

26.07.2023 (DRAFT)

## BCA/NCC Compliance assessment Gaming Extension & Hotel Alterations – 67 Market Street, Mudgee

### 1. Introduction

This report is an assessment of the plans for the Proposed Gaming Extension and Hotel Alterations at the above address to determine if construction shown generally complies with the (NCC/BCA) Building Code of Australia 2022.

The plans assessed against the Deemed-to-Satisfy (DTS) Provisions of the BCA. As per below plans.

The report not only covers the existing requirements, but also covers proposed works and NSWFB Inspection Report Ref. BFS22/4879

Drawn by EJE Architecture – Consultant Issue, Project No: 14282, Drawing's as follows:

ARCHITECTURAL DRAWING SCHEDULE		SCALE	PAGE SIZE	REVISION
A00	COVER SHEET	1:1	841 / 594	C
A01	SITE PLAN	1:500	841 / 594	D - WIP
A02	SITE ANALYSIS PLAN	1:500	841 / 594	C
A03	GROUND FLOOR EXISTING / DEMOLITION PLAN	1:100	841 / 594	D - WIP
A04	GROUND FLOOR PLAN	1:100	841 / 594	E - WIP
A05	FIRST FLOOR EXISTING / DEMOLITION PLAN	1:100	841 / 594	D - WIP
A06	FIRST FLOOR PLAN	1:100	841 / 594	E - WIP
A07	ROOF EXISTING / DEMOLITION PLAN	1:100	841 / 594	C
A08	ROOF PLAN	1:100	841 / 594	D - WIP
A09	NORTH & EAST ELEVATIONS	1:100	841 / 594	D - WIP
A10	SOUTH & WEST ELEVATIONS	1:100	841 / 594	D - WIP
A11	SECTION A-A & B-B	1:100	841 / 594	D - WIP
A14	EASEMENT DETAILS	1:100	841 / 594	A - WIP
A15	SHADOW DIAGRAMS	1:100	841 / 594	C

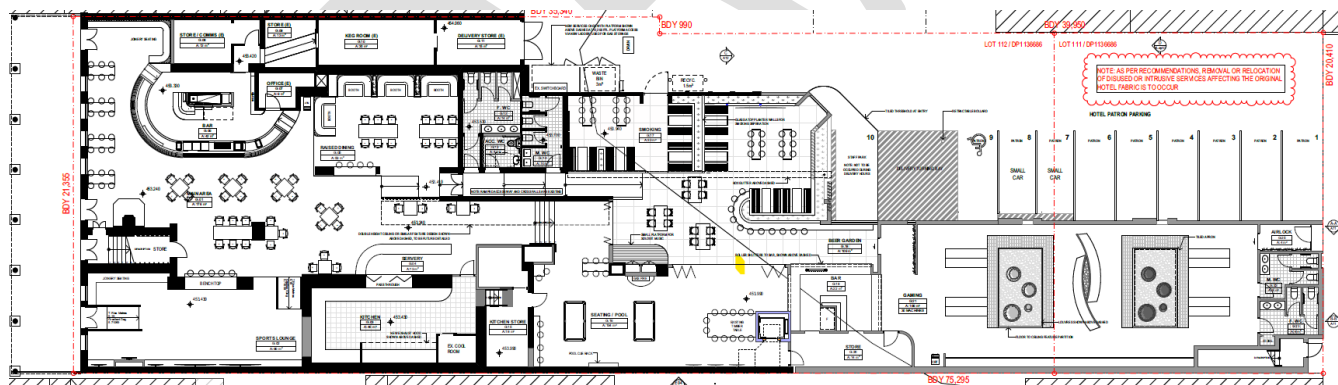
The assessment relates to the BCA/NCC 2022, and NSW Environmental Planning and Assessment legislation current at the time and therefore does not necessarily infer building compliance with the same legislation at some other point in time. The assessment relates specifically to the building the subject of this report and therefore should not be construed to apply to any other building.



## 2. Description of Building/s

Location: **67 Market Street, Mudgee**  
 Proposed Use: accommodation and Bar/Restaurant  
 Classification: Class 3, 6 & 9b  
 Type of construction: B  
 Rise in Storeys: 2 (Total)

(A6G10)  
 (C2D2)  
 (C2D3)



### 3. Limitations

This report generally only comments on new BCA/NCC requirements (2022)

This report does not comment on the as built (Building Element) compliance at the time it was approved/ built (see below limitations) , but rather comments on non compliances with respect to it does however provide for this is due to the fact that it is an existing building and typically it is assumed that such infrastructure complies with the BCA or relevant Building Code or Ordinance at the time of construction.

- **The report generally only comments on BCA/NCC requirements (2022) that are critical in terms of Life/ Building Safety compliance which is consistent with Council approach for upgrade of existing buildings and undertaking such reports**
- **The Councils Development Consent may require upgrade of Existing Building where it is deemed a change of use in part, where it is not deemed a change of use the Certifier issuing CC may deem it appropriate to upgrade altered parts of the building in accordance with Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021**

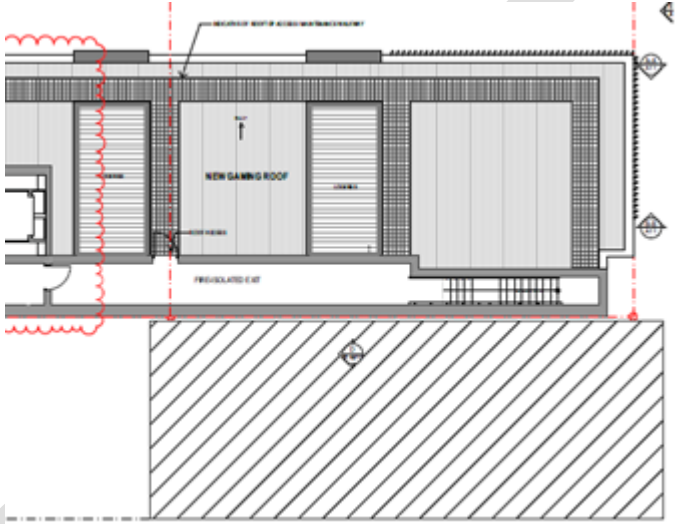
The report does not specifically comment/ cover the following:

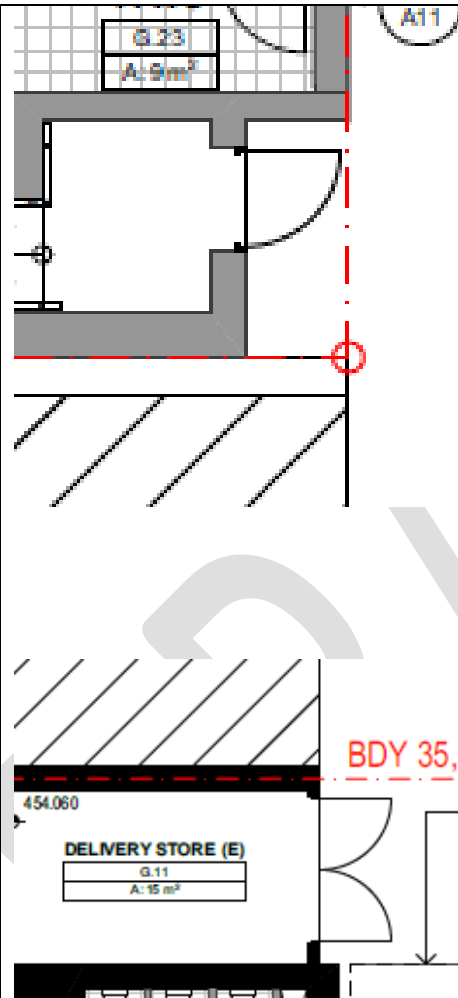
- Fire rating of existing building elements
- Concealed building elements. The inspection of the building was a visual inspection only limited to accessible parts of the building at the time of inspection. Therefore, no inspection has been made of the concealed structural elements, waterproofing, concealed fire penetrations, ceiling cavities and the like.
- Structural Adequacy - The structural adequacy and materials of the existing building elements were not checked during inspection; this would need to be verified by a practicing structural engineer.
- Accessibility under the BCA, Premises Standards is not covered in this report and will require input from an accredited access consultant (Disability Access)
- Existing Glazing - Should an assessment of the glazing be required for glass within the office/amenities building, a glazier should be engaged to ensure that the installed windows meet AS1288 – 2006 and AS2047.
- Existing Performance of Slip Resistance installations to stairs and ramps
- Toilet Facilities (Numbers)
- Floor/ Wall Coverings Existing and Proposed (Specification 7)

**NOTE: (1) Access for people with a disability was not considered as part of this Assessment (ONLY Life Safety Egress Provisions and Fire Safety Measures) this would require specialist input from a Registered Access Consultant, however, by way of assisting in this regard in terms of the major issues would be to advise that there is no Passenger Lift as required, Disabled Toilets, Ambulant Toilets, or compliant carparking/ Access**

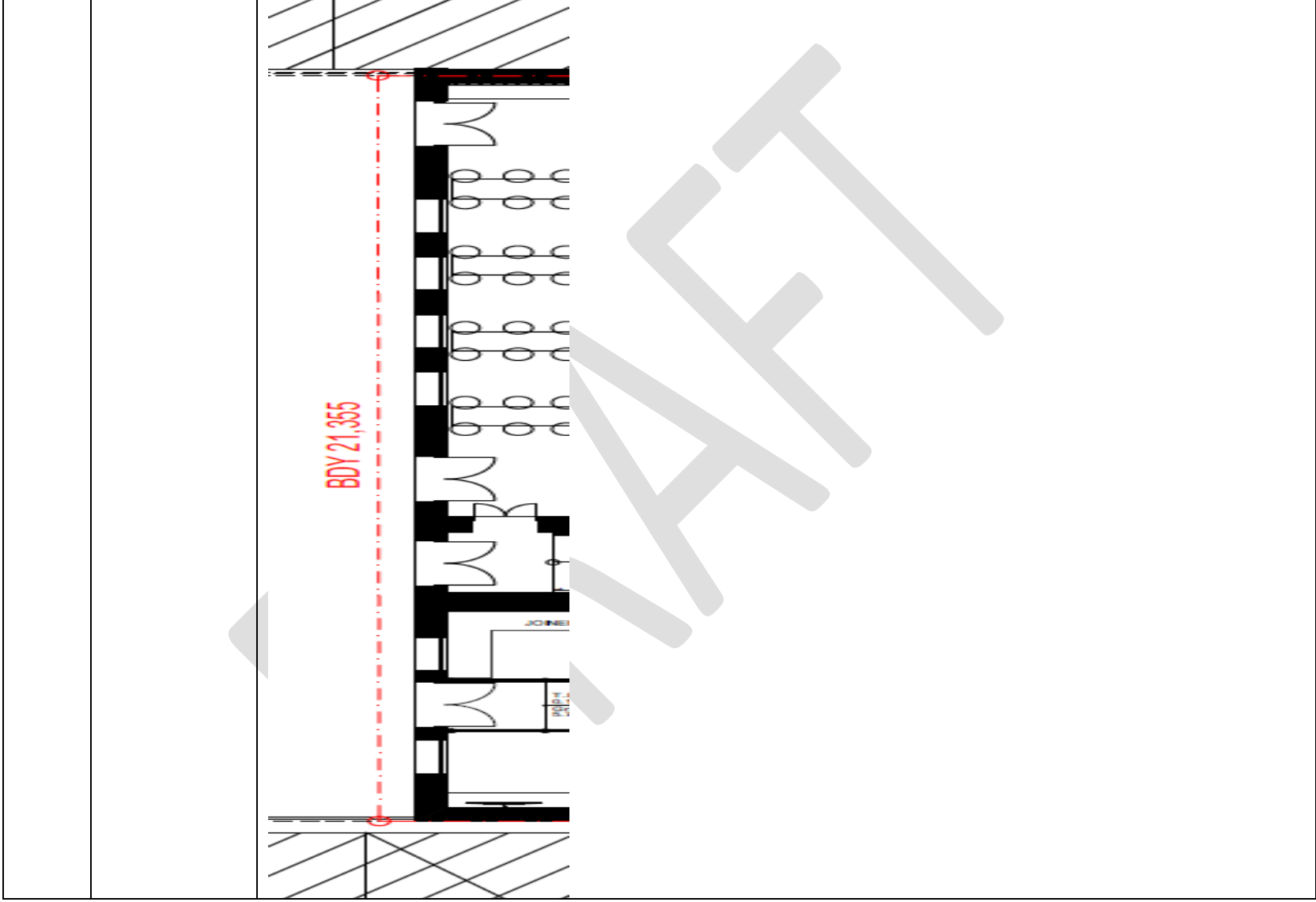
#### 4. Executive Summary (includes non-compliances)

1.	C2D2	<p>All building elements to achieve the fire resistance levels of Type B Construction as outlined in Specification 5 - S5C21 and Table S5C21a</p> <p>New walls will need to comply see BCA Assessment Section</p> <p>With respect to Existing Construction See Dot Point 2 of limitations</p>
2.	C3D10	<p>Proposed Floor requires FRL of 30/30/30, RISF of 60 minutes or 13mm Fire grade Plasterboard</p> <p>Where required by councils consent, OTHERS would have to confirm the existing separation between the ground floor and first floor is adequate and complies with this clause. Where further separation is required FRL plans are to be provided as part of the Construction Documentation for CC to confirm compliance with this provision.</p>
3.	C2D11, Specification 5	<p>The fire hazard properties of the proposed floor linings and coverings, wall and ceiling linings in common areas and Specific areas (Refer to Note 2) are to be provided to the Principal Certifier prior to issue of the Construction Certificate.</p> <p>Comments: The fire hazard properties for all floor linings and coverings, wall and ceiling linings are to be provided by the manufacture in the form of the following;</p> <ul style="list-style-type: none"> <li>(a) a current CodeMark certificate,</li> <li>(b) a current certificate of Accreditation,</li> <li>(c) a report issued by an Accredited Testing Laboratory</li> </ul> <p>Air-handling ductwork – Rigid and flexible ductwork in a Class 2 to 9 building must comply with the relevant fire hazard properties set out in AS4254.1 and AS4254.2 and provided to the Principal Certifier prior to issue of the Construction Certificate.</p> <p>The rigid and flexible air-handling ductwork must comply with the relevant fire hazard properties set out in</p>

