Combined Sprinkler/Hydrant System inclusive of applicable requirements contained in AS2118.1-2017) and the requirements of the Fire Engineering Report (once issued)
4.	Emergency Lifts	BCA 2025 – E3D5
5.	Emergency Lighting	BCA 2025 – E4D2, E4D4 and AS/NZS2293.1-2018
6.	Emergency Warning & Intercom System (EWIS)	BCA 2025 – E4D9 and AS1670.4-2024
7.	Exit Signs	BCA 2025 – E4D5, E4D6, E4D8 and AS/NZS 2293.1-2018
8.	Fire Alarm Monitoring System (Alarm Signalling Equipment)	BCA 2025 – S20C8 and AS1670.3-2024
9.	Fire Control Centre	BCA 2025 – E1D17 and Spec. 19
10.	Fire Dampers	BCA 2025 – C4D15, AS/NZS1668.1-2015 and AS1682.2-2015
11.	Fire Hydrants	BCA 2025 – E1D2 and AS2118.6-2026 (Combined Sprinkler/Hydrant System inclusive of applicable requirements contained in AS2419.1-2021)
12.	Fire Doors	BCA 2025 – C3D14, C4D5, C4D6, C4D9, C4D12S12C2, AS1905.1-2015 and the requirements of the Fire Engineering Report (once issued)
13.	Fire seals protecting service penetrations in fire resisting components of the building -	BCA 2025 – C4D15, AS1530.4-2014, AS4072.1-2005
14.	Fire seals protecting openings in fire resisting components of the building - Joints, gaps and miscellaneous penetrations	BCA 2025 – C4D16, AS1530.4-2014, and AS4072.1-2005
15.	Fire Hose Reels (Class 6, 7a and 7b parts only)	BCA 2025 – E1D3, AS2441-2005 and the requirements of the Fire Engineering Report (once issued)
16.	Lightweight Construction (fire rated)	BCA 2025 – C2D9, Spec. 6 and AS1530.4-2014
17.	Mechanical Air Handling System (Carpark Mechanical Ventilation System)	BCA 2025 – E2D13 and AS/NZS1668.1-2015 (cl. 5.5)
18.	Paths of Travel, Stairways, Passageways and Ramps	BCA 2025 – Part D, Section 108 & 109 of the EP&A (DCFS) Reg 2021 and the requirements of the Fire Engineering Report (once issued)
19.	Portable Fire Extinguishers	BCA 2025 – E1D14, AS2444-2001
20.	Smoke and Heat Alarms (within Sole Occupancy Units)	BCA 2025 – E2D8, Specification 20, AS3786-2023 and Manufacturer's Specification
21.	Smoke Doors	BCA 2025 – Specification 12 and the requirements of Fire Engineering Report (once issued)
22.	Stair Pressurisation System	BCA 2025 – E2D4, AS/NZS1668.1-2015; AS1670.1-2024 and the requirements of the Fire Engineering Report (once issued)
23.	Warning and Operational Signs	BCA 2025 – D3D28, D4D7, E3D4 and the requirements of the Fire Engineering Report (once issued)
24.	Fire Safety related Performance Solutions: Performance Solutions proposed to be addressed in the FER are outlined in Table 3	The requirements of Fire Engineering Report (once issued)



8.0 CONCLUSION

This report has been prepared to confirm that Concise Certification Pty Ltd has assessed the referenced architectural documentation proposed to be submitted with the State Significant Development Application (SSDA) for the proposed residential development located at 494-500 & 516 Military Road, Mosman NSW 2088 against the Deemed-to-Satisfy provisions of the National Construction Code (Volume 1) Building Code of Australia 2025.

Based on the above assessment, we confirm that subject to the matters identified within this report being appropriately addressed during the post SSDA design development process, the proposed development is capable of achieving compliance with the BCA pursuant to Section 1(1)(c) of the Environmental Planning and Assessment (Development Certification & Fire Safety) Regulation 2021.

If you have any questions or require further information, please do not hesitate to contact Concise Certification by phone: [1300 057 046](tel:1300057046) or via email: admin@concise.com.au



9.0 APPENDICES

APPENDIX A – REQUIRED FIRE HAZARD PROPERTIES OF ELEMENTS WITHIN THE DEVELOPMENT

Linings, materials, and assemblies must comply with the appropriate requirement described in BCA Table S7C2 – BCA Table S7C7.

Table S7C2: Fire hazard property requirements

Lining, material or assembly	Requirement
Floor linings and floor coverings	S7C3
Wall linings and ceiling linings	S7C4
Air-handling ductwork	S7C5
Lift cars	S7C6
In fire control rooms subject to Specification 6 and fire isolated exits	S7C7
In Class 9b buildings used as a theatre, public hall or the like — fixed seating in the audience area or auditorium; and a proscenium curtain required by Specification 32	S7C7
Escalators, moving walkways and non-required non-fire- isolated stairways or pedestrian ramps subject to Specification 14	S7C7
Sarking-type material	S7C7
Attachments to internal floors, walls and ceilings	S7C7
Other materials including insulation	S7C7

Table S7C3: Critical radiant flux (CHF in kW/m²) of floor linings and floor coverings

Classification	Building not fitted with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17	Building fitted with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17	Fire-isolated exits and fire control rooms
Class 2, 3, 5, 6, 7, 8 or 9b, excluding Class 3 accommodation for the aged & Class 9b below	2.2 kW/m ²	1.2 kW/m ²	2.2 kW/m ²
Class 3 accommodation for the aged	4.5 kW/m ²	2.2 kW/m ²	4.5 kW/m ²
Class 9a patient care areas	4.5 kW/m ²	2.2 kW/m ²	4.5 kW/m ²
Class 9a areas other than patient care areas	2.2 kW/m ²	1.2 kW/m ²	4.5 kW/m ²
Class 9b auditorium or audience seating area used mainly for indoor swimming or ice skating	1.2 kW/m ²	1.2 kW/m ²	2.2 kW/m ²
Class 9b auditorium or audience seating area used mainly for other sports or multi-purpose functions	2.2 kW/m ²	1.2 kW/m ²	2.2 kW/m ²
Class 9c resident use area	N/A	2.2 kW/m ²	4.5 kW/m ²
Class 9c areas other than resident use areas	N/A	1.2 kW/m ²	4.5 kW/m ²

**Table S7C4: Wall and ceiling lining materials (material group rating permitted)**

Classification	Fire-isolated exits & fire control rooms		Public corridors		Specific areas		Other areas	
	Walls	Ceilings	Walls	Ceilings	Walls	Ceilings	Walls	Ceilings
Class 2 or 3, excluding accommodation for the aged, people with disabilities and children, <u>unsprinklered</u>	1	1	1	1	1, 2	1, 2	1, 2, 3	1, 2, 3
Class 2 or 3, excluding accommodation for the aged, people with disabilities and children, <u>sprinklered</u>	1	1	1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3
Class 3 or 9a, accommodation for the aged, people with a disability, children & health-care buildings, <u>unsprinklered</u>	1	1	1	1	1, 2	1, 2	1, 2, 3	1, 2, 3
Class 3 or 9a, accommodation for the aged, people with a disability, children & health-care buildings, <u>sprinklered</u>	1, 2	1, 2	1, 2	1, 2	1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3
Class 5, 6, 7, 8 or 9b schools, <u>unsprinklered</u>	1	1	1, 2	1, 2	1, 2, 3	1, 2	1, 2, 3	1, 2, 3
Class 5, 6, 7, 8 or 9b schools, <u>sprinklered</u>	1	1	1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3
Class 9b other than schools, <u>unsprinklered</u>	1	1	1	1	1, 2	1, 2	1, 2, 3	1, 2, 3
Class 9b other than schools, <u>sprinklered</u>	1	1	1, 2	1, 2	1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3
Class 9c, sprinklered	1	1	1, 2	1, 2	1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3

Table S7C4 Notes

- (1) "Sprinklered" means a building fitted with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Spec. 17.
- (2) "Specific areas" means within—
- (i) for Class 2 and 3 buildings, a sole-occupancy unit; and
 - (ii) for Class 5 buildings, open plan offices with a minimum floor dimension/floor to ceiling height ratio > 5; and
 - (iii) for Class 6 buildings, shops or other building with a minimum floor dimension/floor to ceiling height ratio > 5; and
 - (iv) for Class 9a health-care buildings, patient care areas; and
 - (v) for Class 9b theatres and halls, etc, an auditorium; and
 - (vi) for Class 9b schools, a classroom; and
 - (vii) for Class 9c buildings, resident use area.

