



BCA and Access Assessment Report

Stage 1 Saddles Lodge, Mount White



Project: Stage 1 Saddles Lodge, Mount White

Reference No: 115524-BCA-r1

Date: 21 September 2022

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Document Control

Revision	Date	Description	
115524-BCA-r1	21 September 2022	Stage 1 – CC Stage BCA and Access Assessment Report	
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BCA Logic Acquired by Jensen Hughes

BCA Logic was acquired by Jensen Hughes, the largest specialist fire and safety engineering firm in the world, in September 2021.

A respected global leader in safety, security and risk-based engineering and consulting, Jensen Hughes employs more than 1,400 people across 100 countries. This acquisition marks the company’s entry into the Australian market and speaks to BCA Logic’s experience and expertise in building legislation and regulations, fire, accessibility, and energy consulting.

Partnering with Jensen Hughes allows BCA Logic to further advance our capabilities in all aspects of fire safety engineering and support our clients with an expanded range of complementary services. Both companies share a commitment to technical excellence and exceptional client service.

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EXECUTIVE SUMMARY

This document provides an assessment of the architectural design drawings for the proposed Stage 1 development at Saddles Lodge, Mount White, against the Deemed-to-Satisfy Provisions of the Building Code of Australia (BCA) 2019, Volume One Amendment 1.

Part 3 'Matters for Further Consideration' of this report outlines the identified BCA compliance issues that require further information or consideration and/or assessment as Performance Solutions. Any

Performance Solution will need to be detailed in a separate report and must clearly indicate methodologies for achieving compliance with the relevant BCA Performance Requirements.

Item	Description	BCA Provision
Performance Solutions Required at CC Stage		
1.	Allow a clear circular space of 1550mm inside the sauna and steam room, in lieu of a space with dimensions of 1540mm x 2070mm.	Clause D3.3
2.	To demonstrate that the construction of external walls is such that they will prevent the penetration of water that could cause unhealthy or dangerous conditions or loss of amenity to occupants and undue dampness or deterioration of building elements.	F1.0 (No DtS Provisions) – FP1.4 Performance Provisions Only
Building Code of Australia Compliance Matters to be Addressed		
1.	Provide amended plans showing circulation/turning spaces to and within the sauna and steam rooms.	Clause D3.1 and D3.3
2.	Provide amended plans showing the grades of the accessway from the accessible carparking spaces and front boundary.	Clause D3.2
Further Information Required		
1.	Further details of the proposed hydrant system to be provided.	Clause E1.3
2.	Further details of the hose reels to be provided.	Clause E1.4
3.	Further details of the sanitary compartments to be provided.	Clause F2.3 and F2.4

Annexure D to this report provides a detailed assessment of the proposal against ALL relevant Deemed-to-Satisfy Provisions of the BCA.

1 ADOPTION OF BCA 2022

1.1. Proposed Introduction

The ABCB will first release a preview of the new energy efficiency and condensation requirements on 1 September 2022. This will be available to download as a pdf from ncc.abcb.gov.au.

Building Ministers agreed to publish NCC 2022 on 1 October 2022. The full and final version of NCC 2022, in its entirety, will go live on NCC online from this date. Printed copies will then also become available for sale from our commercial providers from 1 October.

The States and Territories will bring the majority of NCC 2022 into full effect from 1 May 2023, to allow industry time to learn and adapt to the new requirements.

There will also be transition periods for specific requirements. These include:

- New livable housing requirements, new energy efficiency and condensation mitigation requirements – 1 October 2023
- New low lead in plumbing product requirements – 1 September 2025.

These provisions of NCC 2022 will be considered voluntary until then.

1.2. Major Changes known to date

Below is a summary of the proposed changes which were released in the May draft preview. We have also provided a table below for quick reference. Your project has been assessed against the proposed changes where applicable.

Consistent volume structure

BCA2022 uses a new structure and clause referencing system to create better consistency across all volumes. While the new Section-Part-Type-Clause system makes the NCC look different at first, it's intended to improve user experience and make it more web accessible.

The new structure results in a reorganisation of specifications and parts, some of which are contained in the table below.

Fire safety of external walls

Volume One contains a number of amendments to the fire safety of external walls. This clarifies interpretation of concessions from non-combustibility requirements. Also included is a new provision that prevents fixing of certain bonded laminated cladding panels by adhesive only.

Waterproofing

There are new DTS Provisions in Volume Two for waterproofing of wet areas, not previously covered by an acceptable construction practice or manual.

Waterproofing in Volume One is restructured into three parts to enhance readability and accommodate future changes.

Weatherproofing

Volume One contains additional DTS Provisions, providing new solutions for weatherproofing of external walls. These include references to weatherproofing provisions in Australian Standards for masonry, autoclaved aerated concrete and metal wall sheeting.

Falls for floor wastes

Volumes One and Two are amended to require bathrooms and laundries where a floor waste is installed, to have a fall of the floor in order to help drain the surface. This also applies to floor wastes included voluntarily.

1.3. Summary of Major Changes

Summary of Major Changes		
Clause Reference		Description of proposed changes
BCA 2019	BCA2022	
C1.9	C2D10	Non-combustible building elements Further exemptions to the non-combustible requirements of external walls added. Larger list of materials that can be used where non-combustible materials are required.
-	C2D15	Fixing of Bonded Laminated Cladding panels
D1.2	D2D3	Number of Exits <ul style="list-style-type: none"> • Ground floor can be provided with a single exit in lieu of 2 • 2 exits required from each storey and each fire compartment of an early childhood centre
D1.6	D2D7 D2D11	- Dimensions of Exits Clause split into multiple clauses
D1.11	D2D16	Horizontal Exits – New provisions relating to early childhood centres
D2.16	D3D17 D3D21	- Barrier clause split into multiple clauses
E1.5	E1D4 E1D13	- Sprinkler requirements split into separate clauses for each building class.
E2.2	E2D3 E2D21	- General Requirements – Smoke Hazard Management Tables removed and replaced with clauses for each building class
F1.7	Part F2	Wet Area and Overflow Prevention
F1.11	F2D4	Floor wastes – floor must be graded with a minimum fall of 1:80
FP1.4	Part F3	Roof and Wall Cladding Introduces DTS provisions for walls and roofs in lieu of the previous BCA requiring performance solutions for all weatherproofing

2 BASIS OF ASSESSMENT

2.1. Location and Description

The building development, the subject of this report, is located at 250 Pacific Highway, Mount White. Stage 1 of the proposed development is the construction of a single storey building which will include a restaurant and day spa. The primary vehicular entrance to the ground level carpark is from north and east while the principal pedestrian entrance into the building is from the southern aspect.

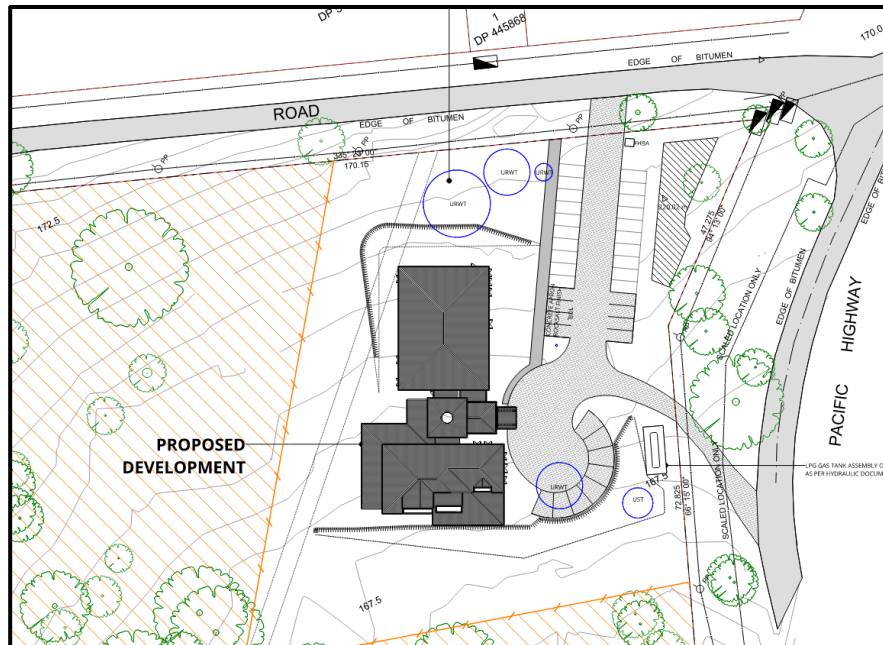


Photo sourced from the architectural plans prepared by SDA

2.2. Purpose

The purpose of this report is to assess the current design proposal against the Deemed-to-Satisfy Provisions of BCA 2019, and to clearly outline those areas (if any) where compliance is not achieved, where areas may warrant redesign to achieve strict BCA compliance or where areas may be able to be assessed against the relevant performance criteria of BCA 2019. Such assessment against relevant performance criteria will need to be addressed by means of a separate Performance-based Assessment (Performance Solution) Report to be prepared under separate cover.

2.3. Building Code of Australia

This report is based on the Deemed-to-Satisfy Provisions of the National Construction Code Series Volume One – Building Code of Australia, 2019 Edition (BCA) Amendment 1, incorporating the State variations where applicable. Please note that the version of the BCA applicable to new building works is the version applicable at the time of the lodgement of the Construction Certificate application to the Accredited Certifying Authority. The BCA is updated generally on a three-yearly cycle, starting from the 1st of May 2016.

2.4. Limitations

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

- the structural adequacy or design of the building;
- the inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to); and

- (c) the design basis and/or operating capabilities of any proposed electrical, mechanical or hydraulic services.

This report does not include, or imply compliance with:

- (a) the National Construction Code – Plumbing Code of Australia Volume Three;
- (b) the Disability Discrimination Act 1992 including the Disability ((Access to Premises – Buildings) Standards 2010 – unless specifically referred to);
- (c) Demolition Standards not referred to by the BCA;
- (d) Work Health and Safety Act 2011;
- (e) Requirements of Australian Standards unless specifically referred to;
- (f) Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like; and
- (g) Conditions of Development Consent issued by the Local Consent Authority.

2.5. Design Documentation

This report has been based on the Design plans and Specifications listed in Annexure A of this Report.

3 BUILDING DESCRIPTION

For the purposes of the Building Code of Australia (BCA) the development may be described as follows.

3.1. Rise in Storeys (Clause C1.2)

The building has a rise in storeys of one (1).

3.2. Classification (Clause A6.0)

The building has been classified as follows.

Table 1. Building Classification

Class	Level	Description
6	Ground	Restaurant, Bar area, Day spa and associated rooms

3.3. Effective Height (Clause A1.0)

The building is single storey.

3.4. Type of Construction Required (Table C1.1)

The building is required to be of Type C Construction.

3.5. Floor Area and Volume Limitations (Table C2.2)

The building is subject to maximum floor area and volume limits of:-

Class 6	Maximum Floor Area	2 000m ²
	Maximum Volume	12 000m ³

3.6. Fire Compartments

The following *fire compartments* have been assumed:

- (a) The entire building

3.7. Exits

The following points in the building have been considered as the exits:

- (a) The point of open space past the swinging egress doors in the vestibule.
- (b) The external door in the kitchen BOH.
- (c) The point of open space past the double doors at the rear of the foyer.
- (d) The external door in the dirty linen.

