Date: 26 February 2024
Our Ref: P210021

NSW Land and Housing Corporation
Locked Bag 7028
Liverpool BC NSW 1871
Att: Mr Steven Agostini

Dear Steven,

**RE: Dwellings 1 to 4, 17 and 18, 10 Lagoon St & 75-77 Murray St, Moruya**
**BCA COMPLIANCE ASSESSMENT**

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Please find enclosed our BCA Compliance Report prepared in respect of the proposed attached dwellings within the above listed property.

In reviewing the content of this Report, particular attention is drawn to the content of Part 3 as Part 3 details the compliance status of the proposed design in terms of each prescriptive provision of the BCA.
The inclusion of this summary enables an immediate understanding of the compliance status of the proposed design to be obtained.

Should you require any further information, please do not hesitate to contact me on the number provided.

Yours faithfully

**Kieran Tobin**
**Director**

# BCA COMPLIANCE ASSESSMENT

## PREPARED FOR

## NSW Land and Housing Corporation

## REGARDING

## Dwellings 1 to 4, 17 and 18, 10 Lagoon St & 75-77 Murray St, Moruya

## Prepared By

BCA vision

## REPORT REGISTER

The following report register documents the development and issue of this report and project as undertaken by this office, in accordance with the *Quality Assurance* policy of BCA Vision Pty Ltd.

| Our Reference | Issue No. | Remarks | Issue Date |
|---|---|---|---|
| P210021 | 5 | BCA COMPLIANCE ASSESSMENT | 26 February 2024 |
| | | | |

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# 1.0 INTRODUCTION

## 1.1 GENERAL

This "BCA Compliance Assessment" report has been prepared at the request of NSW Land and Housing Corporation and relates to Dwellings 1 to 4, 17 and 18, 10 Lagoon St & 75-77 Murray St, Moruya .

The project proposal is for 6 attached residential dwellings.

## 1.2 REPORT BASIS

The content of this report reflects –

(a) The principles and provisions of BCA 2022, Volume 2;
(b) Access Assessment Report prepared by Vista Access Consultants and dated 16/02/24
(c) NatHERS Certificate/s issued by Greenworld Architectural Drafting and dated 16/02/24
(d) BASIX Certificate/s issued by Greenworld Architectural Drafting and dated 16/02/24
(e) Civil Drawings issued by Xavier Knight and dated 16/02/24
(f) Civil Design Certificate/s issued by Xavier Knight and dated 16/02/24
(g) Architectural documentation provided by Kennedy and Associates

| Plan Reference | Plan Description | Dated |
|---|---|---|
| DA000 | Cover Page | 16/02/24 |
| DA004 | Site Plan | 16/02/24 |
| DA005 | Site Plan | 16/02/24 |
| DA006 | Site Plan | 16/02/24 |
| DA007 | Site Plan | 16/02/24 |
| DA008 | Site Works Plan | 16/02/24 |
| DA009 | Site Works Plan | 16/02/24 |
| DA010 | Site Works Plan | 16/02/24 |
| DA011 | Site Works Plan | 16/02/24 |
| DA012 | Site Works Plan | 16/02/24 |
| DA013 | Site Works Plan | 16/02/24 |
| DA014 | Site Works Plan | 16/02/24 |
| DA015 | Site Works Plan | 16/02/24 |
| DA201 | Floor Plan | 16/02/24 |
| DA202 | Floor Plan | 16/02/24 |
| DA203 | Floor Plan | 16/02/24 |
| DA204 | Floor Plan | 16/02/24 |
| DA205 | Floor Plan | 16/02/24 |

| | | |
|---|---|---|
| DA206 | Floor Plan | 16/02/24 |
| DA207 | Roof Plan | 16/02/24 |
| DA208 | Roof Plan | 16/02/24 |
| DA209 | Roof Plan | 16/02/24 |
| DA210 | Clerestory Plan U18 | 16/02/24 |
| DA401 | Elevations | 16/02/24 |
| DA402 | Elevations | 16/02/24 |
| DA403 | Elevations | 16/02/24 |
| DA404 | Elevations | 16/02/24 |
| DA405 | Elevations | 16/02/24 |
| DA406 | Elevations | 16/02/24 |
| DA407 | Elevations | 16/02/24 |
| DA408 | Elevations | 16/02/24 |
| DA501 | Sections | 16/02/24 |
| DA502 | Sections | 16/02/24 |
| DA503 | Sections | 16/02/24 |
| DA504 | Sections | 16/02/24 |

## 1.2 EXCLUSIONS

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

(a) Structural and services design documentation;
(b) General building services (i.e. passenger lifts);
(c) The individual requirements of service providers (i.e. Telstra, Water Supply, Energy Australia);
(d) The individual requirements of the Workcover Authority;

## 1.3 REPORT PURPOSE

The purpose of this report is to identify the extent to which the architectural design documentation complies with the relevant prescriptive provisions of the BCA 2022. The status of the design is summarised within Part 3 of this report.

# 2.0 BUILDING DESCRIPTION

## 2.1 GENERAL

In the context of the Building Code of Australia (BCA) 2022, the subject development is described within items 2.2 – 2.6 below.

## 2.2 RISE IN STOREYS (CLAUSE C1.2)

The Dwellings are proposed to have a rise in storeys of two (2)

## 2.3 BUILDING CLASSIFICATION (CLAUSE A3.2)

The buildings incorporate the following classifications: -

| | |
|---|---|
| Class 1A | 6 residential Dwelling |
| Class 10a` | 2 x Private Garages |

## 2.4 BUSHFIRE PRONE LAND

An RFS Search indicates that the property is NOT considered to be Bushfire Prone Land and will require a Bushfire Assessment Report.

# 3.0 COMPLIANCE PATHWAY

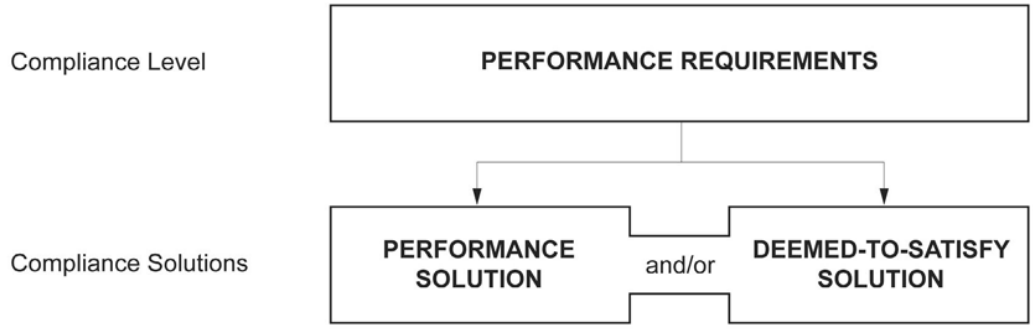
### 3.3. COMPLIANCE PATHWAYS WITHIN THE BCA

Compliance with the NCC is achieved by complying with—
(1) the Governing Requirements of the NCC; and
(2) the *Performance Requirements*.