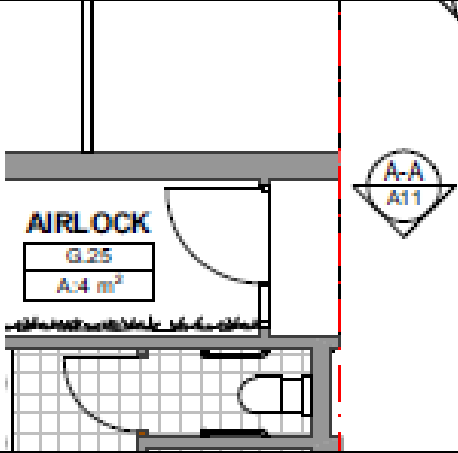
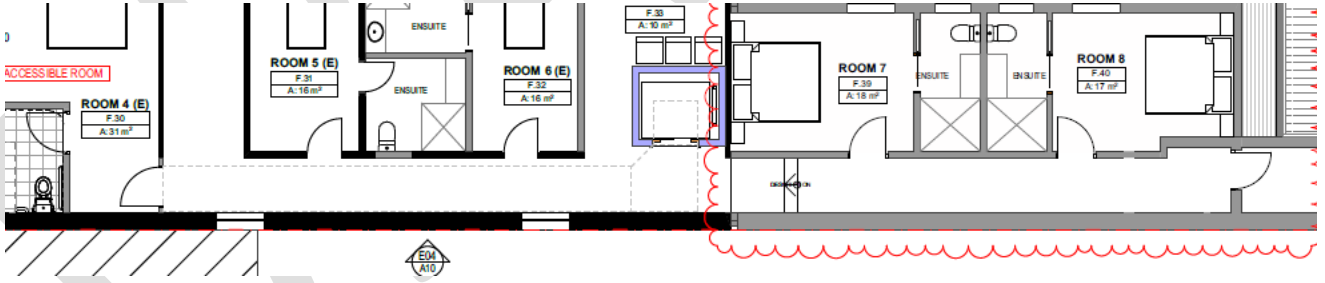
		<p>AS4254.1 and AS4254.2 in the form of the following;</p> <ul style="list-style-type: none"> <li>(a) a current CodeMark certificate,</li> <li>(b) a current certificate of Accreditation,</li> <li>(c) a report issued by an Accredited Testing Laboratory</li> </ul> <p>Details to be provided with the application for CC.</p>
4.	C4D3	<p>The stairs within the fire-isolated stairs are to be non-combustible.</p> 
5.	C4D5	<p>There are openings in external walls of the building that are located within 3.0m of the side allotment boundaries.</p> <p>These openings are to be protected in accordance with C4D5.</p>




6.	C4D12	The doorways to the units, and rooms off the public corridors, are to be a self-closing, tight fitting, solid core door, not less than 35 mm thick.
7.	D2D8	The fire isolated stairway appears to not meet the 1m unobstructed width requirements (consideration is also required for the inclusion of 2 x handrails to meet Accessibility requirements)
8.	D2D15	<p>One of the front doors is to have a Single leaf of 920mm and swing in an outward direction given it will be a required alternative exit under the new proposal.</p> <p>The furthestmost rear proposed door from airlock will need to swing in the direction of egress.</p>





		
9.	C2D5	The travel distance to an exit for both the existing and proposed on the upper levels exceeds 6m (excluding Room 8)
10.	C4D12	<p>The exit path along the corridor leading to Fire Isolated Exit required occupanmts to travel past the wall and doors of other SOU's and as such must be protected in accordance with this clause</p> 
11.	D3D3	The stairs within the fire-isolated stairs are to be non-combustible.
12.	D3D26	All doorways must be provided with latches compliant with the requirements of this Clause. Existing door handles that form part of a required exit or are in a path of travel are to be upgraded in accordance with the requirements of this clause. It was noted that deadbolts and the like were installed which would not allow for single downward action on a single device to disengage door mechanism for compliant exit

		<p>New doors are to be provided with compliant hardware</p> 
13.	D3D29	Windows to the bedrooms of the Class 3 parts are to be provided with window locks in accordance with this Clause.
14.	E1D2	The building is to be provided with a Hydrant System, hydraulic details and design certificate is to be provided from an accredited (competent) fire safety practitioner to confirm compliance with relevant standards. Or a Hydraulic Engineer is to confirm the Existing Street Hydrant can be relied upon and that it achieves compliant coverage
15.	E1D3	The building is to be provided with a Hose Reel System, hydraulic details and design certificate is to be provided from an accredited (competent) fire safety practitioner to confirm compliance with relevant standards
16.	E2D3	Any air-handling system serving the building (other than non-ducted individual room units with a capacity not more than 1000 L/S) must automatically shut down on activation of the building smoke detection system. (Class 9b parts , i.e. Gaming area, Pool Table areas)
17.	E4D2. E4D4, E4D5	Emergency lighting, exit sign and direction signs are required in common corridors, required non and fire-isolated stairways and public areas.

18.	S20C4	Smoke Detection and Alarm System to be provided throughout the building including existing part in accordance with AS1670-2018
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## 5. BCA Assessment

### Structure – (BCA Section B)

An assessment against Section B has not been undertaken as part of this report and a suitably qualified Structural Engineer is to be engaged to confirm compliance with this part (where applicable)

### Fire Resistance (BCA Section C)

BCA Clause	Title	Assessment and Comment	Status
<b>Part C2 - Fire resistance and stability</b>			
C2D2	Type of construction required	<p>The minimum Type of fire-resisting construction of a building must be determined in accordance with Table C2D2,</p> <p><b>Comment: The type of fire resisting construction in accordance with Table C2D2, being Class 3, 6, 9b having a rise in storeys of 2 is Type B construction.</b></p>	<p>Note (Walls within 18m of property SIDE boundaries) for Class 6 Parts (Existing and Proposed) dependant on DA Conditions relating to upgrade</p> <p>NOT SHOWN as required (to be addressed as DTS Solution or in conjunction with Fire Engineering Report at CC Stage)</p> <p>Capable of complying refer to Executive Summary</p>
C2D3	Calculation of rise in storeys	The building contains a RIS of 2	Note
C2D4	Buildings of multiple classifications	As the building contains multiple building classifications, the type of Construction required is the most fire-resistant Type resulting from	Note

		Table C2D2.  Comment: From Table C2D2 the type of Construction having a rise in 2 storeys is Type B construction.																
<b>Table C2D2:           Type of construction required</b>																		
<table><tr><th><i>Rise in storeys</i></th><th>Class of building 2, 3, 9</th><th>Class of building 5, 6, 7, 8</th></tr><tr><td>4 or more</td><td>A</td><td>A</td></tr><tr><td>3</td><td>A</td><td>B</td></tr><tr><td>2</td><td>B</td><td>C</td></tr><tr><td>1</td><td>C</td><td>C</td></tr></table>				<i>Rise in storeys</i>	Class of building 2, 3, 9	Class of building 5, 6, 7, 8	4 or more	A	A	3	A	B	2	B	C	1	C	C
<i>Rise in storeys</i>	Class of building 2, 3, 9	Class of building 5, 6, 7, 8																
4 or more	A	A																
3	A	B																
2	B	C																
1	C	C																
C2D5	Mixed types of construction	NA – clause not affected.	N/A															
C2D6	Two storey Class 2, 3 or 9c buildings	NA – clause not affected.	N/A															
C2D7	Class 4 parts of buildings	NA – clause not affected.	N/A															
C2D8	Open spectator stands and indoors sports stadiums	NA – clause not affected.	N/A															
C2D9	Lightweight construction	Lightweight construction must comply with Specification 6 of the BCA/NCC.  Comment: Details of any proposed lightweight construction details are required to be submitted to the PCA to confirm compliance with the provisions of this clause.	Capable of Complying															

C2D10	Non-combustible building elements	<p>Elements of a Building of Type B construction are required to be non-combustible as listed within this clause.</p> <p>Comment: This Clause also provides a list of materials permitted to be used wherever non-combustible materials are required. Details of materials, finishes, linings and wall types are to be provided to enable assessment, including AS 1530 test reports for each product must be provided as part of the CC stage.</p>	Capable of Complying
C2D11	Fire hazard properties	<p>The fire hazard properties of the proposed floor linings and coverings, wall and ceiling linings in common areas and Specific areas (Refer to Note 2) are to be provided to the Principal Certifier prior to issue of the Construction Certificate.</p> <p>Comments: The fire hazard properties for all floor linings and coverings, wall and ceiling linings are to be provided by the manufacture in the form of the following;</p> <ul style="list-style-type: none"> <li>(a) a current CodeMark certificate,</li> <li>(b) a current certificate of Accreditation,</li> <li>(c) a report issued by an Accredited Testing Laboratory</li> </ul> <p>Air-handling ductwork – Rigid and flexible ductwork in a Class 2 to 9 building must comply with the</p>	Capable of Complying

		<p>relevant fire hazard properties set out in AS4254.1 and AS4254.2 and provided to the Principal Certifier prior to issue of the Construction Certificate.</p> <p>The rigid and flexible air-handling ductwork must comply with the relevant fire hazard properties set out in AS4254.1 and AS4254.2 in the form of the following;</p> <p>(a) a current CodeMark certificate,  (b) a current certificate of Accreditation,  (c) a report issued by an Accredited Testing Laboratory</p> <p>Comment: Details to be provided with the application for CC.</p>	
C2D12	Performance of external wall in fire	<p>Concrete external walls that could collapse as complete panels, must comply with Specification 8.</p> <p>Comment: Construction details and test certificates demonstrating compliance with Specification 8 are required to be provided to the PCA at Construction Certificate application.</p>	N/A
C2D13	Fire protected timber: Concession	NA – fire protected timber is not proposed.	N/A
C2D14	Ancillary Elements	NA – not affected.	N/A
C2D15	Fixing of bonded laminated cladding panels	NA – not affected.	N/A

<b>Part C3 - Compartmentation and separation</b>														
C3D3	General floor area and volume limitations	<p>The following maximum fire compartmentation floor area and volume limitations apply to the Class 3, 6 &amp; 9b fire compartments:</p> <p>Floor area – 5,500m<sup>2</sup></p> <p>Volume – 33,000m<sup>3</sup></p> <p>The building complies with the general floor area and volume limitations identified by this clause</p>	Complies											
<p><b>Table C3D3: Maximum size of fire compartments or atria</b></p> <table> <tr> <th>Classification</th><th>Type A construction</th><th>Type B construction</th><th>Type C construction</th></tr> <tr> <td rowspan="2">5, 9b or 9c</td><td>Max floor area—8 000 m<sup>2</sup></td><td>Max floor area—5 500 m<sup>2</sup></td><td>Max floor area—3 000 m<sup>2</sup></td></tr> <tr> <td>Max volume—48 000 m<sup>3</sup></td><td>Max volume—33 000 m<sup>3</sup></td><td>max volume—18 000 m<sup>3</sup></td></tr> </table>				Classification	Type A construction	Type B construction	Type C construction	5, 9b or 9c	Max floor area—8 000 m <sup>2</sup>	Max floor area—5 500 m <sup>2</sup>	Max floor area—3 000 m <sup>2</sup>	Max volume—48 000 m <sup>3</sup>	Max volume—33 000 m <sup>3</sup>	max volume—18 000 m <sup>3</sup>
Classification	Type A construction	Type B construction	Type C construction											
5, 9b or 9c	Max floor area—8 000 m <sup>2</sup>	Max floor area—5 500 m <sup>2</sup>	Max floor area—3 000 m <sup>2</sup>											
	Max volume—48 000 m <sup>3</sup>	Max volume—33 000 m <sup>3</sup>	max volume—18 000 m <sup>3</sup>											
C3D4	Large Isolated buildings	NA – building is not considered to be large isolated.	N/A											
C3D5	Requirements for open space and vehicular access	NA – building is not considered to be large isolated.	N/A											
C3D6 NSW C3D6(3)	Class 9 Buildings	NA – affected classes are not proposed.	N/A											
C3D7	Vertical separation of openings in external walls	NA – Type B construction not affected.	N/A											
C3D8	Separation by fire walls	<p>(1) Construction — A fire wall must be constructed in accordance with the following:</p> <p>The fire wall has the relevant FRL prescribed by Specification 5 for</p>	NOTE											