3.8. Climate Zone (Clause A1.0)

The building is located within Climate Zone 6.

3.9. Location of Fire-source features

The fire source features for the subject development are:

North: The external wall of the stage 2 Class 3 unit.

South: The far side of Pacific Highway.

East: The far side of Ashbrookes Road.

West: The common allotment boundary to the west.

4 MATTERS FOR FURTHER CONSIDERATION

4.1. General

Assessment of the Architectural design documentation against the Deemed-to-Satisfy Provisions of the Building Code of Australia, 2019 (BCA) has revealed the following areas where compliance with the BCA may require further consideration and/or may involve assessment as Performance-based *Performance Solutions*. Any *Performance Solutions* will be required to clearly indicate methodologies for achieving compliance with the relevant *Performance Requirements*.

Annexure D to this report provides a detailed assessment of the proposal against ALL relevant Deemed-to-Satisfy Provisions of the BCA. It is important that Annexure D is read in conjunction with the items below, as some matters may not have had sufficient information provided to allow a detailed assessment to be undertaken.

4.2. Dimensions and Tolerances

The BCA contains the minimum standards for building construction and safety, and therefore generally stipulates minimum dimensions which must be met. BCA Logic's assessment of the plans and specifications has been undertaken to ensure the minimum dimensions have been met.

The designer and builder should ensure that the minimum dimensions are met onsite, and consideration needs to be given to construction tolerances for wall set outs, applied finishes and skirtings to corridors and bathrooms for example, tiling bed thicknesses and the like which can adversely impact on critical matters such as access for people with disabilities, stair and corridor widths and balustrade heights.

4.3. Performance-based Design – Performance Solutions

There are specific areas throughout the development where strict Deemed-to-Satisfy BCA Compliance may not be achieved by the proposed design and site constraints. These matters may need to be addressed in a detailed Performance Solution and/or Fire Engineering Report, to be prepared for this development under separate cover:

Table 2. Performance Solutions

Item	Description of Performance Solution	DTS Provision	Relevant Performance Requirements
1.	Allow a clear circular space of 1550mm inside the sauna and steam room, in lieu of a space with dimensions of 1540mm x 2070mm.	Clause D3.3	DP1
2.	To demonstrate that the construction of the external walls is such that they will prevent the penetration of water that could cause unhealthy or dangerous conditions or loss of amenity to occupants and undue dampness or deterioration of building elements.	F1.0 (No DtS Provisions)	FP1.4

4.4. Clause D3.1 and D3.3 – General building access

Access is required throughout all areas normally used by the occupants. It is not unreasonable for a person in a wheelchair to use the sauna or steam room, therefore access into the two rooms will be required. In the interest of achieving suitable access, it is recommended that a Performance Solution is prepared to allow a circular turning space of 1550mm inside each of the steam and sauna rooms, with the addition of latch side circulation space on the inside of the doorway. This Performance Solution is required because the DtS provisions require a clear space of 1540mm x 2070mm inside each room to allow a wheelchair to make a 180-degree turn.

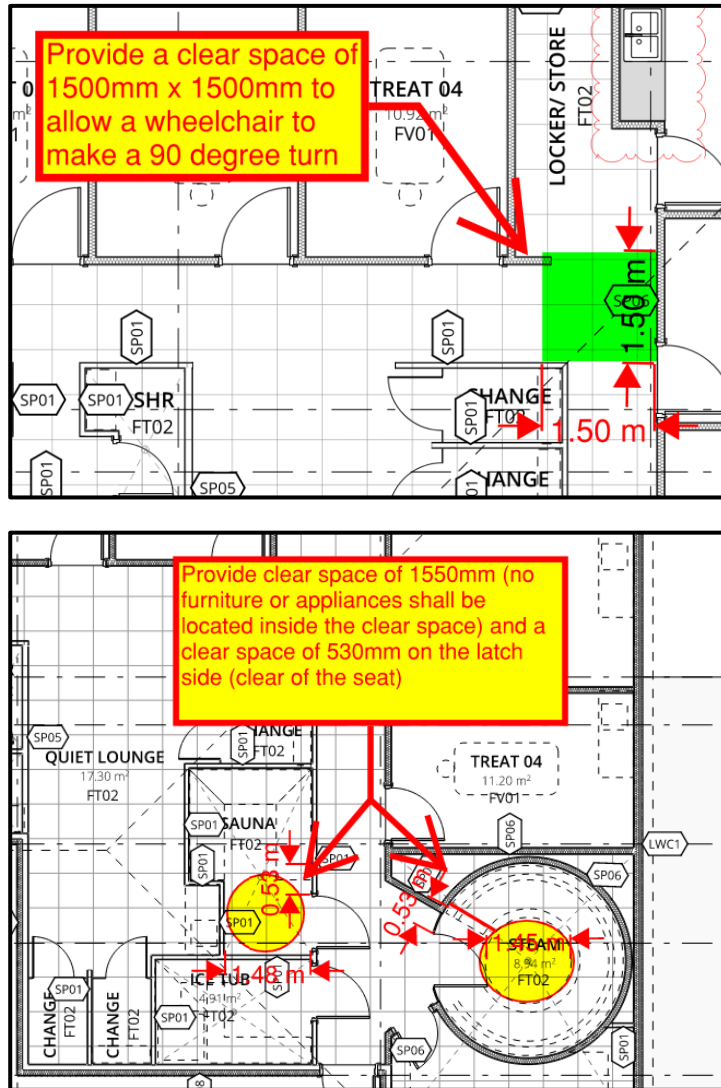


Figure 1 – Accessibility amendments

4.5. Clause D3.2 – Access to buildings

The building is required to have an accessway from the accessible spaces as well as the principal pedestrian entrance at the allotment boundary. As the design develops, further details will be required to confirm the gradient of the intended pathway which leads to the buildings main entrance.

Note: Where grades are steeper than 1:20, the handrails and tactiles will be required as per AS 1428.1-2009.

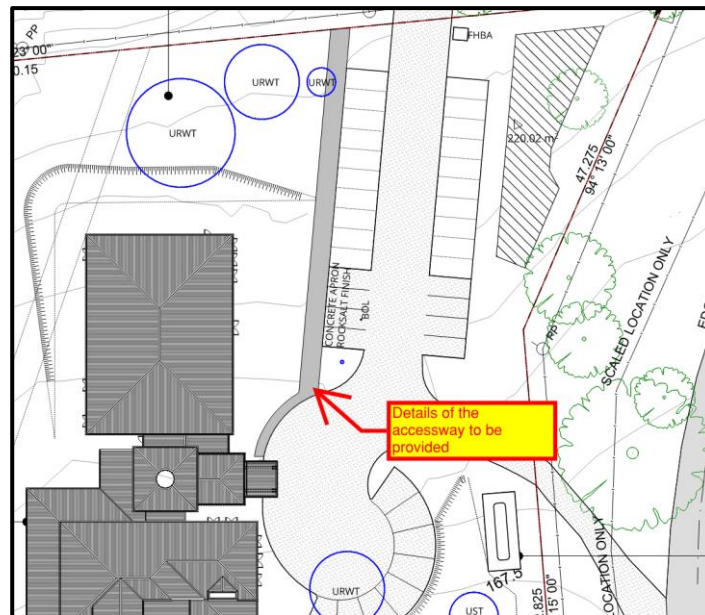


Figure 2 – Accessway design development

4.6. Clause E1.3 – Fire hydrants

The building is over 500m², therefore a fire hydrant system will be required. Further details will be required to confirm the location of the hydrant, ensuring that systems coverage is achieved throughout the entire building as per AS 2419.1-2005 i.e. all parts must be located within 90 metres of the hydrant.

Note: Early discussions are recommended with a services engineer to confirm if onsite tanks / pumps will be required.

4.7. Clause E1.4 – Fire hose reels

The building is over 500m², therefore fire hose reels will be required to be installed. Further details will be required to confirm the location of the fire hose reels, ensuring the hose reel is within 4 metres of an exit and coverage is achieved throughout the entire building i.e. all parts must be within 40 metres of the hose reel (36 m of hose with a 4 m spray).

4.8. Clause F2.3 – Sanitary facilities

Prior to undertaking a sanitary assessment, the bathroom details will be required to be updated so the urinals are shown on the plans. Subject to these being shown, an accurate assessment can be carried out to determine the maximum population numbers accommodated by the sanitary facility numbers.

4.9. Clause F2.4 – Accessible sanitary facilities

Prior to undertaking an assessment on the accessible sanitary compartments, dimensioned floor plans of each compartment will be required, ensuring that a minimum floor pace of 2350mm x 2630mm is maintained where there is a shower or 1900mm x 2630mm where there is no shower. Furthermore, the plans must be updated to show the provisioning of an ambulant compartment in each of the male and female banks of toilets.