**A2.1 Compliance with the Performance Requirements**

*Performance Requirements* are satisfied by one of the following, as shown in Figure 1:
(1)A *Performance Solution*.
(2)A *Deemed-to-Satisfy Solution*.
(3)A combination of (1) and (2)**.**

**Figure 1: NCC compliance option structure**




### 2.3 ADDITIONAL PRE CONSTRUCTION DOCUMENTATION

The following table provides a list of additional items which may be required by the PCA:-

| Seq | Requirement |
|---|---|
| 1. | A wall schedule is required identifying the required 60/60/60 Fie separating wall extending to the underside of the roof covering |
| 2. | AS 15330 Fire Test Certificate and specification for the Clerestory windows to Dwelling 18 - required to be -60/- fire windows |
| 3. | A Window Schedule is required to determine compliance with the Light and Ventilation requirements of BCA Part F6 |
| 4. | Copy of Structural Engineers Design Compliance Certificate and Services Plans<br>Structural Engineers Design Compliance Certificate<br>Confirm compliance with:-<br>AS 3600 Concrete Structures<br>AS 3700 Masonry Structures<br>AS 1684 Timber Framed Construction |
| 5. | Copy of Final Mechanical Services Engineers Design Compliance Certificate and Services Plans |
| 6. | Copy of Final Civil Stormwater Services Engineers Design Compliance Certificate and Services Plans |
| 7. | Copy of Electrical Services Engineers Design Compliance Certificate<br>Confirm compliance with |

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| | *Automatic Smoke Detection and Alarm System*<br>Part E2 of the BCA and Specification 20 AS 3786-2014 |
| 8. | Weatherproofing<br>Provide Confirmation of compliant weatherproofing to<br>- Wall systems with external cavity insulation<br>- Wall Cladding systems |
| 9. | Identify the proposed Termite Protection Method |

# ASSESSMENT – SUMMARY

### 3.1 PART H1 - STRUCTURE

| Clause | Requirement | Complies | Detail Req'd | Not Applicable |
|---|---|---|---|---|
| **H1D1** | Deemed to Satisfy Provisions | | ✓ | |
| **H1D2** | Structural Provisions | | ✓ | |
| **H1D3** | Site Preparation | | ✓ | |
| **H1D4** | Footings and Slabs | | ✓ | |
| **H1D5** | Masonry | | ✓ | |
| **H1D6** | Framing | | ✓ | |
| **H1D7** | Roof and Wall Cladding | | ✓ | |
| **H1D8** | Glazing | | ✓ | |
| **H1D9** | Earthquake Areas | | | ✓ |
| **H1D10** | Flood Areas | | ✓ | |
| **H1D11** | Attachment of framed decks and balconies to external walls of buildings using a waling plate | | | ✓ |
| **H1D12** | Piled Footings | | | ✓ |

### 3.2 PART H2 – DAMP AND WEATHERPROOFING

| Clause | Requirement | Complies | Detail Req'd | Not Applicable |
|---|---|---|---|---|
| **H2D1** | Deemed to Satisfy Provisions | | ✓ | |
| **H2D2** | Drainage | | ✓ | |
| **H2D3** | Footings and slabs | | ✓ | |
| **H2D4** | Masonry | | ✓ | |
| **H2D5** | Subfloor Ventilation | | ✓ | |
| **H2D6** | Roof and Wall Cladding | | ✓ | |
| **H2D7** | Glazing | | ✓ | |
| **H2D8** | External Waterproofing | | ✓ | |

### 3.3 PART H3 – FIRE SAFETY

| Clause | Requirement | Complies | Detail Req'd | Not Applicable |
|---|---|---|---|---|
| **H3D1** | Deemed to Satisfy Provisions | ✓ | | |
| **H3D2** | Fire Hazard Properties and Non Combustible Building elements | ✓ | | |
| **H3D3** | Fire Separation of External Walls | ✓ | | |
| **H3D4** | Fire Protection of Separating Walls and Floors | | ✓ | |

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|---|---|---|---|---|
| **H3D5** | Fire Separation of garage top dwellings | | | ✓ |
| **H3D6** | Smoke Alarms and Evacuation Lighting | | ✓ | |

3.4 PART H4 – HEALTH AND AMENITY

| Clause | Requirement | Complies | Detail Req'd | Not Applicable |
|---|---|---|---|---|
| H4D1 | Deemed to Satisfy Provisions | | ✓ | |
| H4D2 | Wet Areas | | ✓ | |
| H4D3 | Materials and Installation of Wet Area Components and Systems | | ✓ | |
| H4D4 | Room Heights | | ✓ | |
| H4D5 | Facilities | ✓ | | |
| H4D6 | Light | | ✓ | |
| H4D7 | Ventilation | | ✓ | |
| H4D8 | Sound Insulations | | ✓ | |
| H4D9 | Condensation Management | | ✓ | |

3.5 PART H5 – SAFE MOVEMENT AND ACCESS

| Clause | Requirement | Complies | Detail Req'd | Not Applicable |
|---|---|---|---|---|
| H5D1 | Deemed to Satisfy Provisions | | ✓ | |
| H5D2 | Stairway and Ramp Construction | | ✓ | |
| H5D3 | Barriers and Handrails | | ✓ | |

3.6 PART H6 – ENERGY EFFICIENCY

| Clause | Requirement | Complies | Detail Req'd | Not Applicable |
|---|---|---|---|---|
| H6D1 | Deemed to Satisfy Provisions | ✓ | | |
| H6D2 | Application of Part D6 | ✓ | | |

3.7 PART H7 – ANCILLARY PROVISIONS

| Clause | Requirement | Complies | Detail Req'd | Not Applicable |
|---|---|---|---|---|
| H7D1 | Deemed to Satisfy Provisions | | | ✓ |
| H7D2 | Swimming Pools | | | ✓ |
| H7D3 | Construction In Alpine Areas | | | ✓ |
| H7D4 | Construction in Bushfire Prone Areas | | | ✓ |
| H7D5 | Heating Appliances | | | ✓ |

# 4.0 BCA ASSESSMENT – STATEMENT

## 4.1 SUMMARY

We have reviewed the referenced plans and Certificates and in our opinion the subject unauthorised works comply with the Building Code of Australia 2022 Volume 2.

## 3.1 PART H1 - STRUCTURE

| CLAUSE | CLAUSE REQUIREMENT | ACTION/RECOMENDATION |
|---|---|---|
| **H1D1** | **Deemed-to-Satisfy Provisions**<br>(1)Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements H1P1 and H1P2 are satisfied by complying with H1D2 to H1D11.<br>(2)Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable. | For Reference |
| **H1D2** | **Structural provisions**<br>A Class 1 or Class 10 building must be constructed in accordance with—<br>(a)Section 2 of the ABCB Housing Provisions; or<br>(b)the relevant provisions of H1D3 to H1D12; or any combination thereof. | Structural Engineers Advice is required.<br>Provide Structural Engineers Details & Structural Design Certificate prior to Crown compliance Certificate<br>A Compliance Certificate will be required on completion of works on site |
| **H1D3** | **Site preparation**<br>(1)Performance Requirement H1P1 is satisfied for earthworks associated with the construction of a building or structure if they are in accordance with Part 3.2 of the ABCB Housing Provisions, provided that the site is classified as A, S, M, H or E in accordance with 4.2.2 of the ABCB Housing Provisions and the work is undertaken in normal site conditions.<br>(2)Performance Requirement H1P1 is satisfied for an earth retaining structure associated with the construction of a building or structure if it is designed and | Provide construction method in Project plans prior to Crown compliance Certificate |