NSW Table S7C7: Other materials

Material or assembly location	Flammability Index	Spread-of-Flame Index	Smoke-Developed Index
Fire control rooms subject to Spec. 19 and fire- isolated exits, other than a sarking-type material used in a ceiling or used as an attachment or part of an attachment to a building element. Note 1	N/A	0	2
Class 9b buildings used as an entertainment venue, a material used to cover closed back upholstered seats in any part available to the public—where smoking is permitted; or flame is exposed in connection with the preparation of meals Note 4	N/A	6	5
Class 9b buildings used as an entertainment venue, material used as a curtain, blind or similar decor in any part available to the public Notes 4 and 5	6	N/A	N/A
Class 9b buildings used as an entertainment venue, material used to form a cinematograph screen Notes 4, 5 & 6	12	0	7
Class 9b buildings used as a public hall or the like: Any part of fixed seating in audience areas or auditoriums	N/A	0	5
Class 9b buildings used as a public hall or the like: A proscenium curtain required by Spec. 32	N/A	0	3
Escalators, moving walkways or non-required non fire-isolated stairway or pedestrian ramps subject to Spec. 14	N/A	0	5
Sarking-type materials: In a fire control room subject to Spec. 19 or a fire-isolated exit or fire control room used in the form of an exposed wall or ceiling.	0	N/A	N/A
Sarking-type materials: In other locations. Note 2	5	N/A	N/A
Other materials or locations and insulation materials other than sarking-type material. Notes 2 and 3	N/A	9	8 (if Spread-of-Flame Index is > 5)

NSW Table S7C7 Notes

- (1) In a fire control room or fire-isolated stairway, a material used as an attachment or part of an attachment to a building element must, if combustible, be attached directly to a non-combustible substrate and not exceed 1 mm finished thickness.
- (2) A material, other than one located within a fire-isolated exit or fire control room, may be covered on all faces by concrete or masonry not less than 50 mm thick, as an alternative to meeting the specified indices.
- (3) In the case of a composite member or assembly, the member or assembly must be constructed so that when assembled as proposed in a building—
 - (a) any material which does not comply with this Table is protected on all sides and edges from exposure to the air; and
 - (b) the member or assembly retains the protection in position so that it prevents ignition of the material and continues to screen it from access to free air for a period of not less than 10 minutes.
 - (c) the member or assembly, when tested in accordance with Specification 3, has a Spread-of-Flame Index and Smoke-Developed Index not exceeding those prescribed in this Table; and
- (4) Any fire-retardant coating used in an entertainment venue to make a material subject to (a), (b) or (c) comply with a required Flammability Index, Spread-of-Flame Index or Smoke-Developed Index must be certified by—



APPENDIX B – REFERENCED DESIGN DOCUMENTATION

The following architectural drawings prepared by DKO Architects has been reviewed in the preparation of this report:

Drawing Number	Drawing Name	Revision
DA000	Cover Page	P10
DA001	Development Summary	P10
DA100	Site Photographs	P10
DA101	Site & Location Plan	P10
DA102	Site Analysis Plan	P10
DA103	Demolition Plan	P10
DA104	Site & Roof Plan	P10
DA200	Plan - Basement 2	P10
DA201	Plan - Basement 1	P10
DA202	Plan - Lower Ground Floor	P10
DA203	Plan - Ground Floor	P10
DA204	Plan - Level 1	P10
DA205	Plan - Level 2	P10
DA206	Plan - Level 3	P10
DA207	Plan - Level 4	P10
DA208	Plan - Level 5	P10
DA209	Plan - Level 6	P10
DA210	Plan - Level 7	P10
DA211	Plan - Level 8	P10
DA212	Plan Roof	P10
DA300	Elevations	P10
DA301	Elevations	P10
DA302	Section AA -Building A	P10
DA303	Section BB - Building B	P10
DA304	Perspective 01	P10
DA305	Perspective 02	P10
DA306	Perspective 03	P10
DA307	Aerial	P10





APPENDIX C – REPORT LIMITATIONS & EXCLUSIONS

The limitations and exclusions of this report are as follows:

- This report is based on a review of the referenced documentation in the report above and has been prepared to accompany the State Significant Development Application. Accordingly, this document does not constitute a detailed Clause-by-Clause Report, instead it summarises BCA issues which are considered to be significant as relevant to this stage of design resolution.
- Assessment of the below listed matters, noting that separate consultants have or will be engaged to assess these elements at the appropriate stage of the development:
 - Waterproofing to bathrooms and other wet areas, walls, roof/s, podiums, planter boxes or basements.
 - Structural or civil design
 - The design basis and/or operating capabilities of any proposed services including electrical, mechanical, or hydraulic, lift and fire services (sprinklers, hydrants, detections etc.).
 - Thermal and energy efficiency requirements of Section J of the BCA or BASIX
 - Bushfire requirements under Part G5 / Specification 43 of the BCA
 - The National Construction Code – Plumbing Code of Australia Volume 3
 - The Work Health and Safety Act 2011.
 - The requirements of other Regulatory Authorities or Service Providers
- This Report does not address issues in relation to the design, maintenance, or operation electrical, mechanical, hydraulic or fire protection services, Utility Services Provider Requirements (Water, Gas, Telecommunications and Electricity supply authorities), Local Government Act and Regulations, Occupational Health and Safety Act and Regulations or the like.
- Assessment of the development under Part D4 and Clauses F4D5-F4D7 of the BCA is excluded from our services, and this is to be undertaken by the project Access Consultant;
- Assessment of the Energy Efficiency requirements under Part J of the BCA is excluded from our services, and this is to be undertaken by an Energy Efficiency Consultant; or addressed via design certification from the Architect.
- This assessment does not incorporate the detailed requirements of the BCA referenced Australian Standards. It is the responsibility of design and installation contractors to demonstrate and achieve compliance for all new works.
- The commentary within this report does not relieve the Design Practitioners, Principal Building Practitioners, Accredited Practitioners (Fire Safety) and/or any associated Building Suppliers and Subcontractors from their statutory obligations under the Work Health Safety Act, Safety in Design Principles, or EP&A Regs/Act.
- The BCA does not directly specify slip-resistance classification(s) for accessible paths of travel; however, we highlight the need under AS 1428.1-2021 for all accessible paths of travel to have a slip-resistant surface. Accordingly we recommend advice is sought from an independent specialist slip safety consultant at the during the post SSDA Design Development stage
- Concise Certification Pty Ltd cannot guarantee acceptance of this report by the Local Council, NSW Fire & Rescue or other approval authorities.





APPENDIX D – REPORT TERMINOLOGY, ABBREVIATIONS & SYMBOLS

Due to the technical nature of the National Construction Code and the Australian Standards referenced by it, this report contains a large number of terms which are often abbreviated or include numerical/mathematical symbols. To ensure that these terms, abbreviations and symbols are understood by all readers of this report, the below tables have been provided to assist.