		<p>each of the adjoining parts, and if these are.</p> <p>(a) different, the greater FRL, except where S5C19(3)(c)(i), S5C22(3)(c)(i) and S5C25(3)(c)(i) permit a lower FRL on the carpark side.</p> <p>Any openings in a fire wall must not reduce the FRL required by Specification 5 for the fire wall, except where.</p> <p>(b) permitted by the Deemed-to-Satisfy Provisions of Part C4.</p> <p>Building elements, other than roof battens with dimensions of 75 mm x 50 mm or less or sarking-type material,</p> <p>(c) must not pass through or cross the fire wall unless the required fire-resisting performance of the fire wall is maintained.</p> <p>(2) Separation of buildings — A part of a building separated from the remainder of the building by a fire wall may be treated as a separate building for the purposes of the Deemed-to-Satisfy Provisions of Sections C, D and E if it is constructed in accordance with (1) and the following:</p> <p>The fire wall extends through all storeys and spaces in the nature of storeys that are common to that part and</p> <p>(a) any adjoining part of the building.</p> <p>The fire wall is carried through to</p>	
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		<p>the underside of the roof covering.</p> <p>(b) Where the roof of one of the adjoining parts is lower than the roof of the other part, the fire wall extends to the</p> <p>(c)underside of— the covering of the higher roof, or not less than 6 m above the covering of the lower roof; or</p> <p>(i) the lower roof if it has an FRL not less than that of the fire wall and no openings closer than 3 m to any wall</p> <p>(ii) above the lower roof; or the lower roof if its covering is non-combustible and the lower part has a sprinkler system (other than a</p> <p>(iii) FPAA101D or FPAA101H system) complying with Specification 17.</p> <p>(3) Separation of fire compartments — A part of a building separated from the remainder of the building by a fire wall may be treated as a separate fire compartment if it is constructed in accordance with (a) and the fire wall extends to the underside of—</p> <p>(a) a floor having an FRL required for a fire wall; or</p> <p>(b) the roof covering.</p> <p>Comment: If fire walls are utilised, they must comply with this Clause. Details are to be provided to the</p>	
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		PCA at the CC stage.	
C3D9	Separation of classifications in the same storey	NA – separation of classifications is not proposed.	N/A
C3D10	Separation of classifications in different storeys	<p>If parts of different classification are situated one above the other in adjoining storeys, they must be separated as follows:</p> <p>Type B construction — If one of the adjoining parts is of Class 3 the floor separating the part from (b) the storey below must—</p> <p>be a floor/ceiling system incorporating a ceiling which has a resistance to the incipient spread of fire to the</p> <p>(i) space above itself of not less than 60 minutes; or</p> <p>have an FRL of at least 30/30/30; or</p> <p>(ii) have a fire-protective covering on the underside of the floor, including beams incorporated in it, if the floor</p> <p>(iii) is combustible or of metal.</p>	Capable of Complying
C3D11	Separation of lift shafts	NA – lifts are not proposed.	N/A
C3D12	Stairways and lifts in one shaft	NA – lifts are not proposed.	N/A
C3D13	Separation of equipment	NA – the building does not contain any of the rooms identified by this clause and the requirements of this provision do not apply.	N/A
C3D14	Electricity supply system	Any main switchboard located in the building which sustains	Capable of Complying

		<p>emergency equipment operating in emergency mode, is required to be fire separated from the remainder of the building by 2 hr fire resisting construction.</p> <p>Construction should achieve an FRL of 120/120/120, doorways are required achieve an FRL of - /120/30 and to be self-closing and all penetrations in enclosures are to be appropriately fire stopped. All switchboards in the electrical distribution system, which sustain the electricity supply to the emergency equipment, must provide full segregation by way of enclosed metal partitions designed to prevent the spread of any fault from non-emergency equipment switchgear to the emergency equipment switchgear. Electrical conductors and switchboards are required to comply with this clause.</p> <p>Comment: Construction details and appropriate FRL details demonstrating compliance are required to be provided to the PCA at Construction Certificate application. There are no such rooms detailed on the plans.</p>	
C3D15	Public corridors in Class 2 & 3 buildings	NA – class not affected.	N/A

## Part C4 – Protection of openings

C4D3	Protection of openings in external walls	<p>Openings in an external wall that is required to have an FRL must be protected in accordance with C4D5 if the distance between the opening and the fire-source feature is:</p> <ul style="list-style-type: none"><li>• less than 6 m from the far boundary of a road, river, lake or the like adjoining the allotment, if not located in a storey at or near ground level; or</li><li>• less than 6 m from another building on the allotment that is not Class 10; and</li></ul> <p>Comment: The openings in external wall of the building is located within 3.0m of the side allotment boundaries.</p> <ul style="list-style-type: none"><li>• These openings are to be protected in accordance with C4D5. It is further noted that, in accordance with BCA Specification 5 Exposure to fire-source features (a) A part of a building element is exposed to a fire-source feature if any of the horizontal straight lines between that part and the fire-source feature, or vertical projection of the feature, is not obstructed by</li></ul>	<p>Non Compliance (to be addressed as DTS Solution or in conjunction with Fire Engineering Report at CC Stage)</p> <p>Non Compliance see executive summary</p>
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		<p>another part of the building that— (i) has an FRL of not less than 30/-/-; and (ii) is neither transparent nor translucent. A proposed blade wall is required to have an FRL of not less than 30/-/- and be neither transparent nor translucent.</p>	
C4D4	Separation of external walls and associated openings in different fire compartments	N/A	N/A
C4D5	Acceptable method of protection	<p>(1) Where protection is required, doorways, windows and other openings must be protected as follows:</p> <p>(a)Doorways— (i)internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing or automatic closing; or</p> <p>(ii)—/60/30 fire doors that are self-closing or automatic closing.</p> <p>(b)Windows— (i)internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or</p> <p>(ii)—/60/- fire windows that are automatic closing or permanently fixed in the closed position; or</p> <p>(iii)—/60/- automatic closing fire shutters.</p>	<p>Non Compliance see executive summary</p> <p>Non Compliance (to be addressed as DTS Solution or in conjunction with Fire Engineering Report at CC Stage)</p> <p>Capable of Complying</p>

		(c)Other openings— excluding voids — internal or external wall-wetting sprinklers, as appropriate; or  Comment: The openings identified in C4D3 are required to be protected in accordance with Clause C4D5: Details to be provided with the application for CC.	
C4D6	Doorways in fire walls	NA – doorways in firewalls are not proposed.	N/A
C4D7	Sliding fire doors	NA – doorways in firewalls are not proposed.	N/A
C4D8	Protection of doorways in horizontal exits	NA – horizontal exits are not proposed.	N/A
C4D9	Openings in fire isolated exits	NA – fire isolated exits are not proposed.	N/A
C4D10	Service penetrations in fire isolated exits	NA – fire isolated exits are not proposed.	N/A
C4D11	Openings in fire-isolated lift shafts	NA – fire isolated lift shafts are not proposed.	N/A
C4D12 NSW C4D12(4, 5, 10)	Bounding construction Class 2, 3 and 4 buildings	(1) A doorway in a Class 2 or 3 building must be protected if it provides access from a sole-occupancy unit to— (a)a public corridor, public lobby, or the like; or (b)a room not within a sole-occupancy unit; or (c)the landing of an internal non fire-isolated stairway that serves as a required exit; or (d)another sole-occupancy unit.	Capable of Complying

		<p>(2) A doorway in a Class 2 or 3 building must be protected if it provides access from a room not within a sole-occupancy unit to—</p> <p>(a) a public corridor, public lobby, or the like; or</p> <p>(b) the landing of an internal non fire-isolated stairway that serves as a required exit.</p> <p>(3) A doorway in a Class 4 part of a building must be protected if it provides access to any other internal part of the building.</p> <p>NSW C4D12(4)</p> <p>(4) Except as provided in (5), protection for a doorway must be at least— (a) in a building of Type A construction — a self-closing –/60/30 fire door; and</p> <p>(b) in a building of Type B or C construction — a self-closing, tight fitting, solid core door, not less than 35 mm thick.</p> <p>NSW C4D12(5)</p> <p>(5) In a Class 3 building used as a residential care building protected with a sprinkler system complying with Specification 17, protection for a doorway must be at least— (a) a tight fitting, solid core door not less than 35 mm thick if the building is divided into floor areas not exceeding 500 m<sup>2</sup> with smoke proof walls complying</p>	
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		<p>with S11C2; or</p> <p>(b) a tight fitting, solid core door not less than 35 mm thick fitted with a self-closing device, a delayed closing device or an automatic closing device.</p> <p>(6) Other openings in internal walls which are required to have an FRL with respect to integrity and insulation must not reduce the fire-resisting performance of the wall.</p> <p>(7) A door required by (4) or (5) may be automatic-closing in accordance with the following: (a) The automatic-closing operation must be initiated by the activation of a smoke detector, or any other detector deemed suitable in accordance with AS 1670.1 if smoke detectors are unsuitable in the atmosphere, installed in accordance with the relevant provisions of AS 1670.1 and located not more than 1.5 m horizontal distance from the approach side of the doorway.</p> <p>(b) Where any other required suitable fire alarm system, including a sprinkler system (other than a FPAA101D system) complying with Specification 17, is installed in the building, activation of the system must also initiate the automatic-closing operation.</p> <p>(8) The requirements of (9) apply in</p>	
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		<p>a Class 2 or 3 building where a path of travel to an exit— (a)does not provide a person seeking egress with a choice of travel in different directions to alternative exits; and (b)is along an open balcony, landing or the like; and (c)passes an external wall of— (i)another sole-occupancy unit; or a room not within a sole-occupancy unit.</p> <p>(9) The external wall mentioned in (8)(c) must— (a)be constructed of concrete or masonry, or be lined internally with a fire-protective covering; and (b)have any doorway fitted with a self-closing, tight-fitting solid core door not less than 35 mm thick; and (c)have any windows or other openings— protected internally in accordance with C4D5; or</p>	
C4D13	Openings in floors and ceilings for services.	<p>(1) Where a service passes through— (a)a floor that is required to have an FRL with respect to integrity and insulation; or (b)a ceiling required to have a resistance to the incipient spread of fire, the service must be installed in</p>	Capable of Complying

		<p>accordance with (2).</p> <p>(2) A service must be protected—  (b) in a building of Type B or C construction, by a shaft that will not reduce the fire performance of the building elements it penetrates; or  (c) in accordance with C4D15.</p> <p>(3) Where a service passes through a floor which is required to be protected by a fire-protective covering, the penetration must not reduce the fire performance of the covering.</p> <p><b>Comment: All service shafts are to have FRLs as set by Tables S5C21a- S5C21g of Specification 5</b></p>	
C4D14	Openings in shafts	NA – shafts are not proposed.	N/A
C4D15	Openings for service installations	<p>Installations through fire rated walls, floors and other elements (other than an external wall or roof) are to be protected via a method having a FRL relative to the element that they are penetrating.</p> <p><b>Comment: Details to be provided with the application for CC.</b></p>	Capable of Complying
C4D16	Construction joints	Construction joints, spaces and the like in and between building elements required to be fire-resisting with respect to integrity and	Capable of Complying

		<p>insulation must be protected in a manner identical with a prototype tested in accordance with AS 4072.1 and AS 1530.4 to achieve the required FRL.</p> <p>Comment: Test certificates demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	
C4D17	Columns protected with lightweight construction to achieve an FRL	NA – lightweight construction is not proposed.	

#### Fire-Resisting Construction (Specification 5)

BCA Clause	Title	Assessment and Comment	Status
S5C2	Exposure to fire source features	Exposure to fire source features is to be determine in accordance with this cause.	Note
S5C3	Fire protection for support of another part	<p>When determining FRL's applicable to a particular building element, the requirements of this clause are required to be complied with.</p> <p>Where a part of a building required to have an FRL depends upon direct vertical or lateral support from another part to maintain its FRL, that supporting part must have an FRL not less than that required by other provisions of this Specification; and if located within the</p>	Capable of Complying

		<p>same fire compartment as the part it supports have an FRL in respect of structural adequacy the greater of that required for the supporting part itself and for the part it supports.</p> <p>Comment: Construction details demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	
S5C4	Lintels	<p>A lintel must have the FRL required for the part of the building in which it is situated unless it does not contribute to the support of a fire door, fire window or fire shutter and meets the requirements of this clause.</p> <p>Comment: Construction details demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	Capable of Complying
S5C5	Method of attachment not to reduce the fire resistance of building elements	<p>The method of attaching or installing a finish, lining, ancillary element or service installation to the building element must not reduce the fire-resistance of that element to below that required.</p> <p>Construction details demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	Capable of Complying
S5C6	General concessions	<p>NA – the mezzanines are greater than 1/3 of the floor area of the room and the concessions of this clause do not</p>	N/A

		apply.	
S5C7	Mezzanine floors: concession	NA – the mezzanines are greater than 1/3 of the floor area of the room and the concessions of this clause do not apply.	N/A
S5C8	Enclosure of shafts	NA – shafts are not proposed.	N/A
S5C9	Carparks in Class 2 and 3 buildings	NA – not affected.	N/A
S5C10	Residential care building: Concession	NA – not affected.	N/A
S5C24	Type B fire-resisting construction - fire resistance of building elements	Building elements are required to achieve the FRL's for Type B construction and tables S5C21	Capable of complying

Table S5C21a: Type B construction: FRL of loadbearing parts of external walls

Distance from a <i>fire-source feature</i>	FRL (in minutes) <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Less than 1.5 m	90/90/90	120/120/120	180/180/180	240/240/240
1.5 to less than 3 m	90/60/30	120/90/60	180/120/90	240/180/120
3 m to less than 9 m	90/30/30	120/30/30	180/90/60	240/90/60
9 m to less than 18 m	90/30/–	120/30/–	180/60/–	240/60/–
18 m or more	–/–/–	–/–/–	–/–/–	–/–/–

Table S5C21b: Type B construction: FRL of non-loadbearing parts of external walls

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

Table S5C21c: Type B construction: FRL of external columns not incorporated in an external wall

Distance from a <i>fire-source feature</i>	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
<i>Loadbearing</i> column — less than 18 m	90/–/–	120/–/–	180/–/–	240/–/–



Distance from a <i>fire-source feature</i>	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
<i>Loadbearing</i> column — 18 m or more	—/—/—	—/—/—	—/—/—	—/—/—
Non- <i>loadbearing</i> column	—/—/—	—/—/—	—/—/—	—/—/—

**Table S5C21d: Type B construction: FRL of common walls and fire walls**

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

**Table S5C21e: Type B construction: FRL of loadbearing internal walls**

Location	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
<i>Fire-resisting</i> lift and stair <i>shafts</i>	90/90/90	120/120/120	180/120/120	240/120/120
Bounding <i>public corridor</i> , public lobbies and the like	60/60/60	120/—/—	180/—/—	240/—/—
Between or bounding <i>sole-occupancy units</i>	60/60/60	120/—/—	180/—/—	240/—/—