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| | constructed in accordance with AS 4678.<br>QLD H1D3(3)<br>(3)Compliance with Part 3.4 of the ABCB Housing Provisions satisfies Performance Requirement H1P1 for termite risk management. | |
| **H1D4** | **Footings and slabs**<br>(1)Performance Requirement H1P1 is satisfied for footings and slabs if they are installed in accordance with either (a) or (b):<br>(a)One of the following: (i)AS 2870 except that for the purposes of Clause 5.3.3.1 of AS 2870 a damp-proofing membrane is required to be provided.<br>(ii)AS 3600 except that barriers installed beneath slab on ground construction must have a high resistance to damage during construction.<br>Subject to (2), Section 4 of the ABCB Housing Provisions.<br>(2)Section 4 of the ABCB Housing Provisions may only be used where— (a)the footing is on a Class A, S or M site (classified in accordance with AS 2870) with a uniform bearing capacity; and<br>(b)any slab— (i)is not more than 18 m long or wide; and<br>(ii)does not contain permanent joints excluding construction joints; and<br>(iii)is of a geometric shape containing only external right angles, other than a slab in (c); and<br>(c)any footing and slab in (b) has not more than one re-entrant corner; and<br>(d)the footing and slab are not constructed on soil classified as an aggressive soil type; and<br>(e)the structure supported by the footing does not contain— (i)more than two trafficable floors; or<br>(ii)a wall height exceeding 8 m, excluding any gable; and<br>(f)the footing does not support more than one concrete slab; and<br>(g)the building does not include wing walls or masonry arches unless they are detailed for movement in accordance with Cement Concrete and Aggregates Australia TN 61; and<br>(h)single leaf earth or stone masonry walls do not exceed 3 m in height; and<br>(i)the site is considered to be normal as defined in Part 3.2 of the ABCB Housing Provisions; and<br>(j)the site is not located in an alpine area; and the building is one for which Appendix A of AS 1170.4 contains no specific earthquake design requirements. | Structural Engineers Advice is required.<br>Provide Structural Engineers Details & Structural Design Certificate prior to Crown compliance Certificate<br>A Compliance Certificate will be required on completion of works on site |

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| **H1D5** | **Masonry**<br>(1)Performance Requirement H1P1 is satisfied for masonry veneer if it is designed and constructed in accordance with— (a)AS 3700; or AS 4773.1 and AS 4773.2; or (c)Part 5.2 of the ABCB Housing Provisions provided—<br>(i) the building is located in an area with a wind class of not more than N3; and<br>(ii)masonry veneer walls— (A)are constructed on footings and/or slabs that comply with H1D4; and<br>(B)comply with Part 5.6 using components that comply with Part 5.7 of the ABCB Housing Provisions; and<br>(iii)the building site soil classification is A, S or M in accordance with AS 2870; and<br>(iv)the framing that the masonry wall is tied to complies with H1D6; and<br>(v)the building is not constructed in an alpine area; and<br>(vi)the building is one for which Appendix A of AS 1170.4 contains no specific earthquake design requirements.<br>(2)Performance Requirement H1P1 is satisfied for cavity brick unreinforced masonry if it is designed and constructed in accordance with: (a)AS 3700; or<br>(b)AS 4773.1 and AS 4773.2; or<br>(c)Part 5.3 of the ABCB Housing Provisions provided— (i)the building is located in an area with a design wind speed of not more than N3; and<br>(ii)cavity masonry walls— (A)are constructed on footings and/or slabs that comply with H1D4; and<br>(B)comply with Part 5.6 using components that comply with Part 5.7 of the ABCB Housing Provisions; and<br>(iii)the building site soil classification is A, S or M in accordance with AS 2870; and<br>(iv)the building is not constructed in an alpine area; and<br>(v)the building is one for which Appendix A of AS 1170.4 contains no specific earthquake design requirements.<br>(3)Performance Requirement H1P1 is satisfied for single leaf unreinforced masonry if it is designed and constructed in accordance with: (a)AS 3700; or<br>(b)AS 4773.1 and AS 4773.2; or<br>(c)Part 5.4 of the ABCB Housing Provisions provided— (i)the building is located in an area with a design wind speed of not more than N3; and | Structural Engineers Advice is required.<br>Provide Structural Engineers Details & Structural Design Certificate prior to Crown compliance Certificate<br>A Compliance Certificate will be required on completion of works on site |

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| | (ii)single leaf unreinforced masonry walls— (A)are constructed on footings and/or slabs that comply with H1D4; and<br>(B)comply with Part 5.6 using components that comply with Part 5.7 of the ABCB Housing Provisions; and<br>(iii)the building site soil classification is A, S or M in accordance with AS 2870; and<br>(iv)the building is not constructed in an alpine area; and<br>(v)the building is one for which Appendix A of AS 1170.4 contains no specific earthquake design requirements.<br>(4)Performance Requirement H1P1 is satisfied for reinforced masonry if it is designed and constructed in accordance with: (a)AS 3700, except— (i)‘(for piers—isolated or engaged)’ is removed from clause 8.5.1(d); and<br>(ii)where clause 8.5.1 requires design as for unreinforced masonry in accordance with Section 7, the member must also be designed as unreinforced masonry in accordance with Table 10.3 and 4.1(a)(i)(C) of AS 3700; or<br>(b)AS 4773.1 and AS 4773.2.<br>(5)Performance Requirement H1P1 is satisfied for an isolated masonry pier system if it is designed and constructed in accordance with one of the following, as appropriate:<br>(a)AS 3700, except— (i)‘(for piers—isolated or engaged)’ is removed from clause 8.5.1(d); and<br>(ii)where clause 8.5.1 requires design as for unreinforced masonry in accordance with Section 7, the member must also be designed as unreinforced masonry in accordance with Table 10.3 and 4.1(a)(i)(C) of AS 3700.<br>(b)AS 4773.1 and AS 4773.2.<br>(c)Part 5.5 of the ABCB Housing Provisions provided— (i)the building is located in an area with a wind class of not more than N3; and<br>(ii)isolated piers are constructed on footings and/or slabs that comply with H1D4; and<br>(iii)masonry units comply with 5.6.2(4) of the ABCB Housing Provisions and have a minimum compressive strength of— (A)6.2 MPa for solid or cored units; or<br>(B)15 MPa for hollow units; and<br>(iv)the roof structure and any walls provide the required lateral bracing for the top of the isolated pier when determined in accordance with AS 3700, except— | |

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| | (A)‘(for piers—isolated or engaged)’ is removed from clause 8.5.1(d); and<br>(B)where clause 8.5.1 requires design as for unreinforced masonry in accordance with Section 7, the member must also be designed as unreinforced masonry in accordance with Table 10.3 and 4.1(a)(i)(C) of AS 3700; and<br>(v)the building site soil classification is A, S or M in accordance with AS 2870; and<br>(vi)the building is not constructed in an alpine area; and<br>(vii)the building is one for which Appendix A of AS 1170.4 contains no specific earthquake design requirements.<br>(6)Performance Requirement H1P1 is satisfied for masonry accessories if they are constructed and installed in accordance with: (a)AS 3700; or<br>(b)AS 4773.1 and AS 4773.2.<br>(c)Part 5.6 of the ABCB Housing Provisions provided— (i)the building is located in an area with a wind class of not more than N3; and<br>(ii)the building is not constructed in an alpine area; and the building is one for which Appendix A of AS 1170.4 contains no specific earthquake design requirements | |
| **H1D6** | **Framing**<br>(1)Diagrams depicting framing members and associated terminology used to describe them are set out in Figures H1D6c, H1D6d and H1D6e, and in most cases are applicable for both steel and timber frame members.<br>(2)Terminology and spacing for structural steel members are set out in Tables H1D6a and H1D6b, and Figures H1D6a, H1D6b and H1D6f.<br>(3)Performance Requirement H1P1 is satisfied for steel framing if it is designed and constructed in accordance with<br>one of the following: (a)Residential and low-rise steel framing: (i)Design: NASH Standard ‘Residential and Low-Rise Steel Framing’ Part 1.<br>(ii)Design solutions: NASH Standard ‘Residential and Low-Rise Steel Framing’ Part 2.<br>(b)Steel structures: AS 4100.<br>(c)Cold-formed steel structures: AS/NZS 4600.<br>(4)Performance Requirement H1P1 is satisfied for timber framing if it is designed and constructed in accordance with the following, as appropriate: (a)Design of timber structures: AS 1720.1. | Structural Engineers Advice is required.<br>Provide Structural Engineers Details & Structural Design Certificate prior to Crown compliance Certificate<br>A Compliance Certificate will be required on completion of works on site |