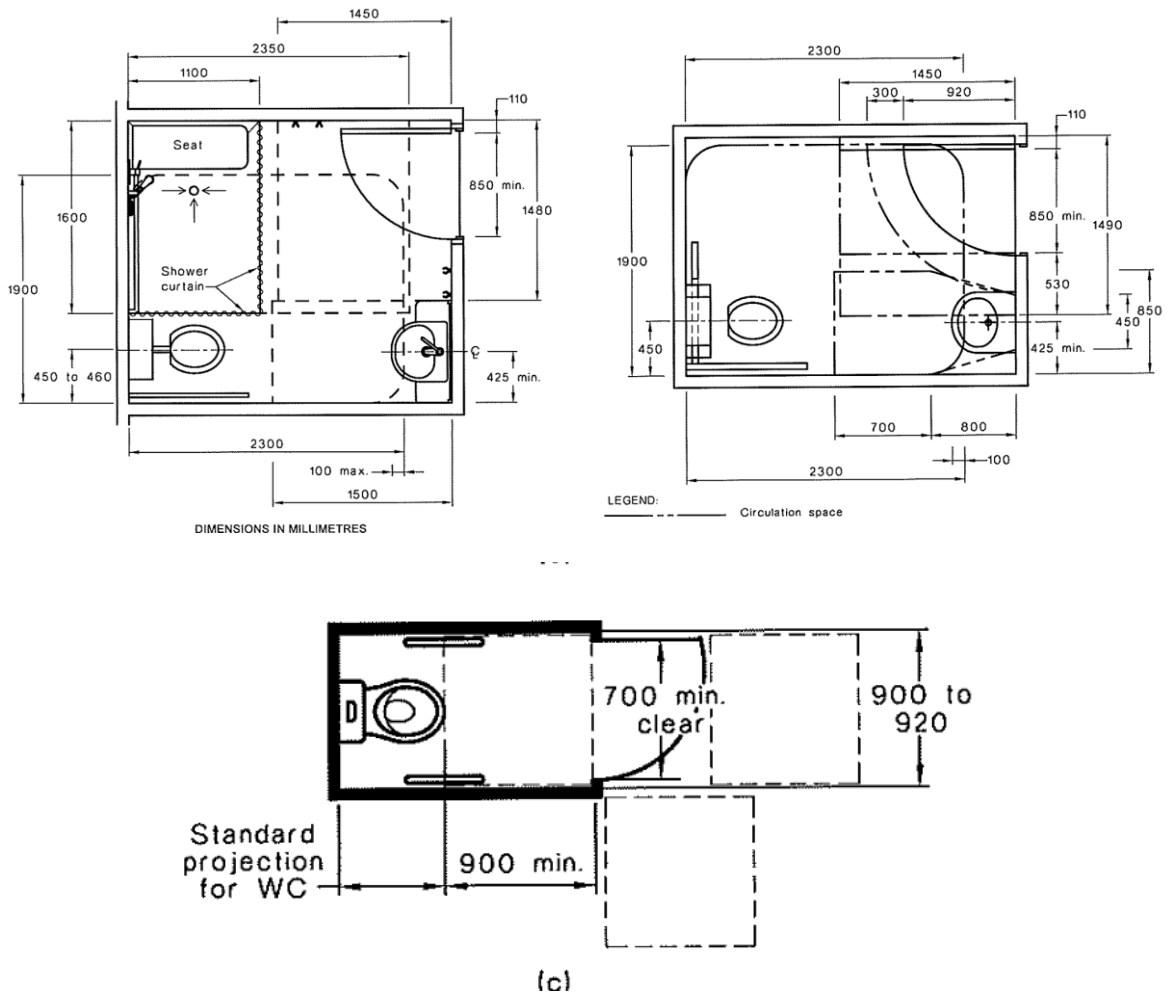


Figure 3 – Accessible and ambulant compartments as per AS 1428.1-2009

ANNEXURE A DESIGN DOCUMENTATION

Annexure A – Design Documentation

This report has been based on the following design documentation.

Table 3. Architectural Plans

Architectural Plans Prepared by Space Design Architecture Space Design Architecture			
Drawing Number	Revision	Date	Title
A100	A	14.09.2022	Existing / Demolition Site Plan
A101	A	14.09.2022	Site Plan
A210	I	14.09.2022	Proposed Plan – Ground Floor
A211	H	14.09.2022	Proposed Plan – Roof
A220	D	14.09.2022	Reflected Ceiling Plan – Ground Floor
A300	D	14.09.2022	Elevations – Sheet 1
A301	D	14.09.2022	Elevations – Sheet 2
A310	C	14.09.2022	Sections – Sheet 1
A311	C	14.09.2022	Sections – Sheet 2
A400	A	14.09.2022	Construction Details – Sheet 1
A401	A	14.09.2022	Construction Details – Sheet 2
A500	B	14.09.2022	Window and Glazed Door Schedule – Sheet 1
A002	B	14.309.2022	Wall Type Schedule

ANNEXURE B ESSENTIAL SERVICES

Annexure B - Essential Services

The following fire safety measures are required to be installed in the building. The following table may be required to be updated as the design develops and options for compliance are confirmed, including any omissions or additions as a result of the fire engineering processes.

Table 4. Essential Fire Safety Measures

Item	Essential Fire and Other Safety Measures	Standard of Performance
General		
1.	Portable fire extinguishers	BCA2019 E1.6 AS 2444-2001
General Egress		
2.	Warning & operational signs	BCA2019 D3.6 (Braille Exit Signs) (Note: E4.5 (Exit Signs))
Electrical Services		
3.	Emergency lighting	BCA2019 E4.2, E4.4 AS/NZS 2293.1:2018
4.	Exit signs	BCA2019 E4.5 (Exit Signs) BCA2019 E4.6 (Direction Signs) BCA2019 E4.8 (Design and Operation - Exits) AS/NZS 2293.1:2018
Hydraulic Services		
5.	Fire hydrant systems > NSW Storz Couplings	BCA2019 E1.3 AS 2419.1:2005
6.	Hose reel systems	BCA2019 E1.4 AS 2441:2005

ANNEXURE C FIRE RESISTANCE LEVELS

Annexure C - Fire Resistance Levels

The following fire resistance levels (FRL's) are required for the various building elements, with a fire source feature being the far boundary of a road adjoining the allotment, a side or rear boundary or an external wall of another building on the allotment except a Class 10 structure.

Note: The building will not require any FRL's, subject to there being a setback no less than 3 metres from the Class 3 units which are being built under Stage 2.

Type C Construction

Table 5. Type C Construction

Item	Class 6
External Walls	
- Less than 1.5m to a <i>fire- source feature</i>	90/90/90
- 1.5 – less 3m from <i>fire- source feature</i>	60/60/60
- 3m or more from a <i>fire- source feature</i>	-/-/
External Column not incorporated in an external wall	
- Less than 1.5m to a fire source feature	90/-/
- 1.5 – less 3m from fire source feature;	60/-/
- 3m or more from a fire source feature	-/-/
Common Walls and Fire Walls	90/90/90
Internal walls bounding sole occupancy units	-/-/
Internal walls bounding public corridors, hallways and the like	-/-/
Internal walls bounding a stair if required to be fire rated	60/60/60

Note: An external wall that is required to have an *FRL* need only be tested from the outside to satisfy the *FRL* requirement.

ANNEXURE D DETAILED BCA 2019 ASSESSMENT

Annexure D – Detailed BCA 2019 Assessment

Outlined below is a detailed assessment of the design under the Deemed-to-Satisfy Provisions of the Building Code of Australia (BCA) including the State variations where applicable.

All Deemed-to-Satisfy Provisions that are applicable to the subject building have been referred to below, including a comment adjacent to each clause of the proposal's ability to satisfy each respective clause.

The abbreviations outlined below have been used in the following table.

N/A	Not Applicable. The Deemed-to-Satisfy clause is not applicable to the proposed design.
Complies	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
CRA – Refer Annexure F	'COMPLIANCE READILY ACHIEVABLE'. It is considered that there is not enough information included in the documentation to accurately determine strict compliance with the individual clause requirements. However, with further design development, compliance can readily be achievable. This item is to be read in conjunction with the BCA Specification included within Annexure F of this report.
FI	Further Information is necessary to determine the compliance potential of the building design.
PS	Performance Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
DNC	Does Not Comply.
Noted	BCA Clause simply provides a statement not requiring specific design comment or confirmation.

Deemed to Satisfy Clause Assessment

Table 6. Deemed to Satisfy Clause Assessment

Clause	Clause Requirements	Comment	Status
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Section B: Structure			
Part B1 – Structural Provisions			
B1.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
B1.1: Resistance to actions	The resistance of the building must be greater than the most critical action effect resulting from different combinations of actions, where the most critical action has been determined in accordance with this Part	Structural Engineer to certify at CC stage.	CRA – Refer Annexure F
B1.2: Determination of individual actions	The magnitude of actions must be determined in accordance with this Clause.	Structural Engineer to certify at CC stage.	CRA – Refer Annexure F
B1.4: Determination of structural resistance of materials and forms of construction	The structural resistance of materials and forms of construction must be determined in accordance with this Clause.	Structural Engineer to certify at CC stage.	CRA – Refer Annexure F
B1.5: Structural software	Structural software used in computer aided design of a building or structure within the geometrical limits of (b) of this Clause must comply with the ABCB Protocol for Structural Software.	Structural Engineer to certify at CC stage.	CRA – Refer Annexure F
B1.6: Construction of buildings in flood hazard areas	N/A	N/A	N/A

Section C: Fire Resistance				
Part C1 – Fire Resistance and Stability				
C1.0:	Deemed-to-Satisfy Provisions	Informational	Noted	Noted
C1.1:	Type of construction required	The minimum Type of fire-resisting construction of a building must be determined in accordance with Table C1.1.	The building is Type C Construction. Subject to the building being no less than 3 metres from the Stage 2 Class 3 units, then no FRL's will be required to meet the Type C Construction requirements.	Noted
C1.2:	Calculation of rise in storeys	The rise in storeys is the sum of the greatest number of storeys at any part of the external walls of the building.	The building has a rise in storeys of one (1).	Noted
C1.3:	Buildings of multiple classification	Informational	Noted	Noted
C1.4:	Mixed Types of construction	N/A	N/A	N/A
C1.5:	Two Storey Class 2, 3 or 9c buildings	N/A	N/A	N/A
C1.6:	Class 4 Parts of building	N/A	N/A	N/A
C1.7:	Open spectator stands and indoor sports stadium	N/A	N/A	N/A
C1.8:	Lightweight construction	N/A	N/A	N/A
C1.9:	Non-combustible building elements	N/A	The building is Type C Construction.	N/A

Section C: Fire Resistance			
C1.10: Fire hazard properties	Fire hazard properties of internal linings, materials and assemblies must comply with C1.10 of the BCA and Specification C1.10, including floor, wall and ceiling linings, air-handling ductwork, lift cars, insulation, <i>sarking-type materials</i> and attachments, or be considered <i>non-combustible</i> .	Compliance is readily achievable, subject to a specification being provided at CC stage to confirm compliance with this clause and Spec C1.10.	CRA – Refer Annexure F
C1.11: Performance of external walls in fire	N/A	N/A	N/A
C1.12: Non-combustible materials	Clause now deleted and relocated to C1.9.	Noted	Noted
C1.13: Fire-protected timber: Concession	N/A	N/A	N/A
C1.14: Ancillary elements	N/A	N/A	N/A
Part C2 – Compartment and Separation			
C2.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
C2.1: Application of Part	Informational	Noted	Noted
C2.2: General floor area and volume limitations	The size of <i>fire compartments</i> in the building must not exceed that specified in Table C2.2.	The building does not exceed a floor area over 2000m ² or a volume of 12 000m ³ .	Complies
C2.3: Large isolated buildings	N/A	N/A	N/A
C2.4: Requirements for open spaces and vehicular access	N/A	N/A	N/A

Section C: Fire Resistance				
C2.5:	Class 9a and 9c Buildings	N/A	N/A	N/A
C2.6:	Vertical separation of openings in external walls	N/A	N/A	N/A
C2.7:	Separation by fire walls	N/A	N/A	N/A
C2.8:	Separation of classifications in the same storey	N/A	N/A	N/A
C2.9:	Separation of classifications in different storeys	N/A	N/A	N/A
C2.10:	Separation of lift shafts	N/A	N/A	N/A
C2.11:	Stairways and lifts in one shaft	N/A	N/A	N/A
C2.12:	Separation of equipment	N/A	N/A	N/A
C2.13:	Electricity supply system	<ul style="list-style-type: none"> > A main switchboard which sustains emergency equipment operating in the emergency mode must be fire separated from any other part of the building by construction having an <i>FRL</i> of not less than 120/120/120 and have the doorway fitted with self-closing fire door having an <i>FRL</i> of not less than – /120/30. > Any electrical conductors located within the building that supply a substation or main switchboard for 	The building is not considered to have any of the electrical equipment listed under this clause.	Noted