**Table S5C21f: Type B construction: FRL of non-loadbearing internal walls**

Location	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
<i>Fire-resisting</i> lift and stair <i>shafts</i>	—/90/90	—/120/120	—/120/120	—/120/120
Bounding <i>public corridor</i> , public lobbies and the like	—/60/60	—/—/—	—/—/—	—/—/—
Between or bounding <i>sole-occupancy units</i>	—/60/60	—/—/—	—/—/—	—/—/—

**Table S5C21g: Type B construction: FRL of other building elements not covered by Tables S5C21a to S5C21f**

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

## Access and Egress (BCA Section D)

BCA Clause	Title	Assessment and Comment	Status
<b>Part D2 – Provisions for escape</b>			
D2D3 and G4D6w	Number of exits required	The provisions of exits throughout the building complies with the requirements with the requirements of this clause.	Complies
D2D4	When fire isolated stairways and ramps are required	<p>(1) Class 2 and 3 buildings — The following applies: (a) Subject to (b), every stairway or ramp serving as a <b>required exit</b> must be fire-isolated unless it connects, passes through or passes by not more than—</p> <p>(i) 3 consecutive <b>storeys</b> in a Class 2 building; or</p> <p>(ii) 2 consecutive <b>storeys</b> in a Class 3 building.</p> <p>(b) Notwithstanding (a), one extra <b>storey</b> of any classification may be included if— (i) it is only for the accommodation of motor vehicles or for other ancillary purposes; or (ii) the building has a sprinkler system (other than a FPAA101D system) complying with <b>Specification 17</b> installed throughout; or (iii) the <b>required exit</b> does not provide access to or egress for, and is separated from, the extra <b>storey</b> by construction having—</p> <p>(a) an FRL of –/60/60, if non-loadbearing; and</p>	N/A



		<p>(B)An FRL of 90/90/90, if <a href="#">loadbearing</a>; and</p> <p>(c) no opening that could permit the passage of fire or smoke.</p> <p>(2) Class 5, 6, 7, 8 or 9 buildings — Every stairway or ramp serving as a <a href="#">required exit</a> must be fire-isolated unless— (a)in a Class 9a <a href="#">health-care building</a> — it connects, or passes through or passes by not more than 2 consecutive <a href="#">storeys</a> in areas other than <a href="#">patient care areas</a>; or</p> <p>(b)it is part of an <a href="#">open spectator stand</a>; or</p> <p>(c)in any other case, except in a Class 9b <a href="#">early childhood centre</a> or a Class 9c building, it connects, passes through or passes by not more than 2 consecutive <a href="#">storeys</a> and one extra <a href="#">storey</a> of any classification may be included if— (i)the building has a sprinkler system (other than a FPAA101D system) complying with <a href="#">Specification 17</a> installed throughout; or</p> <p>(ii) the <a href="#">required exit</a> does not provide access to or egress for, and is separated from, the extra <a href="#">storey</a> by construction having—</p> <p>(A) an FRL of –/60/60, if non-<a href="#">loadbearing</a>; and</p> <p>(B)an FRL of 90/90/90 for Type A construction or 60/60/60 for Type B</p>	
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		or C construction, if <a href="#">loadbearing</a> ; and (c) no opening that could permit the passage of fire or smoke.	
D2D5	Exit travel distances	<p>(1) Class 2 and 3 buildings — (a) The entrance doorway of any sole-occupancy unit must be not more than— (i) 6 m from an exit or from a point from which travel in different directions to 2 exits is available; or (ii) 20 m from a single exit serving the storey at the level of egress to a road or open space; and</p> <p>(b) no point on the floor of a room which is not in a sole-occupancy unit must be more than 20 m from an exit or from a point at which travel in different directions to 2 exits is available.</p> <p>(2) Class 4 parts of a building — The entrance doorway to any Class 4 part of a building must be not more than 6 m from an exit or a point from which travel in different directions to 2 exits is available.</p> <p>(3) Class 5, 6, 7, 8 or 9 buildings — Subject to (4), (5) and (6)—</p> <p>(a) no point on a floor must be more than 20 m from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to</p>	<p>Non Compliance (to be addressed as DTS Solution or in conjunction with Fire Engineering Report at CC Stage)</p> <p>Non Compliance refer to executive summary</p> <p>Capable of complying</p>

		<p>one of those exits must not exceed 40 m; and space may be increased to 30 m. in a Class 5 or 6 building, the distance to a single exit serving a storey at the level of access to a road or</p> <p>(b) open</p>	
D2D6	Distance between alternative exits	Refer to D2D3 above regarding exit locations.	Complies
D2D7	Height of exits, paths of travel to exits and doorways	<p>In a required exit or path of travel to an exit the unobstructed height throughout must be not less than 2m, except at a doorway where the height can be reduced to 1980mm.</p> <p>Comment: Details are to be provided to the PCA at CC stage detailing compliance with this clause.</p>	Capable of Complying
D2D8	Width of exits and paths of travel to exits	<p>In a required exit or path of travel to an exit–</p> <ul style="list-style-type: none"> <li>the unobstructed width of each exit or path of travel to an exit, except for doorways must be not less than 1m.</li> <li>the required width of a stairway or ramp must be measured clear of all obstructions such as handrails.</li> </ul> <p>Required exits and paths of travel demonstrate compliance with the requirements of this clause.</p> <p>Comment: The minimum width of</p>	Capable of Complying

		750mm through a doorway is required unless otherwise specified in this Clause. Given that the access requirements in D4 require a minimum 850mm clearance in accessible areas, we recommend providing clear width of 850mm throughout the development.	
NSW D2D9	Width of doorways in exits or paths of travel to exits	<p>In a required exit or path of travel to an exit, the unobstructed width of a doorway must be not less than 750 mm, unless providing access for people with disabilities in which case the unobstructed width must be not less than 850 mm.</p> <p>Required exits and paths of travel demonstrate compliance with the requirements of this clause.</p>	<p>Non Compliance (to be addressed as DTS Solution or in conjunction with Fire Engineering Report at CC Stage)</p> <p>Non Compliance see executive summary</p> <p>Capable of complying</p>
D2D10	Exit width not to diminish in the direction of travel	<p>The unobstructed width of a required exit must not diminish in the direction of travel to a road or open space except where the width is increased in accordance with D2D8(1)(b) or D2D9(a)(i).</p> <p>Required exits and paths of travel demonstrate compliance with the requirements of this clause.</p>	Complies
D2D11	Determination and measurements of exits and paths of travel to exits	<p>The unobstructed height of a stair is to be a minimum of 2m, except for a cornice, above nosings or the floor surface of a ramp or landing.</p> <p>Required exits and paths of travel demonstrate compliance with the</p>	Capable of complying

		<p>requirements of this clause.</p> <p>Comment: Details are to be provided to the PCA at CC stage detailing compliance with this clause.</p>	
D2D12	Travel via fire isolated exits	NA – fire isolated exits are not required.	N/A
D2D13	External Stairs or ramps in lieu of Fire-isolated exits	NA – fire isolated exits are not required.	N/A
D2D14	Travel via non-fire-isolated stairways or ramps	<p>A non-fire-isolated stairway serving as a required exit must provide a continuous means of travel by its own flights and landings from every storey served to the level at which egress to a road or open space is provided.</p> <p>Travel via non-fire-isolated stairways or ramps demonstrates compliance with the requirements of this clause.</p>	Complies
D2D15	Discharge from exits	<p>Exits must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the exit.</p> <p>If a required exit leads to open space, the path of travel to the road must have an unobstructed width of not less than 1m.</p> <p>If an exit discharges to open space that is at a different level than the public road to which it is connected, the path of travel to the road must be by a ramp or other incline not</p>	Complies

		<p>steeper than 1:8, or a BCA compliant stairway.</p> <p>Comments: Bollards are required so as to prevent vehicles from blocking the exit, or access to it.</p> <p>The path of travel to the road from a required exit must have an unobstructed width throughout of not less than 1m by a stairway a ramp or other incline having a gradient not steeper than 1:8 at any part, or not steeper than 1:14 if required by the Deemed-to-Satisfy Provisions of Part D3.</p> <p>Details to be provided with the application for CC.</p>	
D2D16	Horizontal exits	NA – horizontal exits are not proposed.	N/A
D2D17	Non-required stairways, ramps or escalators	NA - non-required stairways, ramps or travellers are not proposed.	N/A
D2D18	Number of persons accommodated	Populations have been assessed in accordance with Table D2D18.	Note
D2D19	Measurement of distances	For information	Note
D2D20	Method of measurement	For information	Note
D2D21	Plant rooms and lift machine rooms, electricity network substations: Concession	NA – plant rooms are not proposed.	N/A
D2D22	Access to lift pits	NA – lifts are not proposed.	N/A
D2D23	Egress from primary schools	NA – not affected.	N/A

## Part D3 – Construction of Exits

D3D3

Fire-isolated stairways and ramps

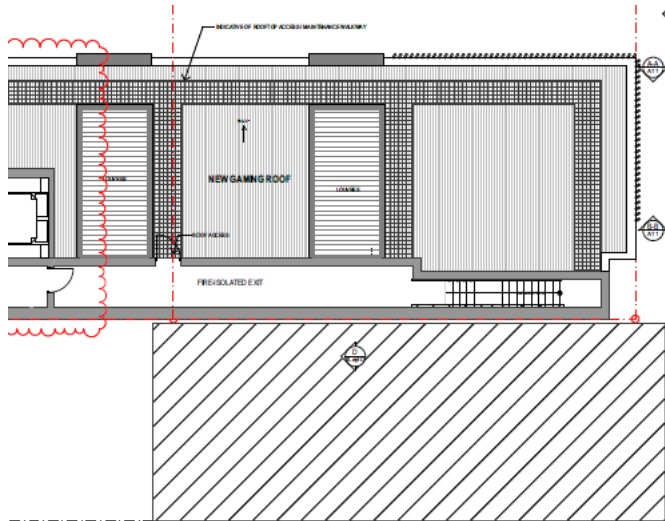
A stairway or ramp (including any landings) that is required to be within a fire-resisting shaft must be constructed—

(a) of non-combustible materials; and

(b) so that if there is local failure it will not cause structural damage to, or impair the fire-resistance of, the shaft.

**Comment: The stairs within the fire-isolated stairs are to be non-combustible**

Capable of Complying



D3D4

Non-fire isolated stairs and ramps

NA – building rise in storeys non-fire isolated stairs are not proposed.

N/A

D3D5	Separation of rising and descending stair flights	NA – fire isolated stairs are not proposed.	N/A
D3D6	Open access ramps and balconies	NA – open access ramps and balconies are not provided.	N/A
D3D7	Smoke lobbies	NA – smoke lobbies are not proposed.	N/A
D3D8	Installation in exits and paths of travel	<p>a) Access to service shafts and services other than to fire-fighting or detection equipment as permitted in the Deemed-to-Satisfy Provisions of Section E, must not be provided from a fire-isolated stairway, fire-isolated passageway or fire-isolated ramp.</p> <p>(b) An opening to any chute or duct intended to convey hot products of combustion from a boiler, incinerator, fireplace or the like, must not be located in any part of a required exit or any corridor, hallway, lobby or the like leading to a required exit.</p> <p>(c) Gas or other fuel services must not be installed in a required exit.</p> <p>(d) Services or equipment comprising—</p> <p>(i) electricity meters, distribution boards or ducts; or</p> <p>(ii) central telecommunications distribution boards or equipment; or</p> <p>(iii) electrical motors or other motors serving equipment in the building, may be installed in—</p> <p>(iv) a required exit, except for fire-isolated exits specified in (a); or</p> <p>(v) in any corridor, hallway, lobby or the like leading to a required exit, if the services or equipment are</p>	Capable of Complying



		<p>enclosed by non-combustible construction or a fire-protective covering with doorways or openings suitably sealed against smoke spreading from the enclosure.</p> <p>(e) Electrical wiring may be installed in a fire-isolated exit if the wiring is associated with—</p> <p>(i) a lighting, detection, or pressurisation system serving the exit; or</p> <p>(ii) a security, surveillance or management system serving the exit; or</p> <p>(iii) an intercommunication system or an audible or visual alarm system in accordance with D2.22; or</p> <p>(iv) the monitoring of hydrant or sprinkler isolating valves.</p> <p><b>Comment: Electrical and Telecoms equipment have not been shown within corridors and hallways and the like that facilitate egress.</b></p>	
D3D9	Enclosure of space under stairs and ramps	<p>The space below a required non fire-isolated stairway (including an external stairway) or non-fire-isolated ramp must not be enclosed to form a cupboard or other enclosed space unless;</p> <ul style="list-style-type: none"> <li>▪ the enclosing walls and ceilings have an FRL of not less than 60/60/60;</li> </ul> <p><b>Construction details, door schedule and FRLs demonstrating compliance are required to be provided to the PCA</b></p>	Capable of Complying (where storage is proposed directly under)

		at Construction Certificate application.	
D3D10	Width of required stairways and ramps	A required stairway or ramp that exceeds 2 m in width is counted as having a width of only 2 m unless it is divided by a handrail or barrier continuous between landings and each division has a width of not more than 2 m.	N/A
D3D11	Pedestrian ramps	The finished surface materials to ramps within the common area which facilitate egress from parts of the building are required to achieve a slip resistance classification that accords with Table D2.14 when tested to AS4586.	N/A
D3D12	Fire-isolated passageways	<p>(a) The enclosing construction of a fire-isolated passageway must have an FRL when tested for a fire outside the passageway in another part of the building of—</p> <p>(i) if the passageway discharges from a fire-isolated stairway or ramp — not less than that required for the stairway or ramp shaft; or</p> <p>(ii) in any other case — not less than 60/60/60.</p> <p>(b) Notwithstanding (a)(ii), the top construction of a fire-isolated passageway need not have an FRL if the walls of the fire-isolated passageway extend to the underside of—</p> <p>(i) a non-combustible roof covering; or</p>	Capable of Complying

		<p>(ii) a ceiling having a resistance to the incipient spread of fire of not less than 60 minutes separating the roof space or ceiling space in all areas surrounding the passageway within the fire compartment.</p> <p>Comment: Details demonstrating the fire-isolated passageway will be constructed in accordance with this clause to be submitted to the PCA.</p>	
D3D13	Roof as open space	<p>If an exit discharges to a roof of a building, the roof must—</p> <p>(a) have an FRL of not less than 120/120/120; and</p> <p>(b) not have any roof lights or other openings within 3 m of the path of travel of persons using the exit to reach a road or open space.</p>	N/A
D3D14 NSW D3D14 (1)	Goings & risers	<p>Goings and risers are to be designed to comply with this clause including:</p> <ul style="list-style-type: none"> <li>▪ constant going and risers throughout each flight except as permitted</li> <li>▪ risers which do not permit a 125mm from passing through and opaque risers as required by AS 1428.1 and D4</li> <li>▪ treads of solid construction where the stairway is more than 10m in height or connects more than 3 storeys</li> <li>▪ slip resistance and nosing strips in accordance with AS 4586</li> <li>▪ in a required stairway, no winders in lieu of a landing</li> </ul> <p>Construction details demonstrating</p>	Capable of Complying

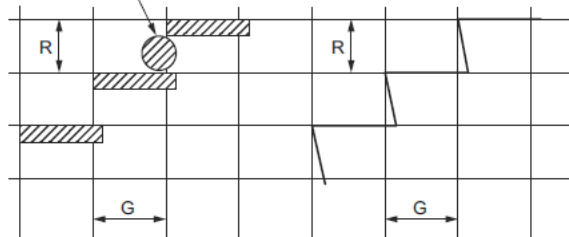
compliance are required to be provided to the PCA at Construction Certificate application.