Table 8: Report Terminology Glossary

Term	Definition
Accessible	Having features to enable use by people with a disability.
Accessway	A continuous accessible path of travel (as defined in AS1428.1) to, into or within a building.
Affected Part	The principal pedestrian entrance of an existing building that contains a new part and any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.
Alternative Solution	The previous term for a Performance Solution prior to terminology changes in BCA 2016. Refer to Performance Solution
Average specific extinction area	The average specific extinction area for smoke as determined by AS 5637.1:2015.
Automatic	Designed to operate when activated by a heat, smoke, or fire sensing device.
Automatic Fire (Sprinkler) Suppression System	A system designed to automatically control the growth and spread of fire that may include sprinklers, valves, pipework, pumps, boosters and water supplies.
Boiler	A vessel or an arrangement of vessels and interconnecting parts, wherein steam or other vapour is generated, or water or other liquid is heated at a pressure above that of the atmosphere, by the application of fire, the products of combustion, electrical power, or similar high temperature means, and- - includes superheaters, reheaters, economisers, boiler piping, supports, mountings, valves, gauges, fittings, controls, the boiler settings and directly associated equipment; but - excludes a fully flooded or pressurised system where water or other liquid is heated to a temperature lower than the normal atmospheric boiling temperature of the liquid.
Building Code of Australia	Refer to the National Construction Code
Category 1 Fire Safety Provision	The following Performance Requirements of the Building Code of Australia: - EP1.3, EP1.4, EP1.6, EP2.1, EP2.2 and EP3.2 in Volume 1, - P2.3.2 in Volume 2.
Certifier	An individual Registered by NSW Fair Trading under the Building and Development Certifiers Act 2018. A certifier has the following functions in relation to building work- - issuing construction certificates for building work, - carrying out inspections of building work (but only if the certifier is the principal certifier or the inspection is carried out with the approval of the principal certifier), - issuing occupation certificates (but only if the certifier is the principal certifier), - issuing compliance certificates (but only if the certifier is the principal certifier when the certificate is an authorised alternative to an occupation certificate).
Circulation Space	A clear unobstructed area to enable persons using mobility aids to manoeuvre.
Climatic Zone	An area defined in Table 2 (of BCA 2019 A1 Schedule 3) for specific locations, having energy efficiency provisions based on a range of similar climatic characteristics.



Table 8: Report Terminology Glossary

Term	Definition
Combustible	When applied to a material, means combustible as determined by AS 1530.1-1994. When applied to construction or part of a building, means constructed wholly or in part of combustible materials.
Combined system	An integrated system of fire sprinklers and fire hydrants using combined piping reticulation and water supplies designed to simultaneously supply sufficient water to meet the flow and pressure requirements of both sprinkler and hydrant systems. This type of system is required to comply with BCA E1.5 and Spec. E1.5 and AS 2118.6-2012
Complying Development Certificate	A Building Approval issued by the Certifying Authority pursuant to Part 4A / Part 6 of the EP&A Act 1979.
Conditioned Space	For the purposes of Volume One, means a space within a building, including a ceiling or under-floor supply air plenum or return air plenum, where the environment is likely, by the intended use of the space, to have its temperature controlled by air-conditioning.
Construction Certificate	A certificate to the effect that building work completed in accordance with specified plans and specifications or standards will comply with the requirements of the regulations
Critical Fire Safety Measure	In relation to a building, means a fire safety measure that: - requires periodic assessment and certification at intervals of less than 12 months, because of its nature, the environment, or the circumstances, and - is identified as a critical fire safety measure in a fire safety schedule.
Critical radiant flux (CRF)	The critical heat flux at extinguishment (CHF in kW/m ²) as determined when a material is tested in accordance with AS ISO 9239.1:2003.
Deemed-to-Satisfy Provision	The prescriptive provisions of the BCA which are deemed to satisfy the performance requirements.
Deemed-to-Satisfy Solution	A method of satisfying the Deemed-to-Satisfy Provisions.
Effective Height	The vertical distance between the floor of the lowest storey included in the calculation of rise in storeys and the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units).
Entertainment Venue	A building used as a cinema, theatre or concert hall or an indoor sports stadium.
Envelope	For the purposes of Section J in Volume One, means the parts of a building's fabric that separate a conditioned space or habitable room from- - the exterior of the building; or - a non-conditioned space including- - the floor of a rooftop plant room, lift-machine room, or the like; and - the floor above a carpark or warehouse; and - the common wall with a carpark, warehouse, or the like.
Exit	Any, or any combination of the below if they provide egress to road/open space. - An internal or external stairway. - A ramp. - A fire-isolated passageway. - A doorway opening to a road or open space A horizontal exit or a fire-isolated passageway leading to a horizontal exit.
External Combustible Cladding	In relation to a building, means the following cladding applied to an external wall or area of the building: a cladding or cladding system comprising metal composite panels, including aluminium, zinc, and copper,

**Table 8: Report Terminology Glossary**

Term	Definition
	an insulated cladding system, including a system comprising polystyrene, polyurethane or polyisocyanurate.
Fabric	The basic building structural elements and components of a building including the roof, ceilings, walls, and floors.
Fire Brigade	The statutory authority constituted under an Act of Parliament having as one of its functions, the protection of life and property from fire and other emergencies. NSW, this is Fire & Rescue NSW
Fire & Rescue NSW	The State Government agency responsible for the provision of fire, rescue, and hazmat services in New South
Fire Compartment	The total space of the building; or when referred to in: <u>The Performance Requirements</u> – Any part of a building separated from the remainder by barriers to fire such as walls and/or floors having an appropriate resistance to the spread of fire with any openings adequately protected; or <u>The Deemed-to-Satisfy Provisions</u> – Any part of a building separated from the remainder by walls and/or floors each having an FRL not less than that required for a fire wall for that type of construction and where all openings in the separating construction are protected in accordance with the Deemed-to-Satisfy Provisions of the relevant part.
Fire Engineering Brief	A summary document of proposed assessment methods and goals for a Performance Solution relating to a fire safety matter.
Fire Engineering Report (FER)	A detailed report containing assessment methods, calculations and outcomes of Performance Solution(s) relating to a fire safety matter.
Fire Hazard	The danger in terms of potential harm and degree of exposure arising from the start and spread of fire and the smoke and gases that are thereby generated.
Fire hazard properties	The properties of a material or assembly that indicate how they behave under specific fire test conditions. - Average specific extinction area, critical radiant flux, and Flammability Index, determined as defined in BCA 2025, Schedule 1. - Smoke-Developed Index, smoke development rate and Spread-of-Flame Index, determined in accordance with BCA 2025, Specification 3. - Group number and smoke growth rate index (SMOGRARC), determined in accordance with BCA Specification 3
Fire-isolated passageway	A corridor, hallway, or the like, of fire-resisting construction, which provides egress to or from a fire-isolated stairway or fire-isolated ramp or to a road or open space.
Fire-isolated stairway	A stairway within a fire-resisting shaft and includes the floor and roof or top enclosing structure.
Fire Main	The piping, valves, and fittings providing water supply from water sources to any sprinkler stop valve and any fire hydrant valve complying with AS 2419.2.
Fire-protective covering	Any one of the following materials: 13 mm fire-protective grade plasterboard; or 12 mm cellulose cement flat sheeting complying with AS/NZS 2908.2 or ISO 8336; or 12 mm fibrous plaster reinforced with 13 mm x 13 mm x 0.7 mm galvanised steel wire mesh located not more than 6 mm from the exposed face; or - other material not less fire-protective than 13 mm fire-protective grade plasterboard, fixed in accordance with the normal trade practice for a fire-protective covering.