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| | (b)Design of nailplated timber roof trusses: AS 1720.5.<br>(c)Residential timber-framed construction – non-cyclonic areas: AS 1684.2 or AS 1684.4.<br>(d)Residential timber-framed construction – cyclonic areas: AS 1684.3.<br>(e)Installation of particleboard flooring: AS 1860.2.<br>(5)Performance Requirement H1P1 is satisfied for structural steel sections if they are designed and constructed in accordance with one of the following: (a)Steel structures: AS 4100.<br>(b)Cold-formed steel structures: AS/NZS 4600.<br>(c)For structural stability, strength and deflection, and subject to (6), Part 6.3 of the ABCB Housing Provisions.<br>(d)For corrosion protection, clause 6.3.4 of Part 6.3 of the ABCB Housing Provisions.<br>(6)For the purposes of (5)(c), Part 6.3 of the ABCB Housing Provisions may only be used where— (a)the building is located in an area with a wind class of not more than N3; and<br>(b)the first dimension of steel sections is installed vertically; and<br>(c)all loads are evenly distributed (unless otherwise noted or allowed for); and<br>(d)the building is one for which Appendix A of AS 1170.4 contains no specific earthquake design requirements; and<br>(e)the structural steel members are not subject to snow loads; and<br>(f)the structural steel members are in buildings within geometric limits set out in clause 1.2 of AS 4055.<br>(7)The use of structural software is subject to the following: (a)Structural software used in computer aided design of a building or structure, that uses design criteria based on the Deemed-to-Satisfy Provisions of Section H, including its referenced documents, for the design of steel or timber trussed roof and floor systems and framed building systems, must comply with the ABCB Protocol for Structural Software.<br>(b)Structural software referred to in (a) can only be used for buildings within the following geometric limits: (i)The distance from ground level to the underside of eaves must not exceed 6 m.<br>(ii)The distance from ground level to the highest point of the roof, neglecting | |

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| | chimneys, must not exceed 8.5 m.<br>(iii)The building width including roofed verandahs, excluding eaves, must not exceed 16 m.<br>(iv)The building length must not exceed five times the building width.<br>(v)The roof pitch must not exceed 35 degrees.<br>(c)The requirements of (a) do not apply to design software for individual frame members such as electronic tables similar to those provided in— (i)AS 1684; or NASH Standard – Residential and Low-Rise Steel Framing, Part 2. | |
| **H1D7** | **Roof and wall cladding**<br>(1)Diagrams depicting relevant roofing and supporting members and associated terminology used to describe them are set out in Figure H1D7a and Figure H1D7b.<br>(2)Performance Requirement H1P1 is satisfied for sheet roofing if it complies with one or a combination of the following: (a)Metal roofing: (i)AS 1562.1; and<br>(ii)in wind regions C and D in accordance with Figure 2.2.3 in Section 2 of the ABCB Housing Provisions (cyclonic areas), metal roof assemblies, their connections and immediate supporting members must be capable of remaining in position notwithstanding any permanent distortion, fracture or damage that might occur in the sheet or fastenings under the pressure sequences A to G defined in Table H1D7.<br>(b)Plastic sheet roofing: AS 1562.3.<br>(c)Metal sheet roofing: Part 7.2 of the ABCB Housing Provisions, provided the building is located in an area with a wind class of not more than N3.<br>(3)Performance Requirement H1P1 is satisfied for roof cladding if it complies with one or a combination of the following: (a)Terracotta, fibre-cement and timber slates and shingles: AS 4597.<br>(b)For roof tiles— (i)AS 2050; or<br>(ii)Part 7.3 of the ABCB Housing Provisions, provided— (A)the building is located in an area with a wind class of not more than N3; and<br>(B)the roof tiles comply with AS 2049; and<br>(C)the roof has a pitch of not less than 15 degrees and not more than 35 degrees.<br>(4)Performance Requirement H1P1 is satisfied for timber and composite wall cladding if it is designed and constructed in accordance with— (a)for autoclaved aerated concrete wall cladding, AS 5146.1; or | Provide construction method in Project plans prior to Crown compliance Certificate. |

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| | (b)for wall cladding, Part 7.5 of the ABCB Housing Provisions.<br>(5)Performance Requirement H1P1 is satisfied for a metal wall cladding if it is designed and constructed in accordance with AS 1562.1. | |
| **H1D8** | **Glazing**<br>(1)Performance Requirement H1P1 is satisfied for glazing and windows if they are— (a)designed and constructed in accordance with AS 2047 for glazed assemblies in an external wall including— (i)windows, other than those listed in (2); and<br>(ii)sliding and swinging glazed doors with a frame, including French and bi-fold doors with a frame; and<br>(iii)adjustable louvres; and<br>(iv)window walls with one-piece framing; and<br>(b)installed such that they comply with— (i)AS 2047; and Part 8.2 of the ABCB Housing Provisions, provided that they are—<br>(A) in buildings that are within the geometric limits set out in clause 1.2 of AS 4055; and<br>(B)located in an area with a wind class of not more than N3.<br>(2)Performance Requirement H1P1 is satisfied for glazing in glazed assemblies if it— (a)complies with Part 8.3 of the ABCB Housing Provisions; or<br>(b)is designed and constructed in accordance with AS 1288 for all glazed assemblies not covered by (1) and the following glazed assemblies: (i)All glazed assemblies not in an external wall.<br>(ii)Revolving doors.<br>(iii)Fixed louvres.<br>(iv)Skylights, roof lights and windows other than in the vertical plane.<br>(v)Sliding and swinging doors without a frame.<br>(vi)Windows constructed on-site and architectural one-off windows, which are not design tested in accordance with AS 2047.<br>(vii)Second-hand windows, re-used windows and recycled windows.<br>(viii)Heritage windows.<br>(ix)Glazing used in balustrades and overhead glazing.<br>(3)Performance Requirement H1P1(4) is satisfied for glazed assemblies at risk of | Provide construction method in Project plans prior to Crown compliance Certificate. |

| | | |
|---|---|---|
| | human impact if they— (a)are designed, constructed and installed in accordance with— (i)for glass, AS 1288; and<br>(ii)for windows, AS 2047; or<br>(b)comply with Part 8.4 of the ABCB Housing Provisions. | |
| **H1D10** | **Flood hazard areas**<br>Performance Requirement H1P2 for a Class 1 building constructed in a flood hazard area is satisfied if the building is constructed in accordance with the ABCB Standard for Construction of Buildings in Flood Hazard Areas. | For reference |