Table D3D14: Riser and going dimensions

Stairway location	Riser (R)		Going (G) <sup>Note 3</sup>		Quantity (2R + G)	
	Max	Min	Max	Min	Max	Min
Public	190	115	355	250	700	550
Private <sup>Note 1</sup>	190	115	355	240	700	550

Figure D3D14: Riser and going dimensions

125 mm sphere must not pass through treads



D3D15

Landings

Landings must be not less than 750 mm long and have either a surface with a slip-resistance classification complying with Table D3D15 or a strip at the edge of the landing with a slip-resistance classification complying with Table D3D15 when tested in accordance with AS 4586:2013.

Construction details demonstrating compliance are required to be provided to the PCA at Construction Certificate application.

Capable of Complying

Table D3D15: Slip-resistance classification

Application	Dry surface conditions	Wet surface conditions
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

NSW D3D16

Thresholds

The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorways than the width of the door leaf unless—

- (a) in patient care areas in a Class 9a health-care building, the door sill is not more than 25mm above the finished floor level to which the doorway opens; or
- (b) in a Class 9c building, a ramp is provided with a maximum gradient of 1:8 for a maximum height of 25mm over the threshold; or
- (c) in a building required to be accessible by Part D3, the doorway—
  - (i) opens to a road or open space; and
  - (ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or
- (d) in a Class 9b building used as an entertainment venue, the door sill of a doorway opening to a road, open space, external stair landing or external balcony is not more than 50mm above the finished floor level to which the doorway opens; or
- (e) in other cases —
  - (i) the doorway opens to a road or open

Capable of Complying

		<p>space, internal stair landing or external balcony; and</p> <p>(ii) the door sill is not more than 190mm above the finished surface of the ground, balcony, or the like, to which to doorway opens.</p> <p>Comment: Details to be provided with the application for CC.</p>	
<p>Figure D2.15(1)</p> <p>ILLUSTRATION OF WHERE A STEP IS NOT ALLOWED IN A DOORWAY</p> <p>No step except as permitted by D2.15(a) and (b)</p> <p><b>Concessions—D2.15(a), (b) and (c)</b>  Concessions are granted in specified circumstances. These include:</p> <ul style="list-style-type: none"> <li>• D2.15(a)—in the patient care areas of a hospital; and</li> <li>• D2.15(b)—in Class 9c buildings; and</li> <li>• D2.15(c)—in a building required to be accessible by Part D3.</li> <li>• D2.15(d)—in other buildings, to allow for weatherproofing under an external door.</li> </ul>			
D3D17	Barriers to prevent falls	<p>A continuous barrier must be constructed in accordance with D3D18, D3D19, D3D20 and be provided along the side of-</p> <ul style="list-style-type: none"> <li>▪ a roof to which general access is provided</li> </ul>	Capable of Complying

		<ul style="list-style-type: none"> <li>▪ a stairway or ramp</li> <li>▪ a floor, corridor, hallway, balcony, deck, verandah, mezzanine, access bridge or the like</li> <li>▪ any delineated path of access to a building</li> </ul> <p>Construction details for fall protection demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	
D3D18	Height of barriers	<p>Barrier minimum heights</p> <ul style="list-style-type: none"> <li>▪ 865 mm above stair nosings;</li> <li>▪ 865 mm above landings to a stair where the barrier is provided along the inside edge of the landing and does not exceed 500 mm in length; and</li> <li>▪ 1 m in all other locations.</li> </ul> <p>Construction details for fall protection demonstrating compliance are required to be provided to the PCA at CC application.</p>	Capable of Complying
D3D19	Openings in barriers	<p>Balustrade openings – fire-isolated stairs and Class 7 (other than carparks) and Class 8 buildings.</p> <ul style="list-style-type: none"> <li>▪ maximum openings of 300 mm; or</li> <li>▪ where rails are used– a 150 mm sphere must not be able to pass through the opening between the nosing line of the stair treads and the rail or between the rail and the floor of the landing, balcony or the like; and the opening between rails must not be</li> </ul>	Capable of Complying

		<p>more than 460 mm Balustrade openings.</p> <p>Construction details for fall protection demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	
D3D20	Barrier climbability	NA	N/A
D3D21	Wire barriers	<p>Wire barriers must meet the requirements of wire strain, diameter, lay and supporting rails identified by this clause.</p> <p>Comment: Construction details for fall protection demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	Capable of Complying
D3D22	Handrails	<p>Handrails are required:</p> <ul style="list-style-type: none"> <li>▪ be fixed at a height of not less than 865 mm above the nosings of the stair treads and the floor surface of the ramp, landing, or the like; and</li> <li>▪ be continuous between stair flight landings and have no obstruction that will break a hand-hold; and</li> <li>▪ be constructed to comply with clause 12 of AS 1428.1:2009 (including handrails to the fire stairs).</li> <li>▪ handrails in common areas, where required to be accessible (other than fire stairs) must also comply with D4D4.</li> <li>▪ handrails in Class 9b primary schools require an additional handrail fixed between 665mm and 750mm</li> </ul>	Capable of Complying



		Construction details and specifications demonstrating compliance are required to be provided to the PCA at Construction Certificate application.	
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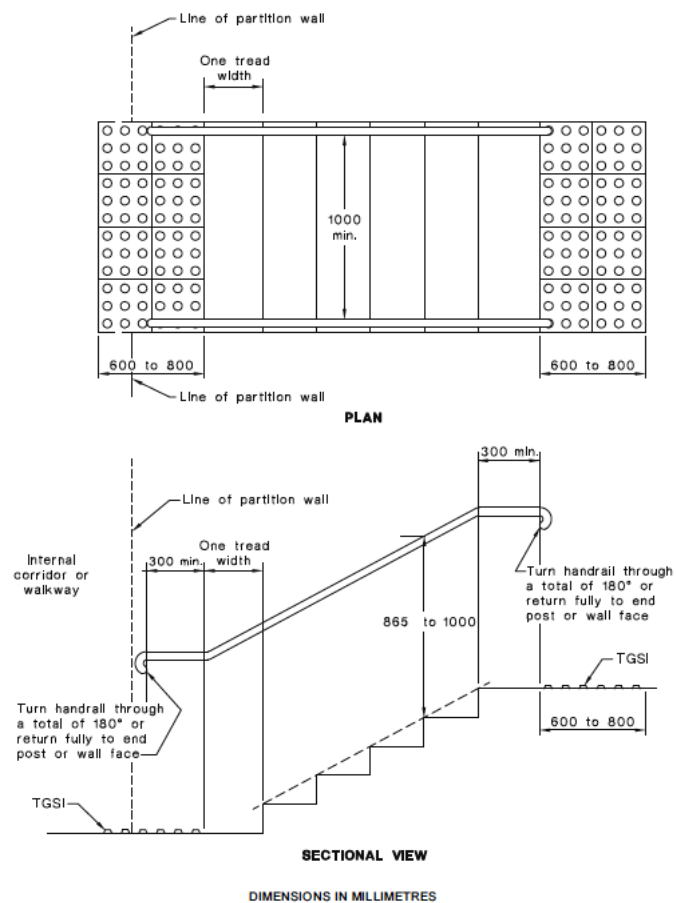
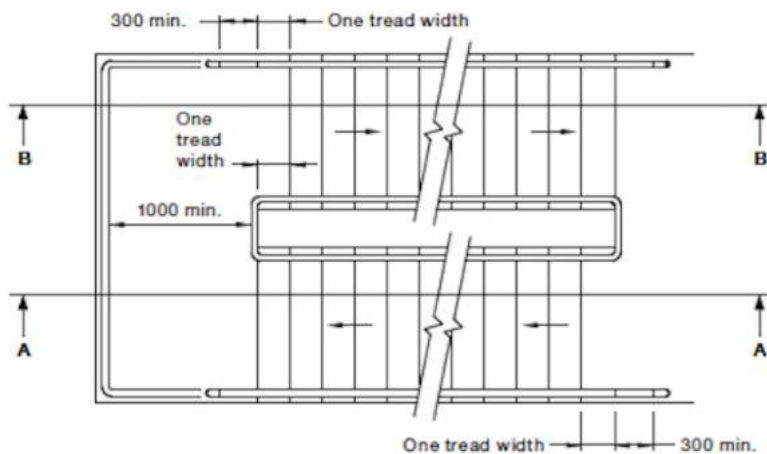


FIGURE 26(B) STAIRWAY LOCATION AND HANDRAIL EXTENSIONS AT END OF STAIRWAY OTHER THAN AT LINE OF BOUNDARY



(a) Plan

DIMENSIONS IN MILLIMETRES

FIGURE 28 (in part) HANDRAILS TO STAIRS WITH INTERMEDIATE LANDINGS

D3D23	Fixed platforms, walkways, stairways & ladders	<p>Fixed platforms, walkways, stairways &amp; ladders may be designed in accordance with AS1657 in lieu of D3D14, D3D16, D3D17, D3D18, D3D19, D3D20 D3D21 and D3D22 if it only serves.</p> <ul style="list-style-type: none"> <li>▪ a machinery room and the like, or</li> <li>▪ non-habitable rooms, such as attics, storerooms not used on a frequent basis in internal parts of Class 2 and 4 parts of buildings.</li> </ul>	N/A
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D3D24 NSW D3D24(2)	Doorways and doors	<p>A doorway serving as a required exit must not be fitted with a roller shutter unless it is held in the open position while the building or part is lawfully occupied.</p> <p>Construction details are required to be provided to the PCA at construction certificate application.</p>	Capable of Complying
D3D25	Swinging doors	<p>Swinging doors in a required exit must not encroach–</p> <ul style="list-style-type: none"> <li>▪ at any part of its swing by more than 500 mm on the required 1m width of the exit and</li> <li>▪ when fully open, by more than 100 mm on the required 1m exit width; and</li> <li>▪ the measurement of encroachment in each case is to include door handles or other furniture or attachments to the door.</li> </ul> <p>A swinging door in a required exit must swing in the direction of egress unless–</p> <ul style="list-style-type: none"> <li>▪ it serves a building or part with a floor area not more than 200m<sup>2</sup> , it is the only required exit from the building or part and it is fitted with a device for holding it in the open position; or</li> <li>▪ it serves a sanitary compartment or airlock (in which case it may swing in either direction).</li> </ul>	<p>Non compliance</p> <p>Comment: Details are to be provided to the PCA at CC stage detailing compliance with this clause.</p> <p>Refer to Executive Summary</p>
D3D26 NSW D3D26 (5), (6)	Operation of latch	All doors in a required exit or forming part of a required exit AND doors in a	Capable of Complying

		<p>path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by—</p> <ul style="list-style-type: none"> <li>▪ a single hand downward action or pushing action on a single device which is located between 900mm and 1.1 m from the floor and if serving an area required to be accessible by Part D4 –</li> </ul> <p>(i) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and</p> <p>(ii) have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35mm and not more than 45mm; or</p> <ul style="list-style-type: none"> <li>▪ a single hand pushing action on a single device which is located between 900mm and 1.2m from the floor.</li> </ul> <p>Where the latch operation device referred above is not located on the door leaf itself—</p> <p>(a) manual controls to power-operated doors must be at least 25 mm wide, proud of the surrounding surface and located—</p> <p>(i) not less than 500 mm from an internal corner; and</p> <p>(ii) for a hinged door, between 1 m and 2 m from the door leaf in any position; and</p>	
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		<p>(iii) for a sliding door, within 2 m of the doorway and clear of a surface mounted door in the open position.</p> <p>(B) braille and tactile signage complying with S15C3 and S15C6 must identify the latch operation device.</p> <p>The above requirements do not apply to a door that –</p> <ul style="list-style-type: none"> <li>▪ serves only or is within a sole-occupancy unit in a Class 2 building; or</li> <li>▪ serves a sole-occupancy unit in a Class 5, 6, 7 or 8 building with a floor area not more than 200m<sup>2</sup> ; or</li> <li>▪ are fitted with a fail-safe device which automatically unlocks the door upon the activation of an AS 1670.1 detection system installed throughout the building and is readily openable when unlocked.</li> </ul> <p><b>Comment: The doors which serve as the exits for the building must be readily openable without a key from the side that faces the person seeking egress, by a single hand downward action on a single device which is located between 900mm and 1.1m from the floor or a single device which is located between 900mm and 1.2m from the floor.</b></p>	
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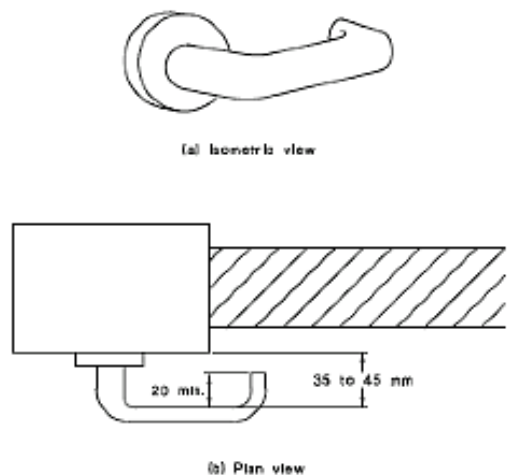