**Table 8: Report Terminology Glossary**

Term	Definition
Fire & Rescue NSW	The NSW State Government agency responsible for the provision of fire, rescue and hazmat services.
Fire-Resistance Level	The grading periods in minutes determined by either test or calculation using one of the methods prescribed in BCA Specification 1 & 2 Note: A dash means that there is no requirement for that criterion. For example, 90/-/- means there is no requirement for an FRL for integrity and insulation, and -/-/- means there is no requirement for an FRL.
Fire Safety Schedule	A schedule which specifies the current and proposed fire safety measures that must be implemented for a building, including statutory fire safety measures and other fire measures. A fire safety schedule must: - Deal with the whole of the building and not only the part of the building to which the development consent, construction certificate or fire safety order relates. - Specify and distinguish between the statutory fire safety measures that are currently implemented for the building and proposed or required to be implemented for the building, specify each critical fire safety measure, and specify the minimum standard of performance for each fire safety measure in the schedule.
Fire Source Feature	The far boundary of a road adjoining the allotment; or a side or rear boundary of the allotment; or an external wall of another building on the allotment which is not a Class 10 building.
Flammability Index	The index number as determined when a material is tested in accordance with AS 1530.2:1992.
Floor Area	Has the same meaning as the National Construction Code 2016 Volume 1 Building Code of Australia Class 2 to 9 Buildings. For the purpose of Volume One, means: - In relation to a building – the total area of all storeys; and - In relation to a storey – the area of all floors of that storey measured over the enclosing walls, and includes: - The area of a mezzanine within the storey, measured within the finished surfaces of any external walls; and - The area occupied by any internal wall or partitions, any cupboard, or other built-in furniture, fixture, or fitting; and - If there is no enclosing wall, an area which has a use that contributes to the fire load; or impacts on the safety, health, or amenity of the occupants in relation to the provisions of the BCA; and - In relation to a room – the area of the room measured within the finished surfaces of the walls, and includes the area occupied by any cupboard or other built-in furniture, fixture, or fitting; and - In relation to a fire compartment – the total area of all floors within the fire compartment measured within the finished surfaces of the bounding construction, and if there is no bounding construction, includes an area which has a use which contributes to the fire load; and - In relation to an atrium – the total area of all floors within the atrium measured within the finished surfaces of the bounding construction and if no bounding construction, within the external walls.
Horizontal Exit	A required doorway between 2 parts of a building separated from each other by a fire wall. Refer to BCA Clause D1.11
Hydraulic Fire Safety System	In NSW, means any of the following that is installed in accordance with a requirement of the EP&A Act or another Act or law, including an order, a condition of an approval or another authorisation- - a fire hydrant system, - a fire hose reel system,



Table 8: Report Terminology Glossary

Term	Definition
	- fire sprinkler system, including a wall-wetting sprinkler or drencher system, - an automatic fire suppression system of a hydraulic nature.
Insulation	In relation to Fire Resistance Levels, means the ability to maintain a temperature on the surface not exposed to the furnace below the limits specified in AS 1530.4.
Integrity	In relation to Fire Resistance Levels, means the ability to resist the passage of flames and hot gases specified in AS 1530.4-2014
Loadbearing	Intended to resist vertical forces additional to those due to its own weight.
National Construction Code	Sets out the requirements for the design and construction of a building in Australia, including plumbing and drainage. It sets the minimum required level for the safety, health, amenity, accessibility, and sustainability of certain buildings. The NCC is divided into 3 volumes based on the type of work or building: <u>NCC Volume One</u> contains the technical requirements for the design and construction of multi-residential, commercial, industrial, and public assembly buildings and some associated structures (given effect through the Environmental Planning and Assessment Act 1979) <u>NCC Volume Two</u> contains the technical requirements for the design and construction of smaller scale buildings including houses, small sheds, carports, and some associated structures. For a residential project, this is the volume you will most likely need (given effect through the Environmental Planning and Assessment Act 1979). <u>NCC Volume Three</u> contains the technical requirements for the design, construction and installation of plumbing and drainage systems. It also applies where to sites where services are installed independent of buildings (given effect through the Plumbing and Drainage Act 2011).
Non-combustible	Means: - When applied to a material, not deemed combustible as determined by AS 1530.1-1994 - When applied to construction or part of a building, constructed wholly of materials that are not deemed combustible.
Horizontal Exit	A required doorway between 2 parts of a building separated from each other by a fire wall.
Open space	A space on the allotment, or a roof or similar part of a building adequately protected from fire, open to the sky and connected directly with a public road.
Performance-Based Design Brief (PBDB)	The process and the associated report that defines the scope of work for the performance-based analysis, the technical basis for analysis, and the criteria for acceptance of any relevant Performance Solution as agreed by stakeholders.
Performance Requirement	A requirement which states the level of performance which a Performance Solution or Deemed-to-Satisfy Solution must meet. Compliance with the Performance Requirements can only be achieved by- - complying with the Deemed-to-Satisfy Provisions; or - formulating a Performance Solution which- - complies with the Performance Requirements; or - is shown to be at least equivalent to the Deemed-to-Satisfy Provisions; or - a combination of the above two options
Performance Solution	A method of complying with the Performance Requirements other than by a Deemed-to-Satisfy Solution.
Principal Certifier	A registered certifier engaged to oversees the development's construction phase and complete mandatory building inspections, known as critical

**Table 8: Report Terminology Glossary**

Term	Definition
	stage inspections, to make sure that building standards are met.
Public corridor	An enclosed corridor, hallway or the like which: - serves as a means of egress from 2 or more sole-occupancy units to a required exit from the storey concerned; or - is required to be provided as a means of egress from any part of a storey to a required exit.
Resistance to the Incipient Spread of Fire	In relation to a ceiling membrane, means the ability of the membrane to insulate the space between the ceiling and roof, or ceiling and floor above, so as to limit the temperature rise of materials in this space to a level which will not permit the rapid and general spread of fire throughout the space
Rise In Storeys	The greatest number of storeys calculated in accordance with BCA C2D3
Riser	The height between consecutive treads and between each landing and continuous tread
Roof light	For the purpose of Section J and Part F4 in BCA Volume One a rooflight is a skylight, window or the like installed in a roof: - to permit natural light to enter the room below; and - at an angle between 0 and 70 degrees measured from the horizontal plane.
Sarking-type material	A material such as a reflective insulation or other flexible membrane of a type normally used for a purpose such as waterproofing, vapour management or thermal reflectance.
Self-closing	For the purpose of: <u>Volume One</u>, applied to a door, means equipped with a device which returns the door to the fully closed position immediately after each opening; or <u>Volume Two</u>, applied to a door or window, means equipped with a device which returns the door or window to the fully closed and latched position immediately after each manual opening.
Shaft	The walls and other parts of a building bounding: - A well, other than an atrium well; or - A vertical chute, duct, or similar passage, but not a chimney or flue.
Shower area	The area affected by water from a shower, including a shower over a bath and for a shower area that is- - Enclosed – the area enclosed by walls or screens including hinged or sliding doors that contain the spread of water to within that space; or - Unenclosed – the area where, under normal use, water from the shower rose is not contained within the shower area.
Shower screen	The panels, doors or windows enclosing or partially enclosing a shower area.
Slip Resistant	A property of a surface having a frictional force-opposing movement of an object across a surface. Slip resistance ratings required under Volume 1 of BCA are specified in Table D3D15 for stairs and ramps. Slip ratings in other parts of buildings are not specified in the BCA (as they are controlled by separate risk and safety legislation). However, guidance on minimum slip ratings is provided in Handbooks HB 197-2013 & HB 198-2014.
Smoke Developed Index	The index number for smoke as determined by AS/NZS 1530.3-1999
Smoke Development Rate	The development rate for smoke as determined by testing flooring materials in accordance with AS ISO 9239.1-2003
Smoke Growth Rate Index	The index number for smoke used in the regulation of fire hazard properties and applied to materials used as a finish, surface, lining or attachment to a wall or ceiling.



Table 8: Report Terminology Glossary

Term	Definition
Smoke-and-heat vent	A vent or vents, located in or near the roof for smoke and hot gases to escape if there is a fire in the building.
Sole-Occupancy Unit	A room or other part of a building for occupation by one or joint owner, lessee, tenant, or other occupier to the exclusion of any other owner, lessee, tenant, or other occupier
Spread-of-Flame Index	The index number for spread of flame as determined by AS/NZS 1530.3.
Sprinkler Control Assembly	A group of sprinkler installation water supply valves comprising isolating (main stop) valve, alarm (non-return) valve and associated drain and test valves, pressure gauges and pressure or flow switch.
Sprinkler Stop Valve	The main sprinkler installation water supply isolating (stop) valve forming part of a sprinkler control assembly.
Stair Going (Tread)	The horizontal dimension from the front to the back of a tread less any overhang from the next tread or landing above
Stair Riser	The height between consecutive treads and between each landing and continuous tread
Storey	A space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not: ▪ a space that contains only: ▪ a lift shaft, stairway, or meter room; or ▪ a bathroom, shower room, laundry, water closet, or other sanitary compartment; or ▪ accommodation intended for not more than 3 vehicles; or ▪ a combination of the above; or ▪ a mezzanine
Structural adequacy	In relation to an FRL, means the ability to maintain stability and adequate loadbearing capacity as determined by AS 1530.4-2014
Type of Construction	A measure of a building's ability to resist a fire. There are three types of construction: ▪ Type A Construction ▪ Type B Construction ▪ Type C Construction Type A construction is the most fire-resistant and includes buildings that have a higher risk such as high rise, high occupant buildings or buildings with vulnerable occupants. Type C Construction includes buildings that have a lower risk and is therefore the least fire resistant. The minimum type of fire-resisting construction applicable to a building is that specified in BCA Table C2D2 and Specification 5, except as varied by: ▪ C2D4(2) for Class 4 part on the top storey of a building ▪ C2D6 for certain Class 2, 3 or 9c buildings with a Rise In Storeys of 2 or less; and ▪ C2D8 for an open spectator stand and indoor sports stadium, if it contains not more than 1 tier of seating, is of non-combustible construction, and has only changing rooms, sanitary facilities, or the like below the tiered seating.
Wet Area	An area within a building supplied with water from a water supply system, which includes bathrooms, showers, laundries and sanitary compartments and excludes kitchens, bar areas, kitchenettes or domestic food and beverage preparation areas.