## 3.1 PART H2 – DAMP AND WEATHERPROOFING

| CLAUSE | CLAUSE REQUIREMENT | ACTION/RECOMENDATION |
|---|---|---|
| **H2D1** | **Rainwater management**<br>(1)Surface water, resulting from a storm having an annual exceedance probability of 5% and which is collected or concentrated by a building or sitework, must be disposed of in a way that avoids the likelihood of damage or nuisance to any other property.<br>(2)Surface water, resulting from a storm having an annual exceedance probability of 1% must not enter the building.<br>(3)A drainage system for the disposal of surface water resulting from a storm having an annual exceedance probability of— (a)5% must— (i)convey surface water to an appropriate outfall; and<br>(ii)avoid surface water damaging the building; and<br>1% must avoid the entry of surface water into a building.<br>**Weatherproofing**<br>A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause—<br>(a) unhealthy or dangerous conditions, or loss of amenity for occupants; and<br>undue dampness or deterioration of building elements.<br>**Rising damp**<br>Moisture from the ground must be prevented from causing— (a)unhealthy or dangerous conditions, or loss of amenity for occupants; and undue dampness or deterioration of building elements.<br>**Drainage from swimming pools**<br>A swimming pool must have adequate means of draining the pool in a manner which will not— (a)cause illness to people; or affect other property. | Hydraulic Engineers Details will be required prior to the Crown Certificate |
| **H2D2** | Drainage<br>Performance Requirement H2P1 is satisfied for drainage if it is designed and constructed in accordance with —<br>(a)AS/NZS 3500.3; or<br>(b)provided the stormwater drainage system otherwise complies with (a), Part 3.3 | Hydraulic Engineers Details will be required prior to the Crown Certificate |

| | | |
|---|---|---|
| | of the ABCB Housing Provisions for drainage of— (i)roofs in areas subject to 5 minute duration rainfall intensities of not more than 255 mm per hour over an annual exceedance probability of 5% (as per Table 7.4.3d to Table 7.4.3k of the ABCB Housing Provisions) where a drainage system is required; and<br>(ii) sub-soil areas where excessive soil moisture problems may occur; and<br>A(iii)land adjoining and under buildings. | |
| **H2D3** | **Footings and slabs**<br>Performance Requirement H2P3 is satisfied for footings and slabs if they are installed in accordance with H1D4(1)(a) or (b). | Provide construction method in Project plans prior to Crown compliance Certificate. |
| **H2D4** | **Masonry**<br>(1)H2D4(2)— (a)applies to every external wall (including the junction between the wall and any window or door) of a Class 1 building; and<br>(b)does not apply to any Class 10 building except where its construction contributes to the weatherproofing of the Class 1 building.<br>(2)Performance Requirements H2P2 and H2P3 are satisfied for weatherproofing of masonry if it is carried out in accordance with the appropriate provisions of one of the following: (a)AS 3700.<br>(b)AS 4773.1 and AS 4773.2.<br>(c)Part 5.7 of the ABCB Housing Provisions provided masonry walls are constructed in accordance with H1D5 and the requirements of Part 5.7. | Provide construction method in Project plans prior to Crown compliance Certificate. |
| **H2D6** | **Roof and wall cladding**<br>(1)Performance Requirement H2P1 is satisfied for gutters and downpipes if they are designed and constructed in accordance with one of the following: (a)Subject to (2), AS/NZS 3500.3.<br>(b)Subject to (2) and (3), Part 7.4 of the ABCB Housing Provisions.<br>(2)The requirements of (1) do not apply to the removal of surface water from a storm having an annual exceedance probability of 1% for a Class 10 building where in the particular case there is no necessity for compliance.<br>VIC H2D6(3)<br>(3)Part 7.4 of the ABCB Housing Provisions— (a)may only be used provided the roof drainage system is connected to a stormwater drainage system that complies with H2D2; and<br>(b)excludes box gutters. | Provide construction method in Project plans prior to Crown compliance Certificate. |

| | | |
|---|---|---|
| | (4)Performance Requirement H2P2 is satisfied for roof and wall cladding if it is in accordance with H1D7(2), (3), (4) or (5) as appropriate. | |
| **H2D7** | **Glazing**<br>[2019: 3.6]<br>Performance Requirement H2P2 is satisfied for weatherproofing for glazing if it is in accordance with H1D8(1). | Provide construction method in Project plans prior to Crown compliance Certificate. |
| **H2D8** | **External waterproofing**<br>(1)Performance Requirement H2P2 is satisfied for the design and construction of external waterproofing for roofing systems on flat roofs, roof terraces, balconies and terraces and other similar horizontal surfaces located above internal spaces of a building provided— (a)membranes used in the external waterproofing system comply with AS 4654.1; and<br>(b)the design and installation of the external waterproofing system is in accordance with AS 4654.2.<br>(2)The requirements of (1) apply to— (a)roofing systems other than those complying with H1D7(2) and (3); and<br>(b)terraces, balconies and the like other than— (i)a concrete slab that has a minimum step-down of 50 mm below the internal floor level; or<br>(ii)a suspended concrete slab— (A)where the subfloor space is not used for habitable or non-habitable purposes; and<br>(B)that has a minimum step-down of 50 mm below the internal floor level; or<br>(iii)spaced decking in conjunction with framing members that are suitable for external use. | Provide construction method in Project plans prior to Crown compliance Certificate. |

## 3.1 PART H3 – FIRE SAFETY

| CLAUSE | CLAUSE REQUIREMENT | ACTION/RECOMENDATION |
|---|---|---|
| **H3D1** | **Deemed-to-Satisfy Provisions**<br>(1)Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements H3P1 and H3P2 are satisfied by complying with H3D2 to H3D6.<br>(2)Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable. | Provide construction method in Project plans prior to Crown compliance Certificate. |
| **H3D2** | **Fire hazard properties and non-combustible building elements**<br>(1)The following materials, though combustible or containing combustible fibres, may be used wherever a non-combustible material is required:<br>(a)Plasterboard.<br>(b)Perforated gypsum lath with a normal paper finish.<br>(c)Fibrous-plaster sheet.<br>(d)Fibre-reinforced cement sheeting. of-Flame Index of the product is not more than 0. Pre-finished metal sheeting having a combustible surface finish not exceeding 1 mm thick and where the (e)Spread-<br>(f)Sarking-type materials that do not exceed 1 mm in thickness and have a Flammability Index not greater than 5.<br>(g)Bonded laminated materials where— (i)each lamina, including any core, is non-combustible; and<br>(ii)each adhesive layer does not exceed 1 mm in thickness and the total thickness of the adhesive layers does not exceed 2 mm; and<br>(iii)the Spread-of-Flame Index and the Smoke-Developed Index of the bonded laminated material as a whole do not exceed 0 and 3 respectively.<br>(2)The fire hazard properties of materials used in a Class 1 building, including floor or ceiling spaces common with a Class 10 building, must comply with the following: (a)Sarking-type materials used in the roof must have a Flammability Index not greater than 5.<br>(b)Flexible ductwork used for the transfer of products initiating from a heat source | Provide construction method in Project plans prior to Crown compliance Certificate. |

| | | |
|---|---|---|
| | that contains a flame must comply with the fire hazard properties set out in AS 4254.1. | |
| **H3D4** | **Fire protection of separating walls and floors**<br>[2019: 3.7.3]<br>Compliance with Part 9.3 of the ABCB Housing Provisions satisfies Performance Requirement H3P1 for fire protection of separating walls and floors. | A wall schedule is required identifying the required 60/60/60 Fie separating wall extending to the underside of the roof covering<br>AS 15330 Fire Test Certificate and specification for the Clerestory windows to Dwelling 18 - required to be -/60/- fire windows |
| **H3D6** | **Smoke alarms and evacuation lighting**<br>[2019: 3.7.5]<br>(1)Compliance with Part 9.5 of the ABCB Housing Provisions satisfies Performance Requirement H3P2 for smoke alarms and evacuation lighting.<br>(2)For the purposes of (1), a Class 1 building includes a Class 10a private garage located above or below the Class 1 building. | Smoke alarm installation must comply with AS 3786. Provide construction method in Project Specification prior to Crown compliance Certificate |