FIGURE 35(A) EXAMPLE OF ACCEPTABLE DOOR HARDWARE FOR HINGED DOORS

D3D27	Re-entry from fire-isolated exits	NA – fire isolated exits are not proposed.	N/A
D3D28	Signs on doors	<p>(1)A sign, to alert persons that the operation of certain doors must not be impaired, must be installed where it can readily be seen on, or adjacent to—</p> <p>a required—</p> <p>(a) fire door providing direct access to a fire-isolated exit, except a door providing direct egress from a sole-(i) occupancy unit in a Class 2 or 3 building or Class 4 part of a building; and smoke door; and</p> <p>(ii) any door which is a—</p> <p>(b) fire door forming part of a horizontal exit; and</p>	Capable of Complying

		<p>(i) smoke door that swings in both directions; and.  door leading from a fire isolated exit to a road or open space.</p> <p>(iii)  (2)A sign required by (1)(a) must be fixed on the side of the door that faces a person seeking egress and, if the door is fitted with a device for holding it in the open position, either a sign must be fixed on the wall adjacent to the doorway, or signs must be fixed to both sides of the door.</p> <p>(3)A sign required by (1)(b) must be fixed on each side of the door.</p> <p>(4)A sign referred to in (1) must be in capital letters not less than 20 mm high in a colour contrasting with the background and state the following:  For an automatic door held open by an automatic hold-open device—</p> <p>(a)  <b>FIRE SAFETY DOOR — DO NOT OBSTRUCT</b>  For a self-closing door—</p> <p>(b)  <b>DO NOT OBSTRUCT</b>  <b>DO NOT KEEP OPEN</b>  <b>FIRE SAFETY DOOR</b>  For a door discharging from a fire-isolated exit—</p> <p>(c)  <b>FIRE SAFETY DOOR — DO NOT OBSTRUCT</b></p>	
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		<p>Comment: Signage is to be located on all fire and smoke doors in accordance with this Clause. For self-closing doors the sign is to stay "FIRE SAFETY DOOR DO NOT OBSTRUCT DO NOT KEEP OPEN" and for the door discharging from a fire-isolated exit "FIRE SAFETY DOOR – DO NOT OBSTRUCT". The text is to be a minimum of 20mm in height and a colour contrasting to the background of the sign.</p>	
D3D29	Protection of openable windows	<p>(1)A window opening must be provided with protection, if the floor below the window is 2 m or more above the surface beneath in—  a bedroom in a Class 2 or 3 building or Class 4 part of a building; or  (a)  a Class 9b early childhood centre.  (b)  (2)Where the lowest level of the window opening is less than 1.7 m above the floor, a window opening covered by (1) must comply with the following:  The openable portion of the window must be protected with—  (a)  a device capable of restricting the window opening; or  (i)  a screen with secure fittings.  (ii)  A device or screen required by (a) must—</p>	Capable of Complying

		<p>(b) not permit a 125 mm sphere to pass through the window opening or screen; and</p> <p>(i) resist an outward horizontal action of 250 N against the—</p> <p>(ii) window restrained by a device; or</p> <p>(A) screen protecting the opening; and</p> <p>(B) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or (iii) overridden.</p> <p>(3) A barrier with a height not less than 865 mm above the floor is required to an openable window—</p> <p>in addition to window protection, when a child resistant release mechanism is required by (2)(b)(iii); and</p> <p>(a) where the floor below the window is 4 m or more above the surface beneath if the window is not covered by (1).</p> <p>(b)</p> <p>(4) A barrier covered by (3) except for (5) must not—</p> <p>permit a 125 mm sphere to pass through it; and</p> <p>(a)</p> <p>have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate</p> <p>(b) climbing.</p>	
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		<p>(5)A barrier required by (3) to an openable window in— fire-isolated stairways, fire-isolated ramps and other areas used primarily for emergency purposes, excluding (a)external stairways and external ramps; and Class 7 (other than car parks) and Class 8 buildings and parts of buildings containing those classes,</p> <p>Comment: Windows to the bedrooms of the Class 3 parts are to be provided with window locks in accordance with this Clause.</p>	
D3D30	Timber stairways: Concession	NA – timber stairways subject to this clause are not proposed.	N/A

#### Part D4 – Access for people with a disability

To this extent to ensure the development complies with the Disability Access requirements, it is recommended a Suitably Qualified Access Consultant is engaged to Ensure the development complies with the requirements of the BCA and AS1428 at CC stage

D4D2	General building access requirements	In accordance with Table D3.1, access is to be available to and within all areas normally used by the occupants to comply with Table D3.1 of the BCA.	Capable of complying
D4D3	Access to buildings	<p>An accessway must be provided to a building required to be accessible:</p> <ul style="list-style-type: none"> <li>▪ from the main points of a pedestrian entry at the allotment boundary; and</li> <li>▪ from another accessible building connected by a pedestrian link; and</li> <li>▪ from the required accessible carparking spaces on the allotment</li> </ul>	Capable of Complying

		An accessway must be provided through the principal pedestrian entrance, and through not less than 50% of all pedestrian entrances including the principal pedestrian entrance and, in a building, less than 500m <sup>2</sup> a pedestrian entrance which is not accessible must not be located more than 50m from an accessible entrance.	
D4D4	Parts of building to be accessible	<p>Every ramp and stairway must comply with:</p> <ul style="list-style-type: none"> <li>▪ for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and</li> <li>▪ for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and</li> <li>▪ for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1-2009.</li> </ul> <p>Every passenger lift is required to comply with E3D7. Accessways must have passing and turning spaces in accordance with this clause.</p>	Capable of Complying
D4D5	Exemptions	NA – not affected.	N/A
D4D6	Accessible carparking	<p>Accessible carparking spaces are required and must comply with AS/NZS 2890.6-2009.</p> <p>Comment: A bollard is required to be installed in the shared zone as per AS/NZS 2890.6-2009.</p>	Capable of Complying
D4D7	Signage	Braille and tactile signage complying with this clause and Specification 15 must identify each sanitary facility and	Capable of Complying

		room containing a hearing augmentation system.	
D4D8	Hearing augmentation		Capable of Complying
D4D9	Tactile indicators	Tactile ground surface indicators (TGSIs) are required to all stairs, ramps, moving walks, and overhead obstructions (excluding fire stairs/ramps) in accordance with Sections 1 & 2 of AS/NZS 1428.4.1. Tactiles are required at the principle entrance where the accessway meets the vehicular way.	Capable of Complying
D4D10	Wheelchair seating spaces in Class 9b assembly buildings	NA – the building does not contain a Class 9b part.	N/A
D4D11	Swimming Pools	NA – not proposed.	N/A
D4D12	Ramps	NA – ramps not proposed.	N/A
D4D13	Glazing on an accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	Capable of Complying

#### Services and Equipment (BCA Section E)

**BASED ON NSWFB INSPECTION REPORT ALL MATTERS BELOW ARE TO BE ADDRESSED AND INCLUDED IN RELATION TO EXISTING BUILDING AND PROPOSED**

BCA Clause	Title	Assessment & Comment	Status
<b>Part E1 – Firefighting equipment</b>			
E1D2	Fire hydrants	Hydraulic details and design	Design Detail

		certificate is to be provided from a licensed (competent) fire safety practitioner to confirm compliance with AS2419-2005.	
E1D3	Fire hose reels	The building is required to be served by a hose reel system. It's noted that the locations are not identified. Hydraulic details and design certificate is to be provided from a licensed (competent) fire safety practitioner to confirm compliance with AS2441-2005.	Design Detail
E1D4	Sprinklers	The building is less than 25m effective height and the carpark accommodates less than 40 vehicles.	N/A
E1D14	Portable fire extinguishers	A Portable Fire Extinguisher complying with AS2444-2001 is required to be provided.	Capable of Complying
E1D15	Fire control centres	NA – fire control centres and rooms are not required.	N/A
E1D16	Fire precautions during construction	In a building under construction not less than one fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each storey adjacent to each required exit or temporary stairway or exit.	Capable of Complying
E1D17	Provision for special hazards	NA – no special hazards have been identified.	N/A

**Part E2 – Smoke hazard management**

E2D2	Application of part	NA – not affected.	N/A
E2D21	Provision for special hazards	NA – no special hazards have been identified.	N/A
NSWE2D16	Automatic Shutdown of Air Handling Systems	<p>NSW E2D16 Class 9b – assembly buildings: all [2019: NSW Table E2.2b] The following provisions apply to all Class 9b assembly buildings: A building or part of a building used as an assembly building must be provided with automatic shutdown of any</p> <p>(a)air-handling system (other than non-ducted individual room units with a capacity not more than 1000 L/s and miscellaneous exhaust air systems installed in accordance with Sections 5 and 6 of AS 1668.1) which does not form part of the smoke hazard management system, on the activation of— smoke detectors installed complying with S20C6; and</p> <p>(i) any other installed fire detection and alarm system, including a sprinkler system (other than a FPAA101D (ii)or FPAA101H system) complying with Specification 17</p> <p><b>Comment: Electrical/ Mechanical engineers review/ design to be provided with application for CC.</b></p>	Design Detail

Part E3 – Lift installations			
E3D2	Lift installations	NA – lifts are not proposed.	N/A
Part E4 – Visibility in an emergency, exit signs and warning systems			
E4D2	Emergency lighting requirements	Emergency lighting is to be provided in accordance with AS2293.1-2018. <b>Comment: Electrical engineer's details and design certification are to be provided with application for CC.</b>	Design Detail
E4D3	Measurement of distance	Distances, other than vertical rise, must be measured along the shortest path of travel whether by straight lines, curves or a combination of both.	Note
E4D4	Design and operation of emergency lighting	Emergency lighting is to be provided throughout the building in accordance with AS2293.1-2018. <b>Comment: Electrical engineers review/ design to be provided with application for CC.</b>	Design Detail
E4D5	Exit signs	The building is to be provided with exit lighting to assist occupants in identifying the exits to comply with AS2293.1-2018.	Design Detail
E4D6	Direction signs	If an exit is not readily apparent to persons occupying or visiting the building then exit signs must be installed in appropriate positions in corridors, hallways, lobbies, and the like, indicating the direction to a	Design Detail



		<p>required exit. Directional exit signage is to be provided throughout the building in accordance with AS2293.1– 2018.</p> <p>Comment: Electrical engineers review/ design to be provided with application for CC.</p>	
E4D7	Class 2 and 3 buildings and Class 4 parts: exemptions	<p>E4D5 does not apply to— (a)a Class 2 building in which every door referred to is clearly and legibly labelled on the side remote from the exit or balcony— (i)with the word “EXIT” in capital letters 25 mm high in a colour contrasting with that of the background; or (ii)by some other suitable method; and</p> <p>(b) an entrance door of a sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building.</p> <p>Comment: Exit signs are not required to be provided to the entrance doors of SOUs.</p> <p>Services designer to confirm the emergency lighting complies with the BCA and AS 2293.1-2018 as part of the CC stage.</p>	N/A
E4D8	Design an operation of exit signs	Exit Signage is to be provided	Design Detail

		throughout the building in accordance with AS2293.1.  Comment: Electrical Engineers review/design to be provided with CC application.	
E4D9	Emergency warning and intercom systems	NA – not required.	N/A

The below fire safety measures will be required within the building: (includes existing)

Essential Fire and Other Safety Measures	Standard of Performance
Automatic Fire Detection and Alarm System	BCA Spec. 20 and AS 1670-2018
Emergency Lighting	BCA E4D2, E4D4 AS/NZS 2293.1 –2018
Exit Signs	BCA E4D5, E4D6 & E4D8 & AS/NZS 2293.1 – 2018
Solid Core Doors (Self Closing) to units	C4D12
Fire Seals (protecting openings in fire resisting components of the building) i.e. Services penetrating walls/ floors required to have a fire rating.	BCA C4D15
Lightweight Construction (Fire rated columns/ceilings/walls)	BCA C1C2D9 and BCA Spec 6
Path of Travel for stairways, passageway, and ramps	EP&A Reg. 2000 Clauses 184-186
Portable Fire Extinguishers	BCA Clause E1D14 and AS 2444-2001
Hydrant System (Street Coverage is assumed)	BCA E1D2 AS2419 - 2005
Hose Reels	BCA E1D3 AS2441-2005
Mechanical Air Handling System (Auto Shutdown)	BCA Clause E2D3 AS/NZS1668.1-2015