Table 9: Symbols used within the Report

Abbreviation	Term
ABCB	Australian Building Codes Board
AS	Australian Standard
ASE	Alarm Signaling Equipment
BAL	Bushfire Attack Level
BCA	Building Code of Australia
BOWS	Building Occupant Warning System
CDC	Complying Development Certificate
CHF	Critical Heat Flux
CRF	Critical Radiant Flux
CRI	Colour Rendering Index
DA	Development Application
DBEP	Designated Building Entry Point
DSEP	Designated Site Entry Point
EH	Effective Height
EPAA	Environmental Planning & Assessment Act
EPAR	Environmental Planning & Assessment Regulation
EWIS	Emergency Warning & Intercommunication System
FBP	Fire Brigade Panel
FD	Fire Damper
FDICE	Fire Detection Control and Indicating Equipment
FEB	Fire Engineering Brief
FEBQ	Fire Engineering Brief Questionnaire
FER	Fire Engineering Report
FFCP	Fire Fan Control Panel
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire Indicator Panel (now referred to as a Fire Brigade Panel or FBP)
FRL	Fire Resistance Level
FRNSW	Fire & Rescue NSW
FSD	Fire & Smoke Damper
F&B	Food & Beverage
HV	High Voltage
LC	Luminance Contrast
LRV	Light Reflectance Value
LV	Low Voltage
MCP	Manual Call Point
MSB	Main Switch Board
MSSB	Mechanical Services Switch Board
NABERS	National Australian Built Environment Rating System
NATA	National Association of Testing Authorities



Table 9: Symbols used within the Report

Abbreviation	Term
NatHERS	Nationwide House Energy Rating Scheme
NCC	National Construction Code
PBDB	Performance-based design brief
PFE	Portable Fire Extinguisher
PVA	Perimeter Vehicular Access
PVC	Polyvinyl chloride
RIS	Rise In Storeys
SDI	Smoke Developed Index
SDR	Smoke Development Rate
SMOGRARC	The index number for smoke used in the regulation of fire hazard properties and applied to materials used as a finish, surface, lining or attachment to a wall or ceiling.
SOU	Sole Occupancy Unit
VAD	Visual Alarm Device
VWD	Visual Warning Device
WIP	Warden Intercommunication Phone





APPENDIX E – SCHEDULE OF REFERENCED DOCUMENTS WITHIN BCA 2025 - VOLUME 1

This table provides a schedule of the Australian Standards, technical documents and legislation referenced within Schedule 2 of BCA 2025 Volume 1 relevant to the development. The table identifies the referenced document number, adopted edition/year, document title, relevant BCA 2025 Volume 1 references and whether the document is unchanged from BCA 2022, updated to a new edition or newly referenced within BCA 2025.

Table 10: Schedule of Referenced Documents under BCA 2025 (Vol.1)

Number	Year	Title of Referenced Document / Australian Standard	Reference in BCA 2025 (Vol. 1)	Status
AS ISO 717 .1	2024	Acoustics — Rating of sound insulation in buildings and of building elements — Airborne sound insulation. (See Note 1)	F7V1, F7V2, F7V3, F7V4, F7D3	New in BCA 2025
AS ISO 717 .2	2024	Acoustics — Rating of sound insulation in buildings and of building elements — Impact sound insulation	F7V1, F7V3, F7D4	New in BCA 2025
AS/NZS 1170 .0	2002	Structural design actions — General principles (incorporating amendments 1, 3 and 4)	B1V1, B1D2, Spec 4	Unchanged from BCA 2022
AS/NZS 1170 .1	2002	Structural design actions — Permanent, imposed and other actions (incorporating amendments 1 and 2)	B1D3	Unchanged from BCA 2022
AS/NZS 1170 .2	2021	Structural design actions — Wind actions (incorporating amendments 1 and 2)	B1D3, B1D4, Spec 4, F1V1, Schedule 1	Updated edition
AS/NZS 1170 .3	2003	Structural design actions — Snow and ice actions (incorporating amendments 1 and 2)	B1D3	Unchanged from BCA 2022
AS 1170 .4	2024	Structural design actions — Earthquake actions in Australia	B1D3	Updated edition
AS 1191	2002	Acoustics — Method for laboratory measurement of airborne sound transmission insulation of building elements	Spec 29	Unchanged from BCA 2022
AS 1288	2021	Glass in buildings — Selection and installation	B1D4, Spec 11, Spec 12	Updated edition
AS 1428 .1	2021	Design for access and mobility — General requirements for access — New building work	D3D11, D3D16, D3D22, D4D2, D4D3, D4D4, D4D7, D4D10, D4D11, D4D13, Spec 16, E3D10, F4D5, G4D5, Schedule 1	Updated edition
AS 1428 .1	2001	Design for access and mobility — General requirements for access — New building work	I2D7, I2D8, I2D10, I2D15	Unchanged from BCA 2022
AS 1428 .1 (Supplement 1)	1993	Design for access and mobility — General requirements for access — Buildings — Commentary	I2D2	Unchanged from BCA 2022
AS 1428 .2	1992	Design for access and mobility — Enhanced and additional requirements — Buildings and facilities	I2D2, I2D3, I2D4, I2D5, I2D7, I2D10, I2D11, I2D12, I2D13, I2D14	Unchanged from BCA 2022
AS 1428 .4	1992	Design for access and mobility — Tactile ground surface indicators for the orientation of people with vision impairment	I2D11	Unchanged from BCA 2022
AS/NZS 1428 .4.1	2009	Design for access and mobility — Means to assist the orientation of people with vision impairment — Tactile ground surface indicators	D4D9	Unchanged from BCA 2022



Table 10: Schedule of Referenced Documents under BCA 2025 (Vol.1)