## 3.1 PART H4 – HEALTH AND AMENITY

| CLAUSE | CLAUSE REQUIREMENT | ACTION/RECOMENDATION |
|---|---|---|
| **H4D1** | **Deemed-to-Satisfy Provisions**<br>(1)Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements H4P1 to H4P7 are satisfied by complying with H4D2 to H4D9.<br>(2)Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable. | For Reference |
| **H4D2** | **Wet areas**<br>Compliance with AS 3740 or Part 10.2 of the ABCB Housing Provisions satisfies Performance Requirement H4P1 for wet areas provided the wet areas are protected in accordance with the appropriate requirements of 10.2.1 to 10.2.6 and 10.2.12 of the ABCB Housing Provisions. | Provide construction method in Project Specification prior to Crown compliance Certificate. |
| **H4D3** | **Materials and installation of wet area components and systems**<br>Performance Requirement H4P1 is satisfied for materials and the installation of wet area components and systems if—<br>(a)building elements in wet areas are water resistant or waterproof in accordance with clauses 10.2.1 to 10.2.6 of the ABCB Housing Provisions; and<br>(b)they comply with either— (i)AS 3740 and clause 10.2.12 of the ABCB Housing Provisions; or 10.2.7 to 10.2.32 of the ABCB Housing Provisions. | Provide construction method in Project Specification prior to Crown compliance Certificate. |
| **H4D4** | **Room heights**<br>Compliance with Part 10.3 of the ABCB Housing Provisions satisfies Performance Requirement H4P2 for room heights. | Provide construction method in Project Specification prior to Crown compliance Certificate. |
| **H4D6** | **Light**<br>Compliance with Part 10.5 of the ABCB Housing Provisions satisfies Performance Requirement H4P4 for lighting. | Provide construction method in Project Specification prior to Crown compliance Certificate. |
| **H4D7** | **Ventilation**<br>(1)Except for an exhaust fan from a sanitary compartment, laundry, kitchen or bathroom, Performance Requirement H4P5 is satisfied for a mechanical ventilation system if it is installed in accordance with AS 1668.2. | Provide construction method in Project Specification prior to Crown compliance Certificate. |

| | | |
|---|---|---|
| | (2)Compliance with Part 10.6 of the ABCB Housing Provisions satisfies Performance Requirement H4P5 for ventilation. | |
| **H4D8** | **Sound insulation**<br>Compliance with Part 10.7 of the ABCB Housing Provisions satisfies Performance Requirement H4P6 for sound insulation | Provide construction method in Project Specification prior to Crown compliance Certificate. |
| **H4D9** | **Condensation management**<br>Compliance with Part 10.8 of the ABCB Housing Provisions satisfies Performance Requirement H4P7 for condensation management. | Provide construction method in Project Specification prior to Crown compliance Certificate. |

### 3.1 PART H5 – SAFE MOVEMENT AND ACCESS

| CLAUSE | CLAUSE REQUIREMENT | ACTION/RECOMENDATION |
|---|---|---|
| **H5D1** | **Deemed-to-Satisfy Provisions**<br>(1)Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements H5P1 and H5P2 are satisfied by complying with H5D2 and H5D3.<br>(2)Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable. | For Reference |
| **H5D2** | **Stairway and ramp construction**<br>Compliance with Part 11.2 of the ABCB Housing Provisions satisfies Performance Requirement H5P1 for stairway and ramp construction. | Provide construction method in Project Specification prior to Crown compliance Certificate. |
| **H5D3** | **Barriers and handrails**<br>Compliance with Part 11.3 of the ABCB Housing Provisions satisfies Performance Requirement H5P2 for barriers and H5P1(b)(i) for handrails. | Provide construction method in Project Specification prior to Crown compliance Certificate. |

**Author**

**KIERAN TOBIN**

**REGISTERED CERTIFIER NO 0409** 26 February 2024

Date: 26 February 2024
Our Ref: P210080 (5)

NSW Land and Housing Corporation
Locked Bag 7028
Liverpool BC NSW 1871
Att: Mr Steven Agostini

Dear Steven,

**RE: Units 5 to 16, 10 Lagoon St & 75-77 Murray St, Moruya**
**BCA COMPLIANCE ASSESSMENT**

---

Please find enclosed our BCA Compliance Report prepared in respect of the proposed design contained within the architectural documentation provided.

In reviewing the content of this Report, particular attention is drawn to the content of Parts 2, 3 and 4, as: –

- Part 3 Provides a Key point summary

- Part 4 summarizes the compliance status of the proposed design in terms of each prescriptive provision of the BCA.

  The inclusion of this summary enables an immediate understanding of the compliance status of the proposed design to be obtained.

- Part 5 contains a detailed analysis of the proposed design, and provides informative commentary & recommendation in respect of each instance of prescriptive non-compliance and area of preliminary only (design) detail, as applicable.

  This commentary enables the project team to readily identify and understand the nature and extent of information required within the Construction Certificate application to demonstrate the attainment of BCA compliance.

Should you require any further information, please do not hesitate to contact me on the number provided.

Yours faithfully

**Kieran Tobin**
**Director**

# BCA COMPLIANCE ASSESSMENT

## PREPARED FOR

## NSW Land and Housing Corporation

## REGARDING
## Units 5 to 16, 10 Lagoon St & 75-77 Murray St, Moruya

**Prepared By**

BCA vision

## REPORT REGISTER

The following report register documents the development and issue of this report and project as undertaken by this office, in accordance with the *Quality Assurance* policy of BCA Vision Pty Ltd.

| Our Reference | Issue No. | Remarks | Issue Date |
|---|---|---|---|
| P210080 | 5 | Design Compliance Report | 26 February 2024 |
| Author | | Kieran Tobin<br>Senior NCC Consultant<br>Registered Building Surveyor - Fair Trading no 0409<br>Grad Dip Building Surveying UWS | |

# CONTENTS PAGE

# 1.0 INTRODUCTION

## 1.1 GENERAL

This "BCA Compliance Assessment" report has been prepared at the request of NSW Land and Housing Corporation, and relates to the premises located at Units 5 to 16, 10 Lagoon St & 75-77 Murray St, Moruya.

The project proposal is for construction of a new two storey residential unit building.