**Note: The above measures will require design by appropriately qualified persons.**

**Health and Amenity (BCA Section F)**

BCA Clause	Title	Assessment and Comment	Status
<b>Part F1 – Surface water management, rising damp and external waterproofing</b>			
F1D3	Stormwater drainage	<p>Stormwater drainage is required to be designed to comply with AS/NZS 3500.3.</p> <p><b>Comment: Construction detail and hydraulic services drawing and specification demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</b></p>	Capable of Complying
F1D4	Exposed joints	<p>Except for roof coverings complying with F3D2(a) to (d) or a balcony, podium and the like located directly above ground, exposed joints in the drainage surface on a roof, balcony, podium or similar horizontal surface part of a building must—</p> <ul style="list-style-type: none"> <li>▪ be protected in accordance with Section 2.9 of AS 4654.2; and</li> <li>▪ not be located beneath or run through a planter box, water feature or similar part of the building.</li> </ul> <p><b>Comment: Construction detail and waterproofing specification demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</b></p>	Capable of Complying
F1D5	External waterproofing membranes	Water proofing membranes for external above ground use to comply with AS4654	Capable of Complying

		Parts 1 and 2.	
F1D6	Damp-proofing	<p>Moisture from the ground must be prevented from reaching—</p> <ul style="list-style-type: none"> <li>▪ the lowest floor timbers and the walls above the lowest floor joists; and</li> <li>▪ the walls above the damp-proof course; and</li> <li>▪ the underside of a suspended floor constructed of a material other than timber, and the supporting beams or girders.</li> </ul> <p>Where a damp-proof course is provided, it must consist of—</p> <ul style="list-style-type: none"> <li>▪ a material that complies with AS/NZS 2904; or</li> <li>▪ impervious sheet material in accordance with AS 3660.1.</li> </ul> <p>Comment: Construction detail and specification demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	Capable of Complying
F1D7	Damp-proofing of floors on the ground	<p>If a floor of a room is laid on the ground or on fill, moisture from the ground must be prevented from reaching the upper surface of the floor and adjacent walls by the insertion of a vapour barrier in accordance with AS 2870. (2)</p> <p>The requirements do not apply where—</p> <ul style="list-style-type: none"> <li>▪ weatherproofing is not required; or</li> <li>▪ the floor is the base of a stair, lift or similar shaft which is adequately drained by gravitation or mechanical means.</li> </ul> <p>Comment: Construction detail and specification demonstrating compliance are</p>	Capable of Complying

		required to be provided to the PCA at Construction Certificate application.	
<b>Part F2 – Wet areas and overflow protection</b>			
F2D2	Wet area construction	<p>In a Class 5, 6, 7, 8 or 9 building, building elements in a bathroom or shower room, a slop hopper or sink compartment, a laundry or sanitary compartment must—</p> <ul style="list-style-type: none"> <li>▪ be water resistant or waterproof in accordance with Specification 26; and</li> <li>▪ comply with AS 3740, as if they were in a Class 2 or 3 building or a Class 4 part of a building.</li> </ul> <p>Comment: Construction detail and waterproofing specification demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	Capable of Complying
F2D3	Rooms containing urinals	NA – urinals are not proposed.	N/A
F2D4	Floor wastes	<p>(1) In a Class 2 or 3 building or Class 4 part of a building, a bathroom or laundry located at any level above a sole-occupancy unit or public space must have a floor waste.</p> <p>(2) Where a floor waste is installed— the minimum continuous fall of a floor plane to the waste must be 1:80; and</p> <p>(a) the maximum continuous fall of a floor plane to the waste must be 1:50.</p> <p>Comment: Construction detail and waterproofing specification demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	N/A

### Part F3 – Roof and wall cladding

F3D2	Roof coverings	<p>A roof must be covered with—</p> <ul style="list-style-type: none"> <li>▪ roof tiles complying with AS 2049, fixed in accordance with AS 2050; or</li> <li>▪ metal sheet roofing complying with AS 1562.1; or</li> <li>▪ plastic sheet roofing designed and installed in accordance with AS 1562.3; or</li> <li>▪ terracotta, fibre-cement and timber slates and shingles designed and installed in accordance with AS 4597, except in cyclonic areas; or</li> <li>▪ an external waterproofing membrane complying with F1D5.</li> </ul> <p><b>Comment: Construction detail and waterproofing specification demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</b></p>	Capable of complying
F3D3	Sarking	<p>Sarking-type materials used for weatherproofing of roofs and walls are required to comply with AS 4200 Parts 1 and 2.</p> <p><b>Comment: Construction detail and specification demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</b></p>	Capable of Complying
F3D4	Glazed assemblies	<p>Glazed assemblies in an external wall must comply with AS 2047 requirements for resistance to water penetration:</p> <ul style="list-style-type: none"> <li>▪ Windows</li> <li>▪ Sliding and swinging glazed doors with a frame, including French and bi-fold doors with a frame</li> </ul>	Capable of Complying

		<ul style="list-style-type: none"> <li>▪ Adjustable louvres</li> <li>▪ Shopfronts</li> <li>▪ Window walls with one piece framing</li> </ul> <p>The following buildings and glazed assemblies need not comply;</p> <ul style="list-style-type: none"> <li>▪ A Class 7 or 8 building where in the particular case there is no necessity for compliance.</li> <li>▪ A garage, tool shed, sanitary compartment, or the like, forming part of a building used for other purposes, except where the construction of the garage, tool shed, sanitary compartment or the like contributes to the weatherproofing of the other part of the building.</li> <li>▪ An open spectator stand or open-deck carpark.</li> <li>▪ All glazed assemblies not in an external wall</li> <li>▪ Revolving doors</li> <li>▪ Fixed louvres</li> <li>▪ Skylights, roof lights and windows in other than the vertical plane</li> <li>▪ Sliding and swinging glazed doors without a frame</li> <li>▪ Windows constructed on site and architectural one-off windows, which are not design tested in accordance with AS 2047</li> <li>▪ Second-hand windows, re-used windows and recycled windows</li> <li>▪ Heritage windows.</li> </ul> <p>Comment: Construction detail and glazing specification demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	
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F3D5	Wall cladding	<p>External wall cladding must comply with one or a combination of the following:</p> <ul style="list-style-type: none"> <li>▪ Masonry, including masonry veneer, unreinforced and reinforced masonry: AS 3700.</li> <li>▪ Autoclaved aerated concrete: AS 5146.3.</li> <li>▪ Metal wall cladding: AS 1562.1. (2)</li> </ul> <p>The following buildings need not comply- a Class 7 or 8 building where in the particular case there is no necessity for compliance, a garage, tool shed, sanitary compartment, or the like, forming part of a building used for other purposes, except where the construction of the garage, tool shed, sanitary compartment or the like contributed to the weatherproofing of another part of the building that is required to be weatherproofed or an open spectator stand or open deck carpark.</p> <p>Where concrete or other material is used as external cladding, a performance solution is required to demonstrate compliance with the performance requirements.</p> <p><b>Comment: Construction detail specification demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</b></p>	Performance solution OR DTS (as indicated in Assessment and Comments)
<b>Part F4 – Sanitary and other facilities</b>			
F4D2	Facilities in residential buildings	<p>(2) For facilities in Class 3 buildings other than residential care buildings, the following applies:</p> <p>(a) For residents in each building or group of</p>	Capable of Complying



		<p>buildings, for each 10 residents for whom private facilities are not provided, provide—</p> <ul style="list-style-type: none"> <li>(i) a bath or shower; and</li> <li>(ii) a closet pan; and</li> <li>(iii) a washbasin.</li> </ul> <p>(b) Notwithstanding (a), if one urinal is provided for each 25 males up to 50 and one additional urinal for each additional 50 males or part thereof, one closet pan for each 12 males may be provided.</p> <p>(c) Facilities for employees must be provided in accordance with F4D4. Facilities required by (a), (b) or (c) need not be situated in the same building.</p> <p>Comment: Confirmation to be provided to PCA at CC stage each unit complies with the requirements of this clause.</p>	
F4D3	Calculation of number of occupants and facilities	<p>(a) The number of persons accommodated must be calculated according to D1.13 if it cannot be more accurately determined by other means.</p> <p>(b) Unless the premises are used predominantly by one sex, sanitary facilities must be provided on the basis of equal numbers of males and females.</p> <p>(c) In calculating the number of sanitary facilities to be provided under F2.1 and F2.3, a unisex facility required for people with a disability (other than a facility provided under F2.9) may be counted once for each sex. For the purposes of this Part, a unisex facility comprises one closet pan, one washbasin</p>	Note

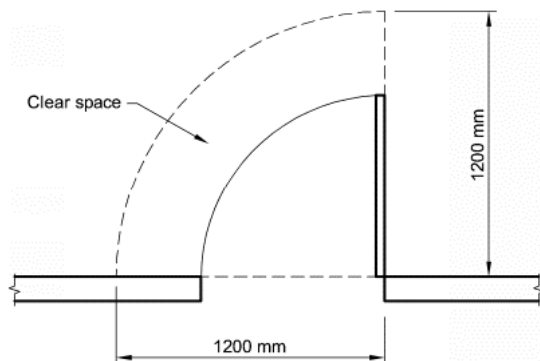
		and means for the disposal of sanitary products.	
F4D4	Facilities in Class 3 to 9 buildings	<p>(1) Except where permitted by (3), (4), (7), F4D5(a), F4D5(b) and F4D12(1), separate sanitary facilities for males and females must be provided for Class 3, 5, 6, 7, 8 or 9 buildings in accordance with Tables F4D4a, F4D4b, F4D4c, F4D4d, F4D4e, F4D4f, F4D4g, F4D4h, F4D4i, F4D4j, F4D4k and F4D4l, as appropriate.</p> <p>(2) In Tables F4D4a, F4D4b, F4D4c, F4D4d, F4D4e, F4D4f, F4D4g, F4D4h, F4D4i, F4D4j, F4D4k and F4D4l—</p> <p>(a) 'Number' means the number of facilities required; and</p> <p>(b) '&gt;' means greater than; and</p> <p>(c) a hyphen means no data (refer to the row above for the highest value applicable); and</p> <p>(d) 'N/A' means not applicable; and</p> <p>(e) a reference to— (i) 'employees' includes owners and managers using the building; and (ii) 'add 1 per 100 or 150, 250, 500, etc.' includes any part thereof of that number.</p> <p>(3) If not more than 10 people are employed, a unisex facility may be provided instead of separate facilities for each sex.</p> <p>(4) If most employees are of one sex, not more than 2 employees of the other sex may share toilet facilities if the facilities are separated by means of walls, partitions and doors to afford privacy.</p> <p>(5) Employees and the public may share the same facilities in a Class 6 and 9b building (other than a school or early childhood</p>	Capable of Complying

		<p>centre) provided the number of facilities provided is not less than the total number of facilities required for employees plus those required for the public.</p> <p>(6) Adequate means of disposal of sanitary products must be provided in sanitary facilities for use by females.</p> <p>(7) Separate sanitary facilities for males and females need not be provided for patients in a ward area of a Class 9a building.</p> <p>(8) A Class 9a health-care building must be provided with— (a) one kitchen or other adequate facility for the preparation and cooking or reheating of food including a kitchen sink and washbasin; and</p> <p>(b) laundry facilities for the cleansing and drying of linen and clothing or adequate facilities for holding and dispatch or treatment of soiled linen and clothing, sanitary products and the like and the receipt and storage of clean linen; and</p> <p>(c) one shower for each 8 patients or part thereof; and</p> <p>(d) one island-type plunge bath in each storey containing a ward area.</p> <p>VIC F4D4(9)</p> <p>(9) A Class 9b early childhood centre must be provided with— (a) a kitchen or food preparation area with a kitchen sink, separate hand washing facilities, space for a refrigerator and space for cooking facilities, with— (i) the facilities protected by a door or gate with child proof latches to prevent unsupervised access to the facilities by</p>	
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		<p>children younger than 5 years old; and</p> <p>(ii) the ability to facilitate supervision of children from the facilities if the early childhood centre accommodates children younger than 2 years old; and</p> <p>(b) one bath, shower or shower-bath; and if the centre accommodates children younger than 3 years old—</p> <p>(i) a laundry facility comprising a washtub and space in the same room for a washing machine; and</p> <p>(ii) a bench type baby bath, which is within 1 m of the nappy change bench; and</p> <p>(iii) a nappy changing bench which— (A) is within 1 m of separate adult hand washing facilities and bench type baby bath; and (B) must be not less than 0.9 m<sup>2</sup> in area and at a height of not less than 850 mm, but not more than 900 mm above the finished floor level; and</p> <p>(C) must have a space not less than 800 mm high, 500 mm wide and 800 mm deep for the storage of steps; and</p> <p>(D) is positioned to permit a staff member changing a nappy to have visibility of the play area at all times.</p> <p>(10) Class 9b theatres and sporting venues must be provided with one shower for each 10 participants or part thereof.</p> <p>(11) Not less than one washbasin must be provided where closet pans or urinals are provided.</p>	
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<b>Table F4D4a: Sanitary facilities in Class 3, 5, 6 and 9 buildings other than schools</b>			
User group	Facility type	Design occupancy	Number
Male employees	Closet pans	1 - 20	1
		>20	Add 1 per 20
	Urinals	1 - 10	0
		11 - 25	1
		26 - 50	2
		>50	Add 1 per 50
	Washbasins	1 - 30	1
		>30	Add 1 per 30
Female employees	Closet pans	1 - 15	1
		>15	Add 1 per 15
	Washbasins	1 - 30	1
		>30	Add 1 per 30
F4D5	Accessible sanitary facilities	Accessible unisex and ambulant sanitary facilities are required in accordance with clause. The design of accessible sanitary facilities is to comply with AS1428.1-2009. Separate facilities are required for each sex, including the provision of ambulant facilities.	Capable of Complying