Section C: Fire Resistance			
	<p>emergency equipment must comply with BCA clause C2.13.</p> <ul style="list-style-type: none"> > Emergency equipment switchgear must be separated from non-emergency equipment switchgear by metal partitions designed to minimize the spread of a fault from the non-emergency equipment switchgear. > Emergency equipment includes but is not limited to the following: <ul style="list-style-type: none"> ○ fire hydrant booster pumps; ○ sprinkler pumps; ○ hose reel pumps; ○ air-handling systems designed to exhaust and control the spread of smoke; ○ emergency lifts; ○ control and indicating equipment; and ○ sound systems and intercom systems for emergency purposes. <p>Note: Consideration should be given to the location of Electrical Substations on adjoining sites in regards to proximity to Fire Hydrant Boosters being within 10.0m</p>		
C2.14: Public corridors in Class 2 and 3 Buildings	N/A	N/A	N/A
Part C3 – Protection of Openings			
C3.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
C3.1: Application of Part	Informational	Noted	Noted

Section C: Fire Resistance			
C3.2: Protection of openings in external walls	<p>Openings in an external wall that is required to have an <i>FRL</i> must be protected in accordance with C3.4 if the distance between the opening and the <i>fire-source feature</i> is:</p> <ul style="list-style-type: none"> > less than 3 m from a side or rear boundary; or > 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 > less than 6 m from another building on the allotment that is not Class 10; and <p>if required to be protected under (a), not occupy more than 1/3 of the area of the external wall of the storey in which it is located unless they are in a Class 9b building used as an open spectator stand.</p> <p>Where wall-wetting sprinklers are used, they must be located externally.</p>	<p>Providing the external walls are located no closer than 3 metres from the Class 3 units, then no protection will be required.</p>	Noted
C3.3: Separation of external walls and associated openings in different fire compartments	N/A	N/A	N/A
C3.4: Acceptable methods of protection	N/A	N/A	N/A
C3.5: Doorways in fire walls	N/A	N/A	N/A
C3.6: Sliding fire doors	N/A	N/A	N/A
C3.7: Protection of doorways in horizontal exits	N/A	N/A	N/A

Section C: Fire Resistance				
C3.8:	Openings in fire-isolated exits	N/A	N/A	N/A
C3.9:	Service penetrations in fire-isolated exits	N/A	N/A	N/A
C3.10:	Openings in fire-isolated lift shafts	N/A	N/A	N/A
C3.11:	Bounding Construction: Class 2, 3 and 4 Buildings	N/A	N/A	N/A
C3.12:	Openings in floors and ceilings for services	N/A	N/A	N/A
C3.13:	Openings in shafts	N/A	N/A	N/A
C3.15:	Openings for service installations	N/A	N/A	N/A
C3.16:	Construction joints	N/A	N/A	N/A
C3.17:	Columns protected with lightweight construction to achieve an FRL	N/A	N/A	N/A
Specification C1.1 – Fire-Resisting Construction				
2.0:	General Requirements	Informational	Noted	Noted
2.1:	Exposure to fire-source features	A building element is exposed to a <i>fire-source feature</i> if any of the horizontal straight lines between that part and the <i>fire-source feature</i> , or vertical projection of the	Noted	Noted

Section C: Fire Resistance				
		feature, is not obstructed by another part of the building that– (i) has an <i>FRL</i> of not less than 30/–/–; and (ii) is neither transparent nor translucent.		
2.2:	Fire protection for a support of another part	N/A	N/A	N/A
2.3:	Lintels	N/A	N/A	N/A
2.4:	Attachments not to impair fire-resistance	N/A	N/A	N/A
2.5:	General concessions	N/A	N/A	N/A
2.6:	Mezzanine floors: Concession	N/A	N/A	N/A
2.7:	Enclosure of shafts	N/A	N/A	N/A
2.8:	Carparks in Class 2 and 3 Buildings	N/A	N/A	N/A
2.9:	Residential Aged Care building: Concession	N/A	N/A	N/A
5.0:	Type C fire-resisting construction	Type C fire-resisting construction is applicable to the development.	Refer to part 3 clauses below for the relevant Type C Construction requirements applicable to the project.	Noted
5.1:	Fire-resistance of building elements	The <i>FRL</i> 's of all elements are to be in accordance with the <i>FRL</i> 's detailed in the Table contained within Part 4.0 of this report.	The building is Type C Construction. Subject to the building being no less than 3 metres from the Stage 2 Class 3 units, then no <i>FRL</i> 's will be required to meet the Type C Construction requirements.	Noted

Section C: Fire Resistance			
	<ul style="list-style-type: none"> > An external wall that is required to have an FRL need only be tested from the outside to satisfy the FRL requirement. > Internal walls in a Class 2 or 3 building required to be fire rated must extend to– <ul style="list-style-type: none"> (i) to the underside of the floor next above if that floor has an <i>FRL</i> of at least 30/30/30 or a fire-protective covering on the underside of the floor; or (ii) the underside of a ceiling having a resistance to the incipient spread of fire to the roof space above itself of not less than 60 minutes; or (iii) the underside of the roof covering if it is <i>non-combustible</i> and, except for roof battens with dimensions of 75 mm x 50 mm or less or <i>sarking-type material</i>, must not be crossed by timber or other combustible building elements; or (iv) 450 mm above the roof covering if it is combustible. 		
5.2: Carparks	N/A	N/A	N/A

Section D: Access and Egress			
Part D1 – Provision for Escape			
D1.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
D1.1: Application of Part	Informational	Noted	Noted
D1.2: Number of exits required	Each storey of the building will require at least 1 exit.	The proposed building will have access to at least one exit.	Complies

Section D: Access and Egress			
D1.3: When fire-isolated stairways and ramps are required	N/A	N/A	N/A
D1.4: Exit travel distances	<p><u>Class 6 parts—</u></p> <p>No point on a floor must be more than 20 m from an <i>exit</i>, or a point from which travel in different directions to 2 <i>exits</i> is available, in which case the maximum distance to one of those <i>exits</i> must not exceed 40 m.</p> <ul style="list-style-type: none"> > no point on a floor must be more than 20 m from an <i>exit</i>, or a point from which travel in different directions to 2 <i>exits</i> is available, in which case the maximum distance to one of those <i>exits</i> must not exceed 40 m; or > 30 metres to an exit at the ground floor level 	The travel distances throughout the proposed building are no further than 20 metres to an exit or a point of choice in which case the total distance to one of the alternate exits does not exceed 40 metres	Complies
D1.5: Distance between alternative exits	<p><i>Exits</i> that are required as alternative means of egress must be—</p> <ul style="list-style-type: none"> (a) distributed as uniformly as practicable within or around the storey served and in positions where unobstructed access to at least 2 <i>exits</i> is readily available from all points on the floor including lift lobby areas; and (b) not less than 9 m apart; and (c) not more than— <ul style="list-style-type: none"> (i) in all other cases — 60 m apart; and (d) located so that alternative paths of travel do not converge such that they become less than 6 m apart. <p>Note: the distance between <i>exits</i> must be measured through the point at which travel two <i>exits</i> is available.</p>	The distances between alternate exits does not exceed 60 metres, nor are the exits located within 9 metres of each other.	Complies

Section D: Access and Egress				
D1.6: Dimensions of exits and paths of travel to exits	<p>In a required <i>exit</i> or path of travel to an <i>exit</i>–</p> <ul style="list-style-type: none"> > the unobstructed height throughout <i>exits</i> and paths of travel to <i>exits</i> must not be less than 2 m, except the unobstructed height of any doorway may be reduced to not less than 1980 mm; and > the unobstructed width of each <i>exit</i> or path of travel to an <i>exit</i>, except for doorways must be not less than 1m; > the unobstructed width of doorways 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. > the required width of a stairway or ramp must be measured clear of all obstructions such as handrails. > the unobstructed width of a required <i>exit</i> must not diminish in the direction of travel to a road or open space. 		Based off scaled measurements, the dimensions of exits and paths of travel can readily achieve a minimum clear width of 1m or 750mm at the doorways. Confirmation will be required to confirm that the bar and kitchen areas achieve a minimum 1 metre egress width.	CRA – Refer Annexure F
D1.7: Travel via fire-isolated exits	N/A	N/A	N/A	N/A
D1.8: External stairways or ramps in lieu of fire-isolated exits	N/A	N/A	N/A	N/A
D1.9: Travel by non-fire-isolated stairways or ramps	N/A	N/A	N/A	N/A
D1.10: Discharge from exits	<i>Exits</i> must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the <i>exit</i> .		As part of the overall landscaping master plan, minimum 1 metre wide pathways will be required from the rear of the building to allow occupants to egress around to the	CRA – Refer Annexure F

Section D: Access and Egress			
	<p>If a required <i>exit</i> 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 <i>exit</i> 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 steeper than 1:8, or a BCA compliant stairway.</p> <p>The discharge points of alternative <i>exits</i> must be as far apart as practical</p>	<p>carpark which is deemed the open space. Compliance is readily achievable.</p> <p>Furthermore, the exits are located in areas where they cannot be blocked, therefore no bollards are required.</p> <p>The exits are deemed far enough apart as practicable.</p>	
D1.11: Horizontal exits	N/A	N/A	N/A
D1.12: Non-required stairways, ramps or escalators	N/A	N/A	N/A
D1.13: Number of persons accommodated	<p>Informational—</p> <p>The number of persons accommodated in a storey, room or mezzanine must be determined within consideration to the purpose for which it is used and the layout of the floor area by—</p> <p>(a) calculating the sum of the numbers obtained by dividing the floor area of each part of the storey by the number of square metres per person listed in BCA Table D1.13 according to the use of that part, excluding spaces set aside for—</p> <p>(i) lifts, stairways, ramps and escalators, corridors, hallways, lobbies and the like; and</p> <p>(ii) service ducts and the like, sanitary compartments or other ancillary uses; or</p> <p>(b) reference to the seating capacity in an assembly building or room; or</p> <p>(c) any other suitable means of assessing its capacity.</p>	<p>The occupant numbers for the building will be limited by the number of sanitary facilities provided. Where proposed occupant numbers are above the limitations set out in F2.3, then a re-assessment will be required.</p>	Noted

Section D: Access and Egress			
	Based on floor area and Table D1.13, the population numbers are as follows:		
D1.14: Measurement of distances	Informational – The nearest part of an <i>exit</i> means in the case of— (a) a fire-isolated stairway, fire-isolated passageway, or fire-isolated ramp, the nearest part of the doorway providing access to them; and (b) a non-fire-isolated stairway, the nearest part of the nearest riser; and (c) a non-fire-isolated ramp, the nearest part of the junction of the floor of the ramp and the floor of the storey; and (d) a doorway opening to a road or open space, the nearest part of the doorway; and (e) a <i>horizontal exit</i> , the nearest part of the doorway.	Noted	Noted
D1.15: Method of Measurement	Informational	Noted	Noted
D1.16: Plant rooms, lift motor rooms and electricity network substations: concession	Informational	Noted	Noted
D1.17: Access to lift pits	N/A	N/A	N/A
D1.18: Egress from early childhood centres	N/A	N/A	N/A
Part D2 – Construction of Exits			
D2.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted

Section D: Access and Egress				
D2.1:	Application of Part	Informational	Noted	Noted
D2.2:	Fire-isolated stairways and ramps	N/A	N/A	N/A
D2.3:	Non-fire-isolated stairways and ramps	N/A	N/A	N/A
D2.4:	Separation of rising and descending stair flights	N/A	N/A	N/A
D2.5:	Open access ramps and balconies	N/A	N/A	N/A
D2.6:	Smoke lobbies	N/A	N/A	N/A
D2.7:	Installations in exits and paths of travel	<ul style="list-style-type: none"> > Access to service shafts and services other than to fire-fighting or detection equipment must not be provided from a fire-isolated stairway or fire-isolated passageway. > Gas or other fuel services must not be installed in a required <i>exit</i>. > Any electricity meters, distribution boards or ducts, or telecommunications distribution boards or equipment installed in corridors/hallways/lobbies or the like must be enclosed with <i>non-combustible</i> construction or a fire protective covering with doorways suitably sealed against smoke spread. > Electrical wiring may be installed in a fire-isolated <i>exit</i> if the wiring is associated with: <ul style="list-style-type: none"> o a lighting, detection, or pressurization system serving the <i>exit</i>, or 	Where an EDB cupboard is located adjacent to an egress path within the building, then the EDB cupboard must be suitably smoke sealed.	CRA – Refer Annexure F

Section D: Access and Egress				
		<ul style="list-style-type: none"> ○ a security, surveillance or management system serving the <i>exit</i>; or ○ an intercommunication system or an audible or visual alarm system in accordance with D2.22; or ○ the monitoring of hydrant or sprinkler isolating valves. 		
D2.8:	Enclosure of space under stairs and ramps	N/A	N/A	N/A
D2.9:	Width of stairways and ramps	N/A	N/A	N/A
D2.10:	Pedestrian ramps	N/A	N/A	N/A
D2.11:	Fire-isolated passageways	N/A	N/A	N/A
D2.12:	Roof as open space	N/A	N/A	N/A
D2.13:	Goings and risers	<p>Stairways must comply with the following:</p> <ul style="list-style-type: none"> > Stairways must have not more than 18 and not less than 2 risers in each flight; > Goings must be between 250 mm and 355 mm; > Risers must be between 115 mm high and 190 mm high; > The slope relationship (2 x riser dimension + going dimension) must be within the range of 550-700; > The goings and risers must be constant (uniform) throughout each flight and the dimensions of goings 	<p>There are no stairways proposed in the Stage 1 building, however if there are stairways proposed as part of the landscaping plan then compliance with the provisions of this clause will be required.</p>	CRA – Refer Annexure F

Section D: Access and Egress									
	<p>(G) and risers (R) are considered constant if the variation between–</p> <ul style="list-style-type: none"> (A) adjacent risers, or between adjacent goings, is no greater than 5 mm; and (B) the largest and smallest riser within a flight, or the largest and smallest going within a flight, does not exceed 10 mm. <ul style="list-style-type: none"> > Risers must not contain any openings that would permit a 125 mm sphere to pass through. > Each tread must have a non-slip finish or an adequate non-skid strip near the edge of the nosings; > Treads must be of solid construction (not mesh or perforated) if the stairway is more than 10 m high or connects more than 3 storeys. > In the case of a required stairway, no winders in lieu of a landing > Treads must have a surface or nosing strip with a slip-resistant classification not less than that listed in Table D2.14 when tested in accordance with AS 4586-2013 Slip resistance classification of new pedestrian surface materials. 								
D2.14: Landings	<p>Landings must be not less than 750 mm long and have either a surface with a slip-resistance classification complying with Table D2.14 or a strip at the edge of the landing with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586:2013.</p> <table border="1" style="width: 100%; background-color: #333; color: white; text-align: center; margin-top: 10px;"> <thead> <tr> <th style="width: 30%;"></th> <th colspan="2">Surface Condition</th> </tr> </thead> <tbody> <tr> <td>Application</td> <td>Dry</td> <td>Wet</td> </tr> </tbody> </table>		Surface Condition		Application	Dry	Wet	<p>There are no stairways proposed in the Stage 1 building, however if there are stairways proposed as part of the landscaping plan then compliance with the provisions of this clause will be required.</p>	<p>CRA – Refer Annexure F</p>
	Surface Condition								
Application	Dry	Wet							

Section D: Access and Egress																
	<table border="1"> <tr> <td>Ramp steeper than 1:14</td> <td>P4 or R11</td> <td>P5 or R12</td> </tr> <tr> <td>Ramp steeper than 1:20 but not steeper than 1:14</td> <td>P3 or R10</td> <td>P4 or R11</td> </tr> <tr> <td>Tread or landing surface</td> <td>P3 or R10</td> <td>P4 or R11</td> </tr> <tr> <td>Nosing or landing edge strip</td> <td>P3</td> <td>P4</td> </tr> </table>	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			
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														
D2.15: Thresholds	<p>The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless–</p> <p>(a) in a building required to be accessible, the doorway–</p> <ul style="list-style-type: none"> (i) opens to a road or open space; and (ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1:2009; or <p>(b) in other cases–</p> <ul style="list-style-type: none"> (i) the doorway opens to a road or open space, external stair landing or external balcony; and (ii) the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway opens. 	<p>All doorways are deemed to have level thresholds, however where a door opens to open space then the threshold is permitted to have a 190mm step or 1:10 ramp.</p>		CRA – Refer Annexure F												
D2.16: Barriers to prevent falls	N/A	N/A		N/A												
D2.17: Handrails	<p>Handrails to stairways must:</p> <ul style="list-style-type: none"> > be located along at least one side of the ramp or flight (a flight being 2 or more risers); and > located along each side if the total width of the stairway or ramp is 2m or more; and 	<p>There are no stairways proposed in the Stage 1 building, however if there are stairways proposed as part of the landscaping plan then compliance with the provisions of this clause will be required.</p>		CRA – Refer Annexure F												

Section D: Access and Egress			
	<ul style="list-style-type: none"> > 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 > be continuous between stair flight landings and have no obstruction that will break a hand-hold. > be constructed to comply with clause 12 of AS 1428.1:2009 (including handrails to the fire stairs). > Handrails in common areas (other than fire stairs) must also accord with D3.3. <p><u>Clause 12 of AS 1428.1:2009</u></p> <p>A required <i>exit</i> (fire isolated or non-fire isolated) serving an area required to be accessible must be fitted with handrails in accordance with Clause 12 of AS 1428.1:2009.</p>		
D2.18: Fixed platforms, walkways stairways and ladders	N/A	N/A	N/A
D2.19: Doorways and doors	<ul style="list-style-type: none"> > Sliding doors serving as <i>exit</i> doors must be operable manually under a force of not more than 110N. > <i>Exit</i> doors that are power operated must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source and if leading to road or open space, open automatically if there is a power failure or on the activation of a fire or smoke alarm anywhere in the <i>fire compartment</i> served by the door. > A power operated door in a path of travel to a required <i>exit</i> must be able to be opened manually under a force of not more than 110 N if there is a malfunction of the power source. 	The doorways that are located along a path of travel or serve as a required exit are shown to be swing doors. If during design development power operated doors are proposed, then compliance with this clause will be required.	CRA – Refer Annexure F

Section D: Access and Egress			
D2.20: Swinging doors	<p>Swinging doors in a required <i>exit</i> must not encroach—</p> <ul style="list-style-type: none"> (i) at any part of its swing by more than 500 mm on the required 1m width of the <i>exit</i> and (ii) when fully open, by more than 100 mm on the required 1m <i>exit</i> width; and <p>the measurement of encroachment in each case is to include door handles or other furniture or attachments to the door.</p> <p>A swinging door in a required <i>exit</i> must swing in the direction of egress unless—</p> <ul style="list-style-type: none"> > it serves a building or part with a floor area not more than 200 m², it is the only required <i>exit</i> from the building or part and it is fitted with a device for holding it in the open position; or > it serves a sanitary compartment or airlock (in which case it may swing in either direction). 	<p>The doorways that serve as required exits all swing in the direction of travel.</p>	Complies
D2.21: Operation of latch	<p>All doors in a required <i>exit</i> or forming part of a required <i>exit</i> AND doors in a path of travel to a required <i>exit</i> must be readily openable without a key from the side that faces a person seeking egress, by—</p> <ul style="list-style-type: none"> (iii) 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 D3 – <ul style="list-style-type: none"> (A) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and (B) 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>There has been no door schedule provided, however compliance is readily achievable subject to a specification being provided to confirm that single hand downward action levers will be installed on the doorways that can be readily openable without a key from the side seeking egress.</p>	CRA – Refer Annexure F

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- (iv) a single hand pushing action on a single device which is located between 900mm and 1.2m from the floor.
- (v) where the latch operation device referred to in (ii) is not located on the door leaf itself—
 - (A) manual controls to power-operated doors must be at least 25 mm wide, proud of the surrounding surface and located—
 - (aa) not less than 500 mm from an internal corner; and
 - (bb) for a hinged door, between 1 m and 2 m from the door leaf in any position; and
 - (cc) for a sliding door, within 2 m of the doorway and clear of a surface mounted door in the open position.
 - (B) braille and tactile signage complying with Clause 3 and 6 of Specification D3.6 must identify the latch operation device.

The above requirements do not apply to a door that –

- (i) serves only or is within a *sole-occupancy unit* in a Class 2 building; or
- (ii) serves a *sole-occupancy unit* in a Class 5, 6, 7 or 8 building with a floor area not more than 200m²; or
- (iii) 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.

Section D: Access and Egress				
D2.22:	Re-entry from fire-isolated exits	N/A	N/A	N/A
D2.23:	Signs on doors	N/A	N/A	N/A
D2.24:	Protection of openable windows	N/A	The building is single storey.	N/A
D2.25:	Timber stairways: concession	N/A	N/A	N/A
Part D3 – Access for People with A Disability				
D3.0:	Deemed-to-Satisfy Provisions	Informational	Noted	Noted
D3.1:	General building access requirements	<p>Access complying with AS 1428.1:2009 must be provided from the principal pedestrian entrance(s):</p> <p><u>Class 6</u></p> <ul style="list-style-type: none"> > to and within all areas normally used by the occupants. 	<p>Access is capable of being provided throughout the restaurant area and day spa, although further design development is required to ensure access can be provided into the sauna and steam rooms.</p> <p>Throughout design development, gradient of the accessway from the carpark and front boundary must be provided to determine compliance.</p>	FI – Refer to part 4
D3.2:	Access to buildings	<ul style="list-style-type: none"> > Access complying with AS 1428.1-2009 must be provided to the building from the main points of pedestrian entry at the allotment boundary. > Another accessible building connected by a pedestrian link > Required accessible carparking on the allotment > Compliant access must be provided through the main pedestrian entrance and not less than 50% of all pedestrian entrances; and 	<p>Further design development will be required to confirm the gradient of the accessway from the accessible car parking spaces and from the entrance at the allotment boundary.</p> <p>Note: The accessway connecting the main building to the class 3 units can be assessed at Stage 2.</p>	<p>FI – Refer to part 4</p> <p>CRA – Refer Annexure F</p>