Number	Year	Title of Referenced Document / Australian Standard	Reference in BCA 2025 (Vol. 1)	Status
		(incorporating amendments 1 and 2)		
AS 1530 .1	2024	Methods for fire tests on building materials, components and structures — Combustibility test for materials (ISO 1182:2020, NEQ) (See Note 2)	A5G6, Schedule 1	Updated edition
AS 1530 .2	1993	Methods for fire tests on building materials, components and structures — Test for flammability of materials (incorporating amendment 1)	A5G6, Schedule 1	Unchanged from BCA 2022
AS/NZS 1530 .3	1999	Methods for fire tests on building materials, components and structures — Simultaneous determination of ignitability, flame propagation, heat release and smoke release	A5G6, Schedule 1, Spec 3	Unchanged from BCA 2022
AS 1530 .4	2014	Methods for fire tests on building materials, components and structures — Fire resistance tests for elements of construction	C4D15, C4D16, Spec 9, Spec 10, Spec 13, Spec 14, Schedule 1, Spec 3	Unchanged from BCA 2022
AS 1530 .8.1	2018	Methods for fire tests on building materials, components and structures — Tests on elements of construction for buildings exposed to simulated bushfire attack — Radiant heat and small flaming sources (incorporating amendment 1) (See Note 3)	Spec 43	Unchanged from BCA 2022
AS 1562 .1	2018	Design and installation of sheet roof and wall cladding — Metal (See Note 4)	B1D4, F1D12, F1D15	Unchanged from BCA 2022
AS1562 .3	2006	Design and installation of sheet roof and wall cladding — Plastic	B1D4, F1D12	Unchanged from BCA 2022
AS 1657	2018	Fixed platforms, walkways, stairways and ladders — Design, construction and installation	D2D21, D2D22, D3D23, I1D6, I3D5	Unchanged from BCA 2022
AS/NZS 1664 .1	1997	Aluminium structures — Limit state design (incorporating amendment 1)	B1D4	Unchanged from BCA 2022
AS/NZS 1664 .2	1997	Aluminium structures — Allowable stress design (incorporating amendment 1)	B1D4	Unchanged from BCA 2022
AS 1668 .1	2015	The use of ventilation and air conditioning in buildings — Fire and smoke control in buildings (incorporating amendment 1)	C3D13, C4D15, Spec 11, D2D12, Spec 19, E2D3, E2D4, E2D6, E2D7, E2D8, E2D9, E2D11, E2D12, E2D13, E2D16, E2D17, E2D19, F6D12, Spec 21, Spec 31	Unchanged from BCA 2022
AS 1668 .2	2024	The use of ventilation and air conditioning in buildings — Mechanical ventilation in buildings	E2D12, F6V1, F6D6, F6D11, F6D12, F8D4, J6D4	Updated edition
AS 1668 .4	2024	The use of ventilation and air conditioning in buildings — Natural ventilation of buildings	F6D6, F6D11	Updated edition
AS 1670 .1	2024	Fire detection, warning, control and intercom systems — System design, installation and commissioning — Fire (See Note 5)	C4D6, C4D7, C4D8, C4D9, C4D12, D3D26, E2D3, E2D10, G4D7, Spec 12, Spec 20, Spec 23, Spec 31	Updated edition



Table 10: Schedule of Referenced Documents under BCA 2025 (Vol.1)

Number	Year	Title of Referenced Document / Australian Standard	Reference in BCA 2025 (Vol. 1)	Status
AS 1670 .3	2024	Fire detection, warning, control and intercom systems — System design, installation and commissioning — Fire alarm monitoring (See Note 5)	Spec 20, Spec 23	Updated edition
AS 1670 .4	2024	Fire detection, warning, control and intercom systems — System design, installation and commissioning — Emergency warning and intercom systems (See Note 5)	E3V2, E4D9, Spec 31	Updated edition
AS/NZS 1680 .0	2009	Interior lighting — Safe movement	F6D5	Unchanged from BCA 2022
AS 1684 .2	2021	Residential timber-framed construction — Non-cyclonic areas (incorporating amendment 1)	B1D4, B1D5, F1D11	Unchanged from BCA 2022
AS 1684 .3	2021	Residential timber-framed construction — Cyclonic areas (incorporating amendment 1)	B1D4, B1D5, F1D11	Unchanged from BCA 2022
AS 1684 .4	2024	Residential timber-framed construction — Simplified — Non-cyclonic areas	B1D4, B1D5, F6D6, F1D11	Updated edition
AS 1720 .1	2010	Timber structures — Design methods (incorporating amendments 1, 2 and 3)	B1V1, B1D4	Unchanged from BCA 2022
AS/NZS 1720 .4	2019	Timber structures — Fire resistance of timber elements	Spec 1	Unchanged from BCA 2022
AS 1720 .5	2015	Timber structures — Nailplated timber roof trusses (incorporating amendment 1)	B1D4	Unchanged from BCA 2022
AS 1735 .11	1986	Lifts, escalators and moving walks — Fire rated landing doors	C4D11	Unchanged from BCA 2022
AS 1735 .12	1999	Lifts, escalators and moving walks — Facilities for persons with disabilities (incorporating amendment 1)	E3D8, I2D6	Unchanged from BCA 2022
AS 1860 .2	2006	Particleboard flooring — Installation (incorporating amendment 1)	B1D4	Unchanged from BCA 2022
AS 1905 .1	2015	Components for the protection of openings in fire-resistant walls — Fire-resistant doorsets (incorporating amendment 1)	C4D7, Spec 12	Unchanged from BCA 2022
AS 1905 .2	2005	Components for the protection of openings in fire-resistant walls — Fire-resistant roller shutters	Spec 12	Unchanged from BCA 2022
AS 1926 .1	2024	Swimming pool safety — Safety barriers for swimming pools	G1D2, G1D4	Updated edition
AS 1926 .2	2007	Swimming pool safety — Location of safety barriers for swimming pools (incorporating amendments 1 and 2)	G1D2	Unchanged from BCA 2022
AS 1926 .3	2010	Swimming pool safety — Water recirculation systems (incorporating amendment 1)	G1D2	Unchanged from BCA 2022
AS 2047	2014	Windows and external glazed doors in buildings (incorporating amendments 1 and 2) (See Note 6)	B1D4, F1V1, F1D14, J5D5	Unchanged from BCA 2022



Table 10: Schedule of Referenced Documents under BCA 2025 (Vol.1)

Number	Year	Title of Referenced Document / Australian Standard	Reference in BCA 2025 (Vol. 1)	Status
AS 2049	2002	Roof tiles (incorporating amendment 1)	F1D12	Unchanged from BCA 2022
AS 2050	2018	Installation of roof tiles	B1D4, F1D12	Unchanged from BCA 2022
AS 2118 .1	2017	Automatic fire sprinkler systems — General systems (incorporating amendments 1 and 2)	C1V3, Spec 17, Spec 18	Unchanged from BCA 2022
AS 2118 .4	2012	Automatic fire sprinkler systems — Sprinkler protection for accommodation buildings not exceeding four storeys in height	Spec 17, Spec 18	Unchanged from BCA 2022
AS 2118 .6	2026	Automatic fire sprinkler systems — Combined sprinkler and hydrant systems in multistorey buildings	E1D2, Spec 17	Updated edition
AS 2159	2009	Piling — Design and installation (incorporating amendment 1)	B1D4	Unchanged from BCA 2022
AS/NZS 2293 .1	2018	Emergency lighting and exit signs for buildings — System design, installation and operation (incorporating amendment 1)	E4D4, E4D8, Spec 25, I3D15	Unchanged from BCA 2022
AS/NZS 2327	2017	Composite structures — Composite steel- concrete construction in buildings (incorporating amendment 1)	B1D4, Spec 1	Unchanged from BCA 2022
AS 2419 .1	2021	Fire hydrant installations — System design, installation and commissioning	C3D13, E1D2, Spec 18, I3D9	Unchanged from BCA 2022
AS 2441	2005	Installation of fire hose reels (incorporating amendment 1)	E1D3	Unchanged from BCA 2022
AS 2444	2001	Portable fire extinguishers and fire blankets — Selection and location	E1D3, E1D14, I3D11	Unchanged from BCA 2022
AS 2665	2001	Smoke/heat venting systems — Design, installation and commissioning	Spec 22, Spec 31	Unchanged from BCA 2022
AS 2699 .1	2020	Built-in components for masonry construction — Wall ties	C2D10	Unchanged from BCA 2022
AS 2699 .3	2020	Built-in components for masonry construction — Lintels and shelf angles (durability requirements)	C2D10	Unchanged from BCA 2022
AS 2870	2011	Residential slabs and footings	F1D7	Unchanged from BCA 2022
AS/NZS 2890 .6	2009	Parking facilities — Offstreet parking for people with disabilities	D4D6	Unchanged from BCA 2022
AS/NZS 2904	1995	Damp-proof courses and flashings (incorporating amendments 1 and 2)	F1D6	Unchanged from BCA 2022
AS/NZS 2908 .1	2000	Cellulose-cement products — Corrugated sheets	B1D4	Unchanged from BCA 2022
AS/NZS 2908 .2	2000	Cellulose-cement products — Flat sheets	F1D5, Schedule 1	Unchanged from BCA 2022
AS/NZS 2918	2018	Domestic solid fuel burning appliances — Installation (See Note 9)	G2D2	Unchanged from BCA 2022
AS/NZS 3013	2005	Electrical installations — Classification of the fire and mechanical performance of wiring system elements	C3D14	Unchanged from BCA 2022
AS/NZS 3500 .0	2021	Plumbing and drainage — Glossary of terms	A1G4	Unchanged from BCA 2022