		Comment: Construction details for accessible facilities demonstrating compliance are required to be provided to the PCA at Construction Certificate application.	
F4D6	Accessible unisex sanitary compartments	Accessible unisex sanitary compartments are required to be provided to the classes of buildings as identified in this clause.	Capable of Complying
F4D7	Accessible unisex showers	NA – not proposed.	N/A
F4D8	Construction of sanitary compartments	<p>(a) Other than in an early childhood centre, sanitary compartments must have doors and partitions that separate adjacent compartments and extend—</p> <p>(i) from floor level to the ceiling in the case of a unisex facility; or</p> <p>(ii) to a height of not less than 1.5 m above the floor if primary school children are the principal users; or</p> <p>(iii) 1.8 m above the floor in all other cases.</p> <p>(b) The door to a fully enclosed sanitary compartment must—</p> <p>(i) open outwards; or</p> <p>(ii) slide; or</p> <p>(iii) be readily removable from the outside of the sanitary compartment, unless there is a clear space of at least 1.2 m, measured in accordance with Figure F2.5, between the closet pan within the sanitary compartment and the doorway.</p>	Capable of Complying



F4D9	Interpretation: Urinals and washbasins	<p>(1) A urinal may be—</p> <ul style="list-style-type: none"> <li>(a) an individual stall or wall-hung urinal; or</li> <li>(b) each 600 mm length of a continuous urinal trough; or</li> <li>(c) a closet pan used in place of a urinal.</li> </ul> <p>(2) A washbasin may be—</p> <ul style="list-style-type: none"> <li>(a) an individual basin; or</li> <li>(b) a part of a hand washing trough served by a single water tap.</li> </ul> <p><b>Comment: Details to be provided to the PCA at CC stage.</b></p>	Capable of Complying
F4D11	Waste management	Only applies in Class 9a and 9c Buildings	N/A
F4D12	Accessible adult change facilities	<p>Applies in the following buildings only:</p> <ul style="list-style-type: none"> <li>(a) Class 6 building that is a shopping centre having a design occupancy of not less than 3,500 people, calculated on the basis of the floor area and containing a minimum of 2 sole-occupancy units; and</li> </ul>	N/A

		<p>(b) Class 9b sports venue or the like that—</p> <p>(A) has a design occupancy of not less than 35,000 spectators: or</p> <p>(B) contains a swimming pool that has a perimeter of not less than 70 m and that is required by Table D3.1 to be accessible; and</p> <p>(c) museum, art gallery or the like having a design occupancy of not less than 1,500 patrons; and</p> <p>(d) theatre or the like having a design occupancy of not less than 1,500 patrons; and passenger use area of an airport terminal building within an airport that accepts domestic and/or international flights that are public transport services as defined in the Disability Standards for Accessible Public Transport 2002.</p>	
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#### Part F5 – Room heights

F5D2	Height of rooms and other spaces	<p>The height of rooms and other spaces must be not less than—</p> <p>(b) in a Class 5, 6, 7 or 8 building—</p> <p>(i) except as allowed in (ii) and (f) — 2.4 m; and</p> <p>(ii) a corridor, passageway, or the like — 2.1 m; and</p> <p>(d) in a Class 9b building—</p> <p>(i) a school classroom or other assembly building or part that accommodates not more than 100 persons — 2.4 m; and</p> <p>(ii) a theatre, public hall or other assembly building or part that accommodates more than 100 persons — 2.7 m; and</p> <p>(iii) a corridor—</p> <p>(A) that serves an assembly building or part that accommodates not more than 100</p>	Capable of Complying
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		<p>persons — 2.4 m; or</p> <p>(B) that serves an assembly building or part that accommodates more than 100 persons — 2.7 m; and</p> <p>(iv) the number of persons accommodated must be calculated according to D1.13; and</p> <p>(f) in any building—</p> <p>(i) a bathroom, shower room, sanitary compartment, other than an accessible adult change facility, airlock, tea preparation room, pantry, store room, garage, car parking area, or the like — 2.1 m; and</p> <p>(ii) a commercial kitchen — 2.4 m; and</p> <p>(iii) above a stairway, ramp, landing or the like — 2 m measured vertically above the nosing line of stairway treads or the floor surface of the ramp, landing or the like; and</p> <p>(iv) a required accessible adult change facility — 2.4 m.</p> <p><b>Comment:</b> Room heights are to be indicated on the CC issue plans to comply with this provision.</p>	
<b>Part F6 – Light and ventilation</b>			
F6D2	Provision of natural light	<p>Natural light must be provided in:</p> <p>(a) Class 2 buildings and Class 4 parts of buildings — to all habitable rooms.</p> <p>(b) Class 3 buildings — to all bedrooms and dormitories.</p> <p>(c) Class 9a and 9c buildings — to all rooms used for sleeping purposes.</p> <p>(d) Class 9b buildings — to all general purpose classrooms in primary or secondary schools and all playrooms or the like for the use of children in an early childhood centre.</p>	Note Only

F6D3	Methods and extent of natural lighting	<p>(a) Required natural light must be provided by –</p> <ul style="list-style-type: none"> <li>(i) windows, excluding roof lights, that –               <ul style="list-style-type: none"> <li>(A) have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 10% of the floor area of the room; and</li> <li>(B) are open to the sky or face a court or other space open to the sky or an open verandah, carport or the like; or</li> </ul> </li> <li>(ii) roof lights, that –               <ul style="list-style-type: none"> <li>(A) have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 3% of the floor area of the room; and</li> <li>(B) are open to the sky; or</li> </ul> </li> <li>(iii) a proportional combination of windows and roof lights required by (i) and (ii).</li> </ul> <p>(b) Except in a Class 9c building, in a Class 2, 3 or 9 building or Class 4 part of a building a required window that faces a boundary of an adjoining allotment or a wall of the same building or another building on the allotment must not be less than a horizontal distance from that boundary or wall that is the greater of –</p> <ul style="list-style-type: none"> <li>(i) Generally – 1m; and</li> <li>(ii) In a patient care area or other room used for sleeping purposes in a Class 9a building – 3m; and</li> <li>(iii) 50% of the square root of the exterior height of the wall in which the window is located, measured in metres from its sill.</li> </ul> <p>(c) In a Class 9c building, a required window must be transparent and located –</p> <ul style="list-style-type: none"> <li>(i) in an external wall with the window sill not</li> </ul>	N/A
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		<p>more than 1 m above the floor level; and (ii) where the window faces an adjoining allotment, another building or another wall of the same building, it must not be less than a horizontal distance of 3 m from the adjoining allotment, other building or wall.</p> <p>Comment: A design table detailing room floor areas, glazed window and door sizes/areas, achieved aggregate area for transmitting light and percentage of floor area for each playroom or the like for the use of children within the building is to be provided with the application for CC.</p>	
F6D4	Natural light borrowed from an adjoining room	NA – class not affected.	N/A
F6D5	Artificial lighting	Artificial lighting is to be provided to comply with AS1680.0-2009	Capable of Complying
F6D6	Ventilation of rooms	<p>A habitable room, office, shop, factory, workroom, sanitary compartment, bathroom, shower room, laundry and any other room occupied by a person for any purpose must have—</p> <p>(a) natural ventilation complying with F4.6; or (b) a mechanical ventilation or air-conditioning system complying with AS 1668.2 and AS/NZS 3666.1.</p> <p>Comment: All enclosed areas of the building are required to be provided with either; complying natural ventilation or a system of mechanical ventilation complying with</p>	Capable of Complying

		AS1668.2-2012.	
F6D7	Natural ventilation	<p>(a) Natural ventilation provided in accordance with F4.5(a) must consist of openings, windows, doors or other devices which can be opened—</p> <p>(i) with a ventilating area not less than 5% of the floor area of the room required to be ventilated; and</p> <p>(ii) open to—</p> <p>(A) a suitably sized court, or space open to the sky; or</p> <p>(B) an open verandah, carport, or the like; or</p> <p>(C) an adjoining room in accordance with F4.7.</p> <p>Comment: All enclosed areas of the building are required to be provided with either; complying natural ventilation or a system of mechanical ventilation complying with AS1668.2-2012.</p> <p>Where natural ventilation is proposed, a design table detailing room floor areas, openable window and door sizes/areas, achieved aggregate ventilation area and percentage of floor area is to be provided with the application for CC.</p>	Capable of Complying
F6D8	Ventilation borrowed from an adjoining room	Not applicable	Note

F6D9	Restriction on location of sanitary compartments	<p>Sanitary compartments must not open directly into—</p> <ul style="list-style-type: none"> <li>(a) a kitchen or pantry; or</li> <li>(b) a public dining room or restaurant; or</li> <li>(c) a dormitory in a Class 3 building; or</li> <li>(d) a room used for public assembly (which is not an early childhood centre, primary school or open spectator stand); or</li> <li>(e) a workplace normally occupied by more than one person.</li> </ul>	Complies
F6D10	Airlocks	<p>If a sanitary compartment is prohibited under F4.8 from opening directly to another room—</p> <ul style="list-style-type: none"> <li>(a) in a sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building— <ul style="list-style-type: none"> <li>(i) access must be by an airlock, hallway or other room; or</li> <li>(ii) the sanitary compartment must be provided with mechanical exhaust ventilation; and</li> </ul> </li> <li>(b) in a Class 5, 6, 7, 8 or 9 building (which is not an early childhood centre, primary school or open spectator stand)— <ul style="list-style-type: none"> <li>(i) access must be by an airlock, hallway or other room with a floor area of not less than 1.1 m<sup>2</sup> and fitted with self-closing doors at all access doorways; or</li> <li>(ii) the sanitary compartment must be provided with mechanical exhaust ventilation and the doorway to the room adequately screened from view.</li> </ul> </li> </ul> <p><b>Comment: All sanitary compartments are required to be provided with mechanical exhaust ventilation complying with AS1668.2-2012.</b></p>	Capable

		Details are to be provided with the application for CC.	
F6D11	Carparks	Every storey of a carpark, except an open-deck carpark, must have – (a) a system of mechanical ventilation complying with AS 1668.2; or (b) a system of natural ventilation complying with Section 4 of AS 1668.4.	N/A
F6D12	Kitchen local exhaust ventilation	A commercial kitchen must be provided with a kitchen exhaust hood complying with AS 1668.1 and AS 1668.2 where— (a) any cooking apparatus has— (i) a total maximum electrical power input exceeding 8 kW; or (ii) a total gas power input exceeding 29 MJ/h; or (b) the total maximum power input to more than one apparatus exceeds— (i) 0.5 kW electrical power; or (ii) 1.8 MJ/hour gas, per m2 of floor area of the room or enclosure  Comment: Details to be provided with the application for CC.	Capable

#### Part G1 – Minor Structures and Components

BCA Clause	Title	Assessment and Comment	Status
G1D4	Outdoor play spaces	(a) Any outdoor play space in a Class 9b early childhood centre must be enclosed on all sides	N/A

		<p>with a barrier which complies with AS 1926.1.</p> <p>(b) For the purposes of (a), AS 1926.1 is applied as if there is a swimming pool located outside the outdoor play space, so that the barrier restricts children from exiting the premises without the knowledge of staff in the centre.</p> <p>(c) The requirements of (a) do not apply to a wall, including doors and windows, which form part of the Class 9b early childhood centre.</p>	
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#### NSW Section H – Special Use Building

BCA Clause	Title	Assessment and Comment	Status
	Application of Part	<p>(a) For a Class 9b building or part of a building that is not an entertainment venue—</p> <p>(i) The Deemed-to-Satisfy Provisions of Part H1 apply to every enclosed Class 9b building or part of a building which—</p> <p>(A) is a school assembly, church or community hall with a stage and any backstage area with a total floor area of more than 300m<sup>2</sup>; or</p> <p>(B) otherwise, has a stage and any backstage area with a total floor area of more than 200m<sup>2</sup>; or</p>	N/A

		<p>(C) has a stage with an associated rigging loft.</p> <p>(ii) Notwithstanding (a)(i)—</p> <p>(A) H1.4 applies to every open or enclosed Class 9b building; and</p> <p>(B) H1.7 applies to every enclosed Class 9b building.</p> <p>Comment: The building is not an entertainment venue, see definition below.</p>	
		<p>(b) For a Class 9b building that is an entertainment venue, NSW Part H101, as follows, applies in replacement of Part H1:</p> <p>Comment: The building is not an entertainment venue, see definition below.</p>	N/A
I1D4	Seating Area	<p>In a seating area—</p> <p>(a) the gradient of the floor surface must not be steeper than 1 in 8, or the floor must be stepped so that—</p> <p>(i) a line joining the nosing's of consecutive steps does not exceed an angle of 30° to the horizontal; and</p> <p>(ii) the height of each step in the stepped floor is not more than 600 mm; and</p> <p>(iii) the height of any opening in such a step is not more than 125 mm; and</p> <p>(b) if an aisle divides the stepped floor and the difference in level between any 2 consecutive steps—</p>	N/A



		<p>(i) exceeds 230 mm but not 400 mm — an intermediate step must be provided in the aisle; and</p> <p>(ii) exceeds 400 mm — 2 equally spaced intermediate steps must be provided in the aisle; and</p> <p>(iii) the going of intermediate steps must be not less than 270 mm and such as to provide as nearly as practicable equal treads throughout the length of the aisle; and</p> <p>(c) the clearance between rows of fixed seats used for viewing performing arts, sport or recreational activities must be not less than—</p> <p>(i) 300 mm if the distance to an aisle is not more than 3.5 m; or</p> <p>(ii) 500 mm if the distance to an aisle is more than 3.5 m.</p>	
I1D7	Aisle Lights	<p>In every enclosed Class 9b building, where in any part of the auditorium, the general lighting is dimmed or extinguished during public occupation and the floor is stepped or is inclined at a slope steeper than 1 in 12, aisle lights must be provided to illuminate the full length of the aisle and tread of each step.</p>	N/A

## Conclusion

This report identifies the compliance status of the architectural design with the relevant 'deemed-to-satisfy (DTS) requirements of the Building Code of Australia 2022. The outcome of the report highlights that the current design is capable of compliance with the Deemed-to-Satisfy provisions of the BCA and BCA Performance Requirements subject to the recommendations identified within this report being incorporated into the finalised construction certificate design documentation.

Final Version to be Signed (DRAFT)