Section D: Access and Egress			
	<ul style="list-style-type: none"> > In a building with a total floor area of more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance. > Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm. 		
D3.3: Parts of buildings to be accessible	<ul style="list-style-type: none"> > Walkways and ramps must comply with clause 10 of AS 1428.1:2009. > Non-fire-isolated stairways must comply with Clause 11 of AS 1428.1:2009. > Fire-isolated stairways must comply with clause 11 (f) & (g) of AS 1428.1:2009. > Accessways must have passing spaces (1800 mm x 2000 mm) complying with AS 1428.1:2009 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available. > Accessways must have turning spaces (1540 mm x 2070 mm) within 2m of the end of the accessway and at maximum 20 m intervals along the accessway. Note: Turning spaces must be provided clear of fixtures and fittings such as skirtings, general purpose outlets (GPOs), fire extinguishers etc. > An intersection of accessways satisfies the spatial requirements for a passing and turning space. 	<p>The walkways and/or ramps that serve as an accessway will be required to comply with AS 1428.1-2009.</p> <p>The corridor that provides access to the sauna and steam rooms will require further design development to ensure a wheelchair can make a 90-degree turn.</p> <p>A Performance Solution is required to allow reduced turning spaces inside the sauna and steam rooms.</p>	<p>CRA – Refer Annexure F</p> <p>FI – Refer to part 4 PS</p>
D3.4: Exemptions	<p>Certain areas can be exempted under this clause if pose a health and safety risk for people with disability and /or access would be inappropriate because the particular purpose for which this area is used (e.g. plant rooms, service areas, heavy / toxic item storage, etc.).</p>	<p>The following areas within this development have been identified as potential exempted areas, subject to certifier's approval:</p> <ul style="list-style-type: none"> > The kitchen, bar and BOH areas. 	<p>Noted</p>

Section D: Access and Egress			
		<ul style="list-style-type: none"> > The day spa back of house. > Ice bath. > Laundry and dirty linen. 	
D3.5: Accessible car parking	The accessible car space must comply with AS/NZS 2890.6:2009 including signage requirements.	The carpark will require at least 1 accessible car parking space. Compliance is readily achievable, subject to further details and/or specification.	CRA – Refer Annexure F
D3.6: Signage	<ul style="list-style-type: none"> > Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access, or deafness as appropriate, must identify each: <ul style="list-style-type: none"> o sanitary facility; and o identify each door required by E4.5 to be provided with an <i>exit</i> sign and state “Exit” and “Level” and either: <ul style="list-style-type: none"> (aa) the floor level number; or (bb) a floor level descriptor; or (cc) a combination of (aa) and (bb) > Signage to accessible sanitary facilities must identify if the facility is suitable for left or right handed use; and > Signage to identify an ambulant accessible facility in accordance with AS 1428.1:2009 must be located on the door of the facility. > Where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1:2009 must be provided to direct a person to the location of the nearest accessible pedestrian entrance; 	No details have been provided for a CC stage assessment of the proposed signage; however compliance is readily achievable, subject to further details being provided to the certifier at CC stage.	CRA – Refer Annexure F

Section D: Access and Egress			
	<p>> Where a bank of facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1:2009 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex facility.</p>		
D3.7: Hearing augmentation	N/A	N/A	N/A
D3.8: Tactile indicators	<p>(a) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching—</p> <ul style="list-style-type: none"> (i) a stairway, other than a fire-isolated stairway; and (ii) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (iii) in the absence of a suitable barrier— <ul style="list-style-type: none"> (A) an overhead obstruction less than 2 m above floor level, other than a doorway; and (B) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point, (C) except for areas exempted by D3.4. (b) <p>(b) Tactile ground surface indicators required by (a) must comply with sections 1 and 2 of AS/NZS 1428.4.1:2009.</p>	<p>Where external stairways or ramps are provided as part of the landscaping masterplan, then compliance with the tactile provisions will be required.</p>	<p>CRA – Refer Annexure F</p>

Section D: Access and Egress			
D3.9: Wheelchair seating spaces in Class 9b assembly buildings	N/A	N/A	N/A
D3.10: Swimming pools	N/A	N/A	N/A
D3.11: Ramps	On an accessway a series of connected ramps must not have a combined vertical rise of 3.6m and a landing for a step ramp must not overlap a landing for another step ramp or ramp	Where external ramps are provided, it is not considered that the total rise will be more than 3.6m nor will step ramps be required to overlap adjoining step ramps.	Complies
D3.12: 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 1428.1:2009.	Where fully glazed doorways and sidelights are provided, then decal strips will be required on the glazing. Compliance is readily achievable.	CRA – Refer Annexure F

Section E: Services and Equipment			
Part E1 – Fire Fighting Equipment			
E1.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
E1.3: Fire hydrants	As the building has a floor area greater than 500 m ² , a fire hydrant system complying with AS 2419.1:2005 must be provided to serve the building.	The building is over 500m ² , therefore a fire hydrant system will be required. Further details will be required to confirm the location of the hydrant, ensuring the system coverage is achieved throughout the entire building as per AS 2419.1-2005.	FI – Refer to part 4
E1.4: Fire hose reels	A fire hose reel system complying with BCA clause E1.4 and AS 2441:2005 must be provided to the building (excluding Classes 2, 3, 4, 5, 8 and 9c).	The building is over 500m ² , therefore fire hose reels will be required to be installed. Further details will be required to confirm the location of the fire hose reels, ensuring the hose reel is within 4 metres of an exit and	FI – refer to part 4

Section E: Services and Equipment			
	All points on a floor shall be within reach of a 4 m hose stream issuing from a nozzle at the end of the hose laid on floor. The hose length shall not exceed 36 m.	coverage is achieved throughout the entire building i.e all parts within 40 metres.	
E1.5: Sprinklers	N/A	N/A	N/A
E1.6: Portable fire extinguishers	Portable fire extinguishers must be provided in accordance with clause E1.6 & Table E1.6 of the BCA and must be selected, located and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444:2001.	Details of the fire extinguisher locations shall be documented on the fire service plans. Compliance is readily achievable.	CRA – Refer Annexure F
E1.8: Fire control centres	N/A	N/A	N/A
E1.9: Fire precautions during construction	<p>Informational–</p> <ul style="list-style-type: none"> > During construction, not less than one portable 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 / temporary <i>exit</i>, and > After the building has reach an <i>effective height</i> of 12m, the required fire hydrants and fire hose reels must be operational on all floor / roof covered storeys, except for the 2 uppermost storeys; and all required booster connections must be installed. 	Noted	Noted
E1.10: Provision for special hazards	N/A	N/A	N/A
Part E2 – Smoke Hazard Management			
E2.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
E2.1: Application of Part	Informational	Noted	Noted

Section E: Services and Equipment				
E2.2:	General requirements (including Tables E2.2a and E2.2b)	N/A	The Class 6 is single storey and therefore doesn't require any smoke hazard management systems.	N/A
E2.3:	Provisions for special hazards	N/A	N/A	N/A
Part E3 – Lift Installations – N/A				
Part E4 – Visibility In An Emergency, Exit Signs And Warning Systems				
E4.0:	Deemed-to-Satisfy Provisions	Informational	Noted	Noted
E4.2:	Emergency lighting requirements	An emergency lighting system must be installed throughout the building in accordance with Clause E4.2 of the BCA and AS/NZS 2293.1:2018.	No details have been provided for the emergency lighting; however, compliance is readily achievable, subject to further details and/or specification being provided to the certifier at CC stage.	CRA – Refer Annexure F
E4.3:	Measurement of distance	Informational	Noted	Noted
E4.4:	Design and operation of emergency lighting	The emergency lighting system must comply with AS/NZS 2293.1:2018.	No details have been provided for the emergency lighting; however, compliance is readily achievable, subject to further details and/or specification being provided to the certifier at CC stage.	CRA – Refer Annexure F
E4.5:	Exit signs	<i>Exits</i> signs are to be provided above or adjacent to a door providing egress as well as directional signage throughout the entire development where necessary.	No details have been provided for the exit signs; however compliance is readily achievable, subject to further details and/or specification being provided to the certifier at CC stage.	CRA – Refer Annexure F
E4.6:	Direction signs	Where an <i>exit</i> is not readily apparent, directional signage is to be installed indicating the direction of egress.	No details have been provided for the directional signs; however compliance is readily achievable, subject to further details and/or specification being provided to the certifier at CC stage.	CRA – Refer Annexure F

Section E: Services and Equipment				
E4.7:	Class 2 and 3 buildings and Class 4 Parts: Exemptions	Informational	Noted	Noted
E4.8:	Design and operation of exit signs	<i>Exit</i> signs must comply with AS/NZS 2293.1:2018 and be clearly visible at all times when the building is occupied.	No details have been provided for the exit signs; however compliance is readily achievable, subject to further details and/or specification being provided to the certifier at CC stage.	CRA – Refer Annexure F
E4.9:	Emergency warning and intercom systems	N/A	N/A	N/A

Section F: Health and Amenity				
Part F1 – Damp and Weatherproofing				
F1.0:	Deemed-to-Satisfy Provisions	There are no Deemed-to-Satisfy Provisions for this <i>Performance Requirement</i> in respect of external walls.	<i>Performance Requirement</i> FP1.4, for the prevention of the penetration of water through external walls, must be complied with. There are no Deemed-to-Satisfy Provisions for this <i>Performance Requirement</i> in respect of external walls. The assessment contained within this report does not include an assessment against Performance Provision FP1.4.	PS
F1.1:	Stormwater drainage	Stormwater drainage to comply with AS/NZS 3500.3:2018.	No details have been provided for the stormwater drainage systems; however compliance is readily achievable, subject to further details and/or specification being provided to the certifier at CC stage.	CRA – Refer Annexure F
F1.4:	External above ground membranes	Waterproofing membranes for external above ground use to comply with AS 4654 Parts 1 and 2:2012.	No details have been provided for the external above ground membranes; however compliance is readily achievable, subject to further details and/or specification being provided to the certifier at CC stage.	CRA – Refer Annexure F

Section F: Health and Amenity				
F1.5:	Roof coverings	Roof coverings are to comply with BCA Clause F1.5.	No details have been provided for the roof coverings; however compliance is readily achievable, subject to further details and/or specification being provided to the certifier at CC stage.	CRA – Refer Annexure F
F1.6:	Sarking	<i>Sarking-type materials</i> used for weatherproofing must comply with AS/NZS 4200 Part 1 and 2:2017.	No details have been provided for the sarking systems; however compliance is readily achievable, subject to further details and/or specification being provided to the certifier at CC stage.	CRA – Refer Annexure F
F1.7:	Water proofing of wet areas in buildings	Wet areas must be constructed in accordance with AS 3740:2010 and F1.7 of the BCA.	No details have been provided for the waterproofing of wet areas; however compliance is readily achievable, subject to further details and/or specification being provided to the certifier at CC stage.	CRA – Refer Annexure F
F1.9:	Damp-proofing	Moisture is to be prevented from reaching the walls above a damp-proof course, and the underside of the suspended floors.	No details have been provided for the damp proofing; however compliance is readily achievable, subject to further details and/or specification being provided to the certifier at CC stage.	CRA – Refer Annexure F
F1.10:	Damp-proofing of floors on the ground	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 2870:2011 (N/A to areas that do not require weatherproofing – refer specific clause exemptions).	No details have been provided for the damp proofing of floors on the ground; however compliance is readily achievable, subject to further details and/or specification being provided to the certifier at CC stage.	CRA – Refer Annexure F
F1.11:	Provision of floor wastes	N/A	N/A	N/A
F1.12:	Sub-floor ventilation	N/A	N/A	N/A
F1.13:	Glazed Assemblies	Glazed assemblies are to comply with AS 2047:2014 and AS 1288:2006.	No details have been provided for the glazed assemblies; however, compliance is readily achievable, subject to further details and/or specification being provided to the certifier at CC stage.	CRA – Refer Annexure F