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Number	Year	Title of Referenced Document / Australian Standard	Reference in BCA 2025 (Vol. 1)	Status
AS/NZS 3500 .2	2025	Plumbing and drainage — Sanitary plumbing and drainage	G1D5	Updated edition
AS/NZS 3500 .3	2025	Plumbing and drainage — Stormwater drainage	F1D3	Updated edition
AS 3600	2018	Concrete structures (incorporating amendments 1 and 2)	B1D4, Spec 1, F1D5	Unchanged from BCA 2022
AS 3660 .1	2014	Termite management — New building work (incorporating amendment 1)	B1D4, F1D6	Unchanged from BCA 2022
AS/NZS 3666 .1	2011	Air-handling and water systems of buildings — Microbial control — Design, installation and commissioning	F4D10, F6D6	Unchanged from BCA 2022
AS 3700	2018	Masonry structures	B1D4, F1D15, Spec 1, Spec 2	Unchanged from BCA 2022
AS 3740	2021	Waterproofing of domestic wet areas	F2D2	Unchanged from BCA 2022
AS 3786	2023	Smoke alarms using scattered light, transmitted light or ionization (See Note 7)	Spec 20	Updated edition
AS 3959	2018	Construction of buildings in bushfire-prone areas (incorporating amendments 1 and 2)	C2D14, F8D5, F8D6, G5D2, G5D3, Spec 43	Unchanged from BCA 2022
AS/NZS 4020	2018	Testing of products for use in contact with drinking water (incorporating amendment 1)	A5G4	Unchanged from BCA 2022
AS 4055	2021	Wind loads for housing (incorporating amendment 1)	Schedule 1	Unchanged from BCA 2022
AS 4072 .1	2005	Components for the protection of openings in fire-resistant elements – Service penetrations and control joints (incorporating amendment 1)	C4D15, C4D16	Unchanged from BCA 2022
AS 4100	2020	Steel structures	B1D4, Spec 1	Unchanged from BCA 2022
AS 4200 .1	2017	Pliable building membranes and underlays — Materials (incorporating amendment 1)	F1D13, F8D3, Spec 36, Schedule 1	Unchanged from BCA 2022
AS 4200 .2	2017	Pliable building membranes and underlays — Installation requirements (incorporating amendments 1 and 2)	F1D13, F8D3	Unchanged from BCA 2022
AS/NZS 4234	2021	Heated water systems — Calculation of energy consumption	Spec 45	Unchanged from BCA 2022
AS 4254 .1	2021	Ductwork for air-handling systems in buildings — Flexible duct	Spec 7, J6D7	Unchanged from BCA 2022
AS 4254 .2	2012	Ductwork for air-handling systems in buildings — Rigid duct	Spec 7, J6D5, J6D7	Unchanged from BCA 2022
AS/NZS 4284	2008	Testing of building facades	F1V1	Unchanged from BCA 2022
AS/NZS 4505	2012	Garage doors and other large access doors (incorporating amendment 1)	B1D4	Unchanged from BCA 2022
AS 4586	2013	Slip resistance classification of new pedestrian surface materials (incorporating amendment 1) (See Note 8)	D3D11, D3D14, D3D15. Spec 27	Unchanged from BCA 2022

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Number	Year	Title of Referenced Document / Australian Standard	Reference in BCA 2025 (Vol. 1)	Status
AS 4597	1999	Installation of roof slates and shingles (Non- interlocking type)	B1D4, F1D12	Unchanged from BCA 2022
AS/NZS 4600	2018	Cold-formed steel structures	B1D4, Spec 1	Unchanged from BCA 2022
AS 4654 .1	2012	Waterproofing membranes for external above-ground use — Materials	F1D7	Unchanged from BCA 2022
AS 4654 .2	2012	Waterproofing membranes for external above-ground use — Design and installation	C2D14, F1D6, F1D5	Unchanged from BCA 2022
AS/NZS 4859 .1	2018	Thermal insulation materials for buildings — General criteria and technical provisions (incorporating amendment 1)	J4D3, J6D6, J6D9	Unchanged from BCA 2022
AS/NZS 4859 .2	2018	Thermal insulation materials for buildings — Design	J3D8, J4D3, Spec 36, Spec 37	Unchanged from BCA 2022
AS 5113	2016	Classification of external walls of buildings based on reaction-to-fire performance (incorporating amendment 1)	C1V3	Unchanged from BCA 2022
AS 5146 .1	2015	Reinforced autoclaved aerated concrete — Structures (incorporating amendment 1)	B1D4	Unchanged from BCA 2022
AS 5146 .3	2018	Reinforced autoclaved aerated concrete — Construction	B1D4, F1D15	Unchanged from BCA 2022
AS 5216	2021	Design of post-installed and cast-in fastenings in concrete	B1D4	Unchanged from BCA 2022
AS/NZS 5601 .1	2022	Gas installations — General installations (incorporating amendments 1 and 2)	J1V4	Updated edition
AS 5637 .1	2015	Determination of fire hazard properties — Wall and ceiling linings	A5G6, Spec 7, Schedule 1	Unchanged from BCA 2022
AS/NZS ISO 5151	2023	Non-ducted air conditioners and heat pumps — Testing and rating for performance	Spec 48	New in BCA 2025
AS ISO 9239 .1	2003	Reaction to fire tests for floorings — Determination of the burning behaviour using a radiant heat source	A5G6, Schedule 1	Unchanged from BCA 2022
AS/NZS ISO 9972	2015	Thermal performance of buildings — Determination of air permeability of buildings — Fan pressurization method	J1V4	Unchanged from BCA 2022
AS/NZS ISO 13256.1	2023	Water source heat pumps — Testing and rating for performance — Water-to-air and brine-to-air heat pumps	J6D12	New in BCA 2025
AIRAH-DA07	2021	Criteria for moisture control design analysis in buildings	F8V1	Unchanged from BCA 2022
AIRAH-DA09	1998	Air conditioning load estimation	Spec 35	Unchanged from BCA 2022
AIRAH-DA28	2011	Building management and control systems	Spec 34	Unchanged from BCA 2022
ANSI/ASHRAE Standard 55	2013	Thermal environmental conditions for human occupancy	Schedule 1	Unchanged from BCA 2022



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Number	Year	Title of Referenced Document / Australian Standard	Reference in BCA 2025 (Vol. 1)	Status
ANSI/ASHRAE Standard 140	2007	Standard method of test for the evaluation of building energy analysis computer programs	J1V1, J1V2, J1V3	Unchanged from BCA 2022
ASTM E2073-10	2010	Standard Test Method for Photopic Luminance of Photoluminescent (Phosphorescent) Markings	Spec 25	Unchanged from BCA 2022
ASTM E72-15	2015	Standard Test Methods of Conducting Strength Tests of Panels for Building Construction	Spec 6	Unchanged from BCA 2022
ASTM E695-03	2003	Standard Test Method of Measuring Relative Resistance of Wall, Floor and Roof Construction to Impact Loading	Spec 6	Unchanged from BCA 2022
ASTM E96	2016	Standard Test Methods for Water Vapor Transmission of Materials	Schedule 1	Unchanged from BCA 2022
ASTM-E1980-11	2019	Standard Practice for Calculating Solar Reflectance Index of Horizontal and Low Sloped Opaque Surfaces	Schedule 1	New in BCA 2025
AHRI 460	2005	Performance rating of remote mechanical- draft air-cooled refrigerant condensers	J6D13	Unchanged from BCA 2022
AHRI 551/591	2015	Performance rating of water-chilling and heat pump water-heating packages using the vapor compression cycle.	Spec 33, J6D10, J6D11, Spec 47	Unchanged from BCA 2022
EN14511-2	2022	Air-conditioners, liquid chilling packages and heat pumps for space heating and cooling and process chillers, with electricity driven compressors — Test conditions	J6D10	New in BCA 2025
EN14825	2022	Air conditioners, liquid chilling packages and heat pumps, with electrically driven compressors, for space heating and cooling, commercial and process cooling — Testing and rating at part load conditions and calculation of seasonal performance	J6D10	New in BCA 2025
ABCB	2022	Fire Safety Verification Method	C1V4	Unchanged from BCA 2022
ABCB	2025	Livable Housing Design Standard	G7D2	Updated edition
ABCB	2011	Protocol for Structural Software, Version 2011.2	B1D5	Unchanged from BCA 2022
ABCB	2012	Standard for Construction of Buildings in Flood Hazard Areas, Version 2012.3	B1D6	Unchanged from BCA 2022
ABCB	2022	Standard for NatHERS Heating and Cooling Load Limits, Version 2022.1	J3D3	Unchanged from BCA 2022
ABCB	2022	Standard for Whole-of-Home Efficiency Factors	J3D14	Unchanged from BCA 2022
CIBSE Guide A	2015	Environmental design	Spec 34, Spec 35, J4D3, J4D7	Unchanged from BCA 2022
N/A	2002	Disability Standards for Accessible Public Transport	F4D12, I2D1	Unchanged from BCA 2022