## 1.2 REPORT BASIS

The content of this report reflects –

(a) The principles and provisions of BCA 2022, Parts B, C, D, E, F and J;
(b) Access Assessment Report prepared by Vista Access Consultants and dated 16/02/24
(c) NatHERS Certificate/s issued by Greenworld Architectural Drafting and dated 16/02/24
(d) BASIX Certificate/s issued by Greenworld Architectural Drafting and dated 16/02/24
(e) Civil Drawings issued by Xavier Knight and dated 16/02/24
(f) Civil Design Certificate/s issued by Xavier Knight and dated 16/02/24
(g) Architectural documentation provided by Kennedy and Associates

| Plan Reference | Plan Description | Dated |
|---|---|---|
| DA000 | Cover Page | 16/02/24 |
| DA004 | Site Plan | 16/02/24 |
| DA005 | Site Plan | 16/02/24 |
| DA006 | Site Plan | 16/02/24 |
| DA007 | Site Plan | 16/02/24 |
| DA008 | Site Works Plan | 16/02/24 |
| DA009 | Site Works Plan | 16/02/24 |
| DA010 | Site Works Plan | 16/02/24 |
| DA011 | Site Works Plan | 16/02/24 |
| DA012 | Site Works Plan | 16/02/24 |
| DA013 | Site Works Plan | 16/02/24 |
| DA014 | Site Works Plan | 16/02/24 |
| DA015 | Site Works Plan | 16/02/24 |
| DA201 | Floor Plan | 16/02/24 |
| DA202 | Floor Plan | 16/02/24 |
| DA203 | Floor Plan | 16/02/24 |
| DA204 | Floor Plan | 16/02/24 |
| DA205 | Floor Plan | 16/02/24 |
| DA206 | Floor Plan | 16/02/24 |
| DA207 | Roof Plan | 16/02/24 |

| | | |
|---|---|---|
| DA208 | Roof Plan | 16/02/24 |
| DA209 | Roof Plan | 16/02/24 |
| DA210 | Clerestory Plan U18 | 16/02/24 |
| DA401 | Elevations | 16/02/24 |
| DA402 | Elevations | 16/02/24 |
| DA403 | Elevations | 16/02/24 |
| DA404 | Elevations | 16/02/24 |
| DA405 | Elevations | 16/02/24 |
| DA406 | Elevations | 16/02/24 |
| DA407 | Elevations | 16/02/24 |
| DA408 | Elevations | 16/02/24 |
| DA501 | Sections | 16/02/24 |
| DA502 | Sections | 16/02/24 |
| DA503 | Sections | 16/02/24 |
| DA504 | Sections | 16/02/24 |

### 1.3 EXCLUSIONS

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

(a) Structural and services design documentation;
(b) General building services;
(c) The individual requirements of service providers (i.e. Telstra, Water Supply, Energy Australia);
(d) The individual requirements of the Workcover Authority;
(e) Disability Discrimination Act (DDA);
(f) Assessment of any structural elements or geotechnical matters relating to the building, including any;
(g) Consideration of any fire services operations (including hydraulic, electrical or other systems);
(h) Assessment of plumbing and drainage installations, including stormwater;
(i) Assessment of mechanical plant operations, electrical systems or security systems;
(j) Heritage significance;
(k) Consideration of energy or water authority requirements;
(l) Consideration of Council's local planning policies;
(m) Environmental or planning issues;
(n) Requirements of statutory authorities;
(o) Sections G, H or I of the BCA are not considered;
(p) A site inspection of the existing building has only partially been undertaken by BCA Vision (Due to Covid restrictions),the internal portions were not accessed and assumptions have been made in regard to the condition, layout and construction of the internal portions of the existing building.
(q) This report has been prepared for the exclusive use of the client referred to on the cover sheet of this report. We do not warrant or accept liability for the reliance upon or use of this report by anyother party.
(r) The report considers matters of a significant nature only and should not be considered exhaustive.

(s) The report does not consider structural adequacy of the building.

## 1.4 REPORT PURPOSE

The purpose of this report is to identify the extent to which the proposed plans may comply with the relevant prescriptive provisions of BCA 2022, Parts B, C, D, E, F and J

Assessment of the proposed design considers each prescriptive BCA provision, and identifies such as either: –

(a) Being complied with; or
(b) Not being complied with; or
(c) Requiring the provision further detail with the future Building Permit or other application or
(d) Not being relevant to the particular building works proposal.

The status of the design, in terms of these four (4) categories, is summarised within Part 3 of this report.

Where prescriptive non-compliance is identified, suitable recommendations to remedy the non-compliance shall be detailed in Part 4.

In instances where preliminary only detail exists, summary of the information required from the project team for inclusion within future applications (i.e. Construction Certificate) shall also be outlined in Part 4.

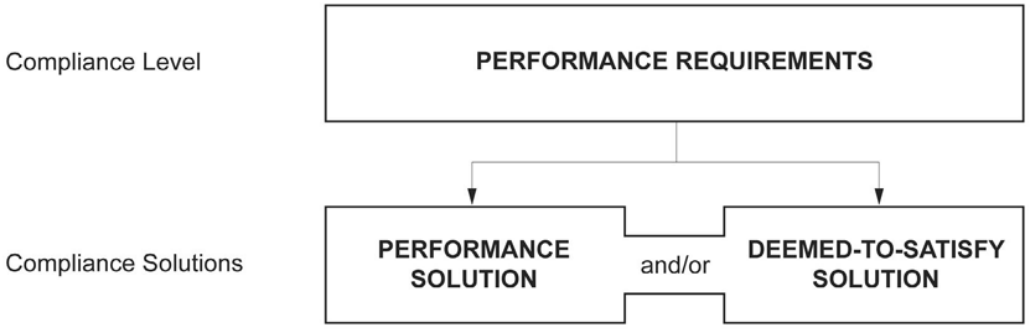
# 2.0 MATTERS IDENTIFIED / RECOMMENDATIONS

## 2.1 COMPLIANCE PATHWAYS WITHIN THE BCA

Compliance with the NCC is achieved by complying with—
(1) the Governing Requirements of the NCC; and
(2) the *Performance Requirements*.

**A2.1 Compliance with the Performance Requirements**
*Performance Requirements* are satisfied by one of the following, as shown in Figure 1:
(1)A *Performance Solution*.
(2)A *Deemed-to-Satisfy Solution*.
(3)A combination of (1) and (2)**.**

**Figure 1: NCC compliance option structure**




## 2.2 PRE CROWN CERTIFICATE DOCUMENTATION REQUIRED

The following table provides a list of key compliance issues within the proposed design.