Section F: Health and Amenity				
Part F2 – Sanitary and Other Facilities				
F2.0:	Deemed-to-Satisfy Provisions	Informational	Noted	Noted
F2.1:	Facilities in residential buildings (including Table F2.1)	N/A	N/A	N/A
F2.2:	Calculation of number of occupants and facilities	Informational – (a) The number of persons accommodated must be calculated according to D1.13 if it cannot be more accurately determined by other means (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 (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 may be counted once for each sex (d) For the purpose of this Part, a unisex facility comprises one closet pan, one washbasin and means for the disposal of sanitary towels	Noted	Noted
F2.3:	Facilities in Class 3 to 9 buildings (including Table F2.3)	(a) Except where permitted by (b), (c), (f), F2.4(a) and F2.4(b), separate sanitary facilities for males and females must be provided for Class 3, 5, 6, 7, 8 or 9 buildings in accordance with Table F2.3. (b) If not more than 10 people are employed, a unisex facility may be provided instead of separate facilities for each sex. (c) If the majority of employees are one sex, not more than 2 employees of the other sex may share toilet	Occupants and the staff can share the same facilities in a Class 6 building. Prior to an assessment being undertaken, further information will be required on the plans to confirm the number of urinals proposed in the male bathroom.	FI – Refer to part 4

Section F: Health and Amenity			
		<p>facilities if the facilities are separated by means of walls, partitions and doors to afford privacy.</p> <p>(d) Employees and the public may share the same facilities in a Class 6 and 9b building (other than a school or early childhood 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>(e) Adequate means of disposal of sanitary towels must be provided in sanitary facilities for use by females</p>	
<p>F2.4: Accessible sanitary facilities (including Table F2.4)</p>	<p>Employee sanitary facility required by Clause F2.1 is to be an accessible unisex compartment compliant with AS 1428.1:2009.</p>	<p>The building has two accessible bathrooms proposed, one adjacent to the male and female restrooms and another in the day spa. Further details of the accessible bathroom will be required prior to an assessment against AS 1428.1-2009 being undertaken.</p> <p>Also, at least one male and female WC at each bank of toilets must be constructed as an ambulant compartment. Details of the proposed ambulant compartments will be required prior to an assessment against AS 1428.1-2009 being undertaken.</p>	<p>FI – Refer to part 4</p>
<p>F2.5: Construction of sanitary compartments</p>	<p>(a) Other than in an early childhood centre, sanitary compartments must have doors and partitions that separate adjacent compartments and extend—</p> <p style="margin-left: 20px;">(i) from floor level to the ceiling in the case of a unisex facility; or</p> <p style="margin-left: 20px;">(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 style="margin-left: 20px;">(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>Compliance is readily achievable, subject to further details and/or specification being provided with the CC.</p>	<p>CRA – Refer Annexure F</p>

Section F: Health and Amenity			
	<ul style="list-style-type: none"> (i) open outwards; or (ii) slide; or (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. 		
F2.6: Interpretation: urinals and washbasins	Informational— (a) A urinal may be— (i) an individual stall or wall-hung urinal; or (ii) each 600 mm length of a continuous urinal trough; or (iii) a closet pan used in place of a urinal. (b) A washbasin may be— (i) an individual basin; or (ii) a part of a hand washing trough served by a single water tap.	Noted	Noted
F2.8: Waste Management	N/A	N/A	N/A
F2.9: Accessible adult change facilities	N/A	N/A	N/A
Part F3 – Room Heights			
F3.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
F3.1: Height of rooms and other spaces	<ul style="list-style-type: none"> (a) The height of rooms and other spaces must be not less than— (b) in a Class 6 building— 	Based off the sections provided, a minimum ceiling height of 2.4m can be maintained throughout the building.	CRA – Refer Annexure F

Section F: Health and Amenity				
		(i) except as allowed in (ii) and (f) — 2.4 m; and (ii) a corridor, passageway, or the like — 2.1 m; and (c) in any building— (i) a bathroom, shower room, sanitary compartment, airlock, tea preparation room, pantry, store room, garage, car parking area, or the like — 2.1 m; and (ii) a commercial kitchen — 2.4 m		
Part F4 – Light and Ventilation				
F4.0:	Deemed-to-Satisfy Provisions	Informational	Noted	Noted
F4.1:	Provision of natural light	N/A	N/A	N/A
F4.2:	Methods and extent of natural lighting	N/A	N/A	N/A
F4.3:	Natural light borrowed from adjoining room	N/A	N/A	N/A
F4.4:	Artificial Lighting	Lighting to all areas is to comply with AS/NZS 1680.0:2009.	No details have been provided for the artificial lighting; however, compliance is readily achievable, subject to further details and/or specification being provided to the certifier at CC stage.	CRA – Refer Annexure F
F4.5:	Ventilation of rooms	All rooms to be provided with Clause F4.6 compliant natural ventilation OR a mechanical ventilation or air-conditioning system complying with AS 1668.2:2012.	The building is assumed to have a mechanical ventilation installed throughout as per AS 1668.2-2012. Details from the mechanical designer will be required at CC stage.	CRA – Refer Annexure F
F4.6:	Natural ventilation	N/A	N/A	N/A

Section F: Health and Amenity				
F4.7:	Ventilation borrowed from adjoining room	N/A	N/A	N/A
F4.8:	Restriction on position of water closets and urinals	<p>Sanitary compartments must not open directly into a –</p> <ul style="list-style-type: none"> > kitchen or pantry > public dining room or restaurant > dormitory in a Class 3 building > room used for public assembly (which is not an early childhood centre, primary school or open spectator stand) > workplace normally occupied by more than one person. 	<p>None of the sanitary facilities are considered to open into any of the listed areas under this clause.</p> <p>Note: The staff WC in kitchen area is not considered to open into the kitchen, rather it opens into the BOH area.</p>	Noted
F4.9:	Airlocks	N/A	N/A	N/A
F4.11:	Carparks	N/A	N/A	N/A
F4.12:	Kitchen local exhaust ventilation	<p>Any commercial kitchen must be provided with a kitchen exhaust hood complying with AS 1668.1:2015 and AS 1668.2:2012 where:</p> <ul style="list-style-type: none"> > any cooking apparatus has: <ul style="list-style-type: none"> o a total maximum electrical power input exceeding 8 kW; or o a total gas power input exceeding 29 MJ/h; or > the total maximum power input to more than one apparatus exceeds: <ul style="list-style-type: none"> o 0.5 kW electrical power; or o 1.8 MJ gas, <p>Per m2 of floor area of the room or enclosure.</p>	<p>The restaurant has been classified as a commercial kitchen, therefore the exhaust system will be required to meet the provisions of this clause. Compliance is readily achievable, subject to input from the mechanical and kitchen consultant.</p>	CRA – Refer Annexure F

Section F: Health and Amenity

Part F5 – Sound Transmission and Insulation – N/A

Part F6 – Condensation Management – N/A

Section G: Ancillary Provisions

Part G1 – Minor Structures and Components

G1.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
G1.1: Swimming pools	N/A	N/A	N/A
G1.2: Refrigerated chambers, strong-rooms and vaults	<p>(a) A refrigerated or cooling chamber, strongroom or vault which is of sufficient size for a person to enter must have—</p> <p>(i) a door which is capable of being opened by hand from inside without a key; and</p> <p>(ii) internal lighting controlled only by a switch which is located adjacent to the entrance doorway inside the chamber, strongroom or vault; and</p> <p>(iii) an indicator lamp positioned outside the chamber, strongroom or vault which is illuminated when the interior lights required by (a)(ii) are switched on; and</p> <p>(iv) an alarm that is—</p> <p>(A) located outside but controllable only from within the chamber, strongroom or vault; and</p> <p>(B) able to achieve a sound pressure level outside the chamber, strongroom or vault of 90 dB(A) when measured 3 m from the sounding device.</p>	It is likely that the kitchen will have refrigeration chambers, therefore compliance with this clause will be required. Further assessment will be required as the design develops.	CRA – Refer Annexure F

Section G: Ancillary Provisions			
	(b) A door required by (a)(i) in a refrigerated or cooling chamber must have a doorway with a clear width of not less than 600 mm and a clear height not less than 1.5 m.		
G1.3: Outdoor play spaces	N/A	N/A	N/A
NSW G1.101: Provision for cleaning windows	N/A	N/A	N/A
Part G2 – Boilers, Pressure Vessels, Heating Appliances, Fireplaces, Chimneys and Flues			
G2.0: Deemed-to-Satisfy Provisions	Informational	Noted	Noted
G2.2: Installation of Appliances	<p>The installation of a stove, heater or similar appliance in a building must comply with:</p> <ul style="list-style-type: none"> > Domestic solid-fuel burning appliances — Installation: AS/NZS 2918:2018. > For boilers and pressure vessels: Specification G2.2 	Detail of the fire place will be required as the design develops to ensure compliance with this clause.	CRA – Refer Annexure F
G2.3: Open Fireplaces	<p>An open fireplace, or solid-fuel burning appliance in which the fuel-burning compartment is not enclosed must have—</p> <ul style="list-style-type: none"> (a) a hearth constructed of stone, concrete, masonry or similar non-combustible material so that— <ul style="list-style-type: none"> (i) it extends not less than 300 mm beyond the front of the fireplace opening and not less than 150 mm beyond each side of that opening; and (ii) it extends beyond the limits of the fireplace or appliance not less than 300 mm if the fireplace or 	Detail of the fire place will be required as the design develops to ensure compliance with this clause.	CRA – Refer Annexure F

Section G: Ancillary Provisions			
	<p>appliance is free-standing from any wall of the room; and</p> <ul style="list-style-type: none"> (iii) its upper surface does not slope away from the grate or appliance; and (iv) combustible material situated below the hearth but not below that part required to extend beyond the fireplace opening or the limits of the fireplace is not less than 150 mm from the upper surface of the hearth; and <p>(b) walls forming the sides and back of the fireplace up to not less than 300 mm above the underside of the arch or lintel which—</p> <ul style="list-style-type: none"> (i) are constructed in 2 separate leaves of solid masonry not less than 180 mm thick, excluding any cavity; and (ii) do not consist of concrete block masonry in the construction of the inner leaf; and <p>(c) walls of the chimney above the level referred to in (b)—</p> <ul style="list-style-type: none"> (i) constructed of masonry units with a net volume, excluding cored and similar holes, not less than 75% of their gross volume, measured on the overall rectangular shape of the units, and with an actual thickness of not less than 100 mm; and (ii) lined internally to a thickness of not less than 12 mm with rendering consisting of 1 part cement, 3 parts lime, and 10 parts sand by volume, or other suitable material; and <p>(d) suitable damp-proof courses or flashings to maintain weatherproofing.</p>		
G2.4: Incinerator Rooms	N/A	N/A	N/A

Section G: Ancillary Provisions**Part G3 – Atrium Construction – N/A****Part G4 – Construction in Alpine Areas – N/A****Part G5 – Construction in Bushfire Prone Areas – To be assessed by a third-party Bushfire Consultant****Part G6 – Occupiable Outdoor Areas – N/A****Section H: Special Use Buildings – N/A****Section I: Maintenance****Part I1 – Equipment and Safety Installations**

This Part has been deleted in BCA2019.