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Number	Year	Title of Referenced Document / Australian Standard	Reference in BCA 2025 (Vol. 1)	Status
N/A	2010	Education and Care Services National Law Act (Vic)	Schedule 1	Updated edition
European Union Commission Regulation 547/2012	2012	Eco-design requirements for water pumps	J6D8	New in BCA 2025
European Union Commission Regulation 622/Annex II	2012	Eco-design requirements for glandless standalone circulators and glandless circulators integrated in products	J6D8	New in BCA 2025
FPA101D	2021	Automatic Fire Sprinkler System Design and Installation — Drinking Water Supply	C1V3, C2D6, C2D13, C3D2, C3D7, C3D8, C4D6, C4D7, C4D8, C4D9, C4D12, Spec 5, Spec 7, D2D4, D2D17, D3D26, D3D30, E2D8, E2D9, E2D13, E2D14, E2D15, E2D16, E2D17, E2D19, E2D20, Spec 17, Spec 18, Spec 20, G3D1, G3D6, Spec 31, I1D2, Schedule 1	Unchanged from BCA 2022
FPA101H	2018	Automatic Fire Sprinkler System Design and Installation — Hydrant Water Supply (incorporating amendment 1)	C1V3, C2D6, C2D13, C3D2, C3D7, C3D8, Spec 5, Spec 7, Spec 17, Spec 18, E2D8, E2D9, E2D13, E2D14, E2D15, E2D16, E2D17, E2D19, E2D20, Spec 20, G3D1, G3D6, Spec 31, I1D2	Unchanged from BCA 2022
ISO 540	2008	Hard coal and coke — Determination of ash fusibility	Spec 13	Unchanged from BCA 2022
ISO 25745 .2	2015	Energy performance of lifts, escalators and moving walks: Energy calculation and classification for lifts (elevators)	J7D8	Unchanged from BCA 2022
NASH Standard .1	2005	Residential and Low Rise Steel Framing — Design Criteria (incorporating amendments A, B and C)	B1D4	Unchanged from BCA 2022
NASH Standard .2	2014	Residential and Low Rise Steel Framing — Design Solutions (incorporating amendment A)	B1D4, B1D5, F1D11	Unchanged from BCA 2022
NSF/ ANSI/ CAN 372	2024	Drinking Water System Components - Lead Content (See Note 10)	A5G4	Updated edition
SA TS 5344	2019	Permanent labelling for Aluminium Composite Panel (ACP) products	A5G8	New in BCA 2025
SA TS 5367	2021	Photoluminescent exit signage — Hybrid photoluminescent signage — Product specification, installation and operation	E4D8	New in BCA 2025
WMK NOD 2021/4	2021	WaterMark Notice of Direction 2021/4 Certification transition arrangements for Lead Free plumbing products	A5G4	New in BCA 2025



Table Notes

- (1) For AS ISO 717.1:
 - (a) Test reports based on AS 1276—1979 and issued prior to AS/NZS 1276.1—1999 being referenced in the NCC remain valid.
 - (b) The STC values in reports based on AS 1276—1979 must be considered to be equivalent to R_w values.
 - (c) Test reports based on AS/NZS 1276.1 prepared after the NCC reference date for AS/NZS 1276.1—1999 must be based on that version.
 - (d) Test reports based on ISO 717-1—1996 and issued prior to AS/NZS ISO 717.1—2004 being referenced in the NCC remain valid.
 - (e) Test reports based on ISO 717.1—2004 and issued prior to AS ISO 717.1:2024 being referenced in the NCC remain valid.
 - (f) Reports based on AS ISO 717.1 relating to tests carried out after the NCC reference date for AS ISO 717.1—2024 must relate to the amended Standard.
- (2) For AS 1530.1, tests carried out based on AS 1530.1:1994 and issued prior to AS 1530.1:2024 being referenced in the NCC remain valid. Reports relating to tests carried out after the NCC reference date for AS 1530.1:2024 must relate to the revised Standard.
- (3) or AS 1530.8.1, tests carried out based on AS 1530.8.1:2018 and issued prior to AS 1530.8.1:2018 Amendment 1 being referenced in the NCC remain valid. Reports relating to tests carried out after the NCC reference date for AS 1530.8.1:2018 Amendment 1 must relate to the revised Standard.
- (4) For AS 1562.1, tests carried out based on AS 1562.1—1992 and issued prior to AS 1562.1—2018 being referenced in the NCC remain valid. Reports relating to tests carried out after the NCC reference date for AS 1562.1 must relate to the revised Standard.
- (5) For AS 1670.1, AS 1670.3 and AS 1670.4, notwithstanding A4G1 (6), the editions of the documents listed in Table 1.8 of AS 1670.1, AS 1670.3 and AS 1670.4 may be used to meet the requirements of AS 1670.1, AS 1670.3 and AS 1670.4 as applicable.
- (6) For AS 2047:
 - (a) Tests carried out under earlier editions of AS 2047 remain valid.
 - (b) Reports based on AS 2047 relating to tests carried out after the NCC reference date for AS 2047—2014 Amendment 2 must relate to the amended Standard.
- (7) For AS 3786:
 - (a) Tests carried out under AS 3786—2014 Amendment 1 and Amendment 2 remain valid.
 - (b) Reports based on AS 3786—2014 Amendment 1 and issued prior to AS 3786—2014 Amendment 2 being referenced in the NCC remain valid.
 - (c) Reports based on AS 3786—2014 Amendment 2 and issued prior to AS 3786:2023 being referenced in the NCC remain valid.
 - (d) Reports based on AS 3786 relating to tests carried out after the NCC reference date for AS 3786:2023 must relate to the amended Standard.
- (8) For AS 4586:
 - (a) Test reports based on the 2004 edition of AS/NZS 4586 and issued prior to the 2013 edition of AS 4586 being referenced in the NCC remain valid.
 - (b) Test reports prepared after the NCC reference date of the 2013 edition of AS 4586 must be based on that version.
 - (c) For the purposes of assessing compliance, the slip-resistance classifications of V, W and X in reports based on the 2004 edition of AS/NZS 4586 may be considered to be equivalent to slip-resistance classifications of P5, P4 and P3 respectively in the 2013 edition of AS 4586.
 - (d) Test reports based on Appendix D of AS 4586—2013 and issued prior to the NCC reference date for AS 4586—2013 (incorporating Amendment 1) remain valid.
 - (e) Test reports based on Appendix D of AS 4586—2013 and prepared after the NCC reference date for AS 4586—2013 (incorporating Amendment 1) must be based on that version.
- (9) Tests carried out based on AS/NZS 2918—2001 and issued prior to AS/NZS 2918—2018 being referenced in the NCC remain valid. Reports relating to tests carried out after the NCC reference date for AS/NZS 2918 must relate to the revised Standard.
- (10) For NSF/ANSI/CAN 372, tests carried out under the 2020 and 2022 editions of NSF/ANSI/CAN 372 remain valid.



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