Section J: Energy Efficiency – To be assessed by a third-party Section J Consultant

ANNEXURE E DEFINITIONS

Annexure E - Definitions

Exit

Exit means –

- (a) Any, or any combination of the following if they provide egress to a road or open space—
 - (i) An internal or external stairway.
 - (ii) A ramp.
 - (iii) A fire-isolated passageway.
 - (iv) A doorway opening to a road or open space.
 - (v) A horizontal exit or a fire-isolated passageway leading to a horizontal exit.

Fire compartment

Fire compartment means –

- (a) the total space of a building; or
- (b) when referred to in—
 - (i) the Performance Requirements — any part of a building separated from the remainder by barriers to fire such as walls and/or floors having an appropriate resistance to the spread of fire with any openings adequately protected; or
 - (ii) the Deemed-to-Satisfy Provisions — any part of a building separated from the remainder by walls and/or floors each having an FRL not less than that required for a fire wall for that type of construction and where all openings in the separating construction are protected in accordance with the Deemed-to Satisfy Provisions of the relevant Part.

Fire-resistance level (FRL)

Fire-resistance level (FRL) means the grading periods in minutes determined in accordance with Specification A2.3, for the following criteria—

- (a) structural adequacy; and
- (b) integrity; and
- (c) insulation,

and expressed in that order.

Note: A dash means that there is no requirement for that criterion. For example, 90/–/– means there is no requirement for an FRL for integrity and insulation, and –/–/– means there is no requirement for an FRL.

Fire-source feature

- (a) the far boundary of a road, river, lake or the like adjoining the allotment; or
- (b) a side or rear boundary of the allotment; or
- (c) an external wall of another building on the allotment which is not a Class 10 building

Non-combustible

Non-combustible means—

- (a) applied to a material — not deemed combustible as determined by AS 1530.1:1994 — Combustibility Tests for Materials; and

- (b) applied to construction or part of a building — constructed wholly of materials that are not deemed combustible

Open space

Open space means a space on the allotment, or a roof or similar part of a building adequately protected from fire, open to the sky and connected directly with a public road.

Performance Requirement

Performance Requirement means a requirement which states the level of performance which a Performance Solution or Deemed-to-Satisfy Solution must meet.

Performance Solution

Performance Solution means a method of complying with the Performance Requirements other than by a Deemed-to-Satisfy Solution.

Sole-occupancy unit

Sole-occupancy unit means a room or other part of a building for occupation by one or joint owner, lessee, tenant, or other occupier to the exclusion of any other owner, lessee, tenant, or other occupier and includes—

- (a) a dwelling; or
- (b) a room or suite of rooms in a Class 3 building which includes sleeping facilities; or
- (c) a room or suite of associated rooms in a Class 5, 6, 7, 8 or 9 building; or
- (d) a room or suite of associated rooms in a Class 9c building, which includes sleeping facilities and any area for the exclusive use of a resident.

ANNEXURE F BCA COMPLIANCE SPECIFICATION

Annexure F – BCA Compliance Specification

The following BCA matters (including any applicable NSW variations) are to be addressed by specific BCA Design Certificate to be issued by the relevant architectural, services and engineering consultants at the Construction Certificate Stage and to satisfy their obligations under the Design and Building Practitioners Act 2020 within their individual design compliance declarations.

This schedule should be forwarded to all consultants to obtain verification that these items have and will be included in the design documentation / specifications:

Architectural Design Certification

1. Materials, floor and wall linings/coverings, surface finishes and air-handling ductwork used in the works will comply with the fire hazard properties of Clause C1.10 and Specification C1.10 of BCA2019.
2. The dimensions of exits and paths of travel to exits will be provided in accordance with Clause D1.6 of BCA2019.
3. Discharge from exits will be in accordance with Clause D1.10 of BCA2019.
4. The construction of EDB's and telecommunications distribution boards will be in accordance with Clause D2.7 of BCA2019 with the enclosure bounded by non-combustible construction or fire protective covering and smoke seals provided around the perimeter of the non-combustible doors and any openings sealed with non-combustible mastic to prevent smoke spreading from the enclosure.
5. Stair geometry will be in accordance with Clause D2.13 of BCA2019. Stair treads are to have a surface with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586:2013.
6. Landings and door thresholds throughout the development will be provided in accordance with Clause D2.14 and D2.15 of BCA2019. Landings will have either a surface with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586:2013 or a strip at the edge of the landing with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586:2013.
7. The handrails to all stairs and throughout the building will be in accordance with Clause D2.16, and D2.17 of BCA2019.
8. Door latching mechanisms will be in accordance with Clause D2.21 of BCA2019
9. The new works will be accessible in accordance with Clause D3.1 and table D3.1, D3.2, D3.3 of BCA2019, and with AS 1428.1:2009, with particular note to door circulation spaces, accessway widths, turning spaces and floor coverings, in accordance with Part D3 of BCA2019.
10. Accessible carparking will be in accordance with Clause D3.5, and Table D3.5 of BCA2019.
11. Braille and tactile signage will in accordance with Clause D3.6, and Specification D3.6 of BCA2019.
12. Tactile ground surface indicators will be provided in accordance with Clause D3.8 of BCA2019 and AS/NZS 1428.4.1:2009.
13. 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, will be clearly marked in accordance with AS 1428.1:2009 and Clause D3.12 of BCA2019.
14. Fire precautions whilst the building is under construction will be in accordance with Clause E1.9 of BCA2019.
15. External above ground waterproofing membranes will comply with Clause F1.4 of BCA2019 and AS 4654 Parts 1 & 2:2012.

16. The new roof covering will be in accordance with Clause F1.5 of BCA2019.
17. Any sarking proposed will be installed in accordance with Clause F1.6 of BCA2019.
18. Waterproofing of all wet areas to the building will be carried out in accordance with Clause F1.7 of BCA2019 and AS 3740:2010.
19. Damp proofing of the proposed structure will be carried out in accordance with Clause F1.9 and F1.10 of BCA2019.
20. All new glazing will be in accordance with Clause F1.13 of BCA2019 and AS 1288:2006 / AS 2047:2014.
21. Sanitary facilities will be provided in the building in accordance with Clause F2.1, Table F2.1, Clause F2.3 and Table F2.3 of BCA2019.
22. Accessible sanitary facilities will be provided in the building in accordance with Clause F2.4, Table F2.4 (a) of BCA2019 and AS1428.1:2009.
23. The construction of the sanitary facilities will be in accordance with Clause F2.5 of BCA2019.
24. The refrigerated or cooling chamber, strongroom or vault will be in accordance with Clause G1.2.
25. The stoves, heaters or similar appliances installed in the building will be in accordance with AS/NZS 2918:2018 and Clause G2.2 of BCA2019.

Electrical Services Design Certification:

26. Emergency lighting will be installed throughout the development in accordance with Clause E4.2, E4.4 of BCA2019 and AS/NZS 2293.1:2018.
27. Exit signage will be installed in accordance with Clause E4.5, E4.7, and E4.8 of BCA2019 and AS/NZS 2293.1:2018.
28. Artificial lighting will be installed throughout the development in accordance Clause F4.4 of BCA2019 and AS/NZS 1680.0:2009.

Hydraulic Services Design Certification:

29. Storm water drainage will be provided in accordance with Clause F1.1 of BCA2019 and AS/NZS 3500.3:2018
30. Fire hydrant system will be installed in accordance with Clause E1.3 of BCA2019 and AS 2419.1:2005 as required.
31. Fire hose reels will be installed in accordance with Clause E1.4 of BCA2019 and AS 2441:2005.
32. Portable fire extinguishers will be installed in accordance with Clause E1.6 of BCA2019 and AS 2444:2001.

Mechanical Services Design Certification:

33. Where not naturally ventilated the building will be mechanically ventilated in accordance with Clause F4.5 of BCA2019 and AS 1668.2:2012.
34. The commercial kitchen will be provided with a kitchen exhaust system in accordance with Clause F4.12 of BCA2019, and AS 1668.1:2015 and AS 1668.2:2012.
35. Rigid and flexible ductwork will comply with the fire hazard properties set out in AS 4254 Parts 1 and 2.

Structural Engineers Design Certification:

36. The material and forms of construction for the proposed works will be in accordance with Clause B1.2, B1.4 and B1.6 of BCA2019 as follows:

- a. Dead and Live Loads – AS/NZS 1170.1:2002
- b. Wind Loads – AS/NZS 1170.2:2011
- c. Earthquake actions – AS 1170.4:2007
- d. Masonry – AS 3700:2018
- e. Concrete Construction – AS 3600:2018
- f. Steel Construction AS 4100:1998
- g. Aluminium Construction – AS/NZS 1664.1 or 2:1997
- h. Timber Construction – AS 1720.1:2010
- i. ABCB Standard for Construction of Buildings in Flood Hazard Areas.

NSW Specification Design Certificate:

37. Materials, floor and wall linings/coverings, surface finished and air-handling ductwork used in the works will comply with the fire hazard properties in accordance with Clause C1.10, NSW Clause C1.10, Specification C1.10 and NSW Specification C1.10 of BCA2019.
38. The discharge points of exits will be in accordance with Clause D1.10, and NSW Clause D1.10(f) of BCA2019.
39. The dimensions of exits and paths of travel to exits will be provided in accordance with Clause D1.6, and NSW Clause D1.6(f)(vi)&(j) of BCA2019.
40. Stair geometry to the new stairways will be in accordance with Clause D2.13, and NSW Clause D2.13(a)(ix)(x)(xi) of BCA2019. Stair treads are to have a surface with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586:2013 or a nosing strip with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586:2013.
41. Landings and door thresholds throughout the development will be provided in accordance with Clause D2.14 and D2.15, and NSW Clause D2.15(d)&(e) of BCA2019. Landings to have either a surface with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586:2013 or a strip at the edge of the landing with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586:2013 where the edge leads to a flight below.
42. The handrails and balustrades to all stairs and throughout the building will be in accordance with Clause D2.16, NSW Clause D2.16 & NSW Table D2.16a 1 and D2.17 of BCA2019.
43. Exit signage will be installed in accordance with Clause E4.5, NSW Clause E4.6, E4.7, and E4.8 of BCA2019 and AS/NZS 2293.1:2018.
44. The building will be mechanically ventilated in accordance with Clause F4.5, NSW F4.5(b) of BCA2019 and AS 1668.2:2012.