| Key Compliance Requirements requiring Greater detail at Crown Certificate | | |
|---|---|---|
| | **BCA Clause** | **Comment** |
| 1 | Part B | Copy of Structural Engineers Design Compliance Certificate and Services Plans<br>Structural Engineers Regulated Design Compliance Certificate<br>Confirm compliance with:-<br>AS 3600 Concrete Structures<br>AS 3700 Masonry Structures<br>AS 1684 Timber Framed Construction |
| 2 | C2D2 | All building elements to achieve the fire resistance levels of Type B Construction as outlined in Specification C1.1 (Refer Clause 3.4 of this report).<br>Sectional Details and wall systems must be detailed within the construction plans |

| | | |
|---|---|---|
| 3 | Part C | Fire Hazard Certificates for floor linings<br>AS 1530 fire test certificates required |
| 4 | Part D4 | Building Access<br>A Final Access Consultants Report is required to qualify compliance with Part D4 of the BCA, AS 1428.1 – 2009, AS 4299 Adaptable Housing and SEPP Seniors Housing |
| 5 | Part D4 | Additional Part D4 Access requirements<br>Colour contrast at Doors<br>Slip resistance of floors<br>Walkway sections<br>Stair sections<br>Post Adaption Plans for Adaptable units<br>Qualification of Pathways to Public transport as required for SEPP Housing SL |
| 6 | Part E1 | Copy of Final Hydraulic Services Engineers Regulated Design Compliance Certificate and Services Plans |
| 7 | Part F1 | Copy of Final Civil Stormwater Services Engineers Regulated Design Compliance Certificate and Services Plans |
| 8 | Part E2 | Copy of Electrical Services Engineers Design Compliance Certificate<br>Confirm compliance with<br>*Automatic Smoke Detection and Alarm System*<br>Part E2 of the BCA and Specification 20 AS 3786-2014; AS 1670 - 2018<br>*Emergency Lighting and Exit Signs*<br>BCA Part E4 of the BCA, and the relevant provisions of AS/NZS 2293.1-2018.<br>Artificial Lighting<br>AS/NZS 1680.0. |
| 9 | Part F2 | Weatherproofing Report confirming compliant weatherproofing of external walls and roofs |
| 10 | Part F6 | A Window Schedule is required to allow for consideration of compliant Light and Ventilation |
| 11 | Part F6 | Copy of Final Mechanical Services Engineers Regulated Design Compliance Certificate and Services Plans |
| 12 | Part F7 | Wall floor and riser sections are required to determine the method of Acoustic separation<br>Note services must not be chased into separating walls – provision for services must be detailed |
| 13 | Part F8 | Identify the methods and materials for condensation management |
| 14 | Part J | Section J Parts 3, 5 and 6 assessment is required |

# 3.0 BUILDING DESCRIPTION

## 3.1 GENERAL

In the context of the Building Code of Australia (BCA), the subject development is described within items 2.2 – 2.6 below.

### 3.1 RISE IN STOREYS (CLAUSE C1.2)

The building has a rise in storeys of two (2).

## 3.2 BUILDING CLASSIFICATION (CLAUSE A3.2)

The Building will contain the following classifications

| Class | Description |
|---|---|
| 2 | Class 2 building is a building containing two or more sole-occupancy units |
| 10 | Bin Enclosures |

## 3.3 Effective Height (Clause A1.1)

The buildings have an effective height of <12m.

## 3.4 TYPE OF CONSTRUCTION (TABLE C1.1)

The Clause C2D6 concession applies the building is required to be of Type C Construction.

**Table 5 TYPE C CONSTRUCTION: FRL OF BUILDING ELEMENTS**

| Building element | Class of building—FRL: (in minutes) |
|---|---|
| | ***Structural adequacy/ Integrity/ Insulation*** |
| | **2, 3 or 4 part** |
| **EXTERNAL WALL** (including any column and other building element incorporated therein) or other external building element, where the distance from any *fire-source feature* to which it is exposed is— | |
| Less than 1.5 m | 90/ 90/ 90 |
| 1.5 to less than 3 m | –/–/– |
| 3 m or more | –/–/– |
| **EXTERNAL COLUMN** not incorporated in an *external wall*, where the distance from any *fire-source feature* to which it is exposed is— | |
| Less than 1.5 m | 90/–/– |
| 1.5 to less than 3 m | –/–/– |
| 3 m or more | –/–/– |
| **COMMON WALLS and FIRE WALLS—** | 90/ 90/ 90 |
| **INTERNAL WALLS-** | |
| Bounding *public corridors*, public lobbies and the like— | 60/ 60/ 60 |

| Building element | Class of building—FRL: (in minutes) |
|---|---|
| | ***Structural adequacy/ Integrity/ Insulation*** |
| | **2, 3 or 4 part** |
| Between or bounding *sole-occupancy units*— | 60/ 60/ 60 |
| Bounding a stair if *required* to be rated— | 60/ 60/ 60 |
| **ROOFS** | –/–/– |

### 3.5 SECTION J – CLIMATE ZONE

Climate Zone 6

### 3.6 GENERAL FLOOR AREA LIMITATIONS (TABLE C2.2)

Note – Not applicable to residential portion

### 3.7 PART B1 - STRUCTURAL PROVISIONS

Structural Engineers Details prepared by an Appropriately qualified Structural Engineer will be required within the Construction Certificate Documentation.
Confirmation will be required that the design achieves compliance with the following standards (where relevant):-

- AS 1170.0 – 2002 – General Principles
- AS 1170.1 – 2002 – Certification of Barriers to Prevent Falls (Dead and Live Loads)
- AS 1170.2 – 2011 – Wind Loads
- AS 1170.4 – 2007 – Earthquake Actions
- AS 3700 – 2018 – Masonry Structures
- AS 3600 – 2018 – Concrete Structures
- AS 4100 – 1998 – Steel Structures
- AS 4600 – 2018 – Cold Formed Steel Structures
- AS 2519- 2009 – Piling Design and Installation
- AS 1720.1 – 2010 – Design of Timber Structures
- AS/NZS 1664.1 and 1664.2 – 1997 – Aluminium Construction
- AS 2047 – 2014 – Windows and External Glazed Doors in Buildings
- AS 1288 – 2006 – Glass In Buildings Selection and Installation
- A building in a *flood hazard area* must comply with the ABCB Standard for Construction of Buildings in Flood Hazard Areas.

# 4.0 BCA ASSESSMENT – SUMMARY

## 4.1 GENERAL

The tables contained within items 3.2 – 3.5 below summarise the compliance status of the proposed architectural design in terms of each prescriptive provision of the Building Code of Australia.

For those instances of either "prescriptive non-compliance" or "preliminary only detail", a detailed analysis and commentary is provided within Part 4.

## 4.2 SECTION C – FIRE RESISTANCE

| BCA reference | Complies | Does not comply | Detail Required | For REF | Not relevant |
|---|---|---|---|---|---|
| C2D1 - Deemed-to-Satisfy Provisions | ✓ | | | | |
| C2D2 - Type of construction required | | | ✓ | | |
| C2D3 - Calculation of rise in storeys | ✓ | | | | ✓ |
| C2D4 - Buildings of multiple classification | | | | | ✓ |
| C2D5 - Mixed types of construction | | | | | ✓ |
| C2D6 - Two storey Class 2, 3 or 9c buildings | | | | | ✓ |
| C2D7 - Class 4 parts of buildings | | | | | ✓ |
| C2D8 - Open spectator stands and indoor sports stadiums | | | | | ✓ |
| C2D9 - Lightweight construction | | | | | ✓ |
| C2D10 - Non-combustible building elements | | | | | ✓ |
| C2D11 - Fire hazard properties | | | ✓ | | |
| C2D12 - Performance of external walls in fire | | | | | ✓ |
| C2D13 - Fire-protected timber: Concession | | | | | ✓ |
| C2D14- Ancillary elements | | | ✓ | | |
| C2D15-Fixing of bonded laminated cladding panels | | | ✓ | | |
| C3D3 - General floor area and volume limitations | | | | | ✓ |
| C3D4 - Large isolated buildings | | | | | ✓ |
| C3D5 - Requirements for open spaces and vehicular access | | | | | ✓ |
| C3D6 - Class 9 buildings | | | | | ✓ |
| C3D7 - Vertical separation of openings in external walls | | | | | ✓ |
| C3D8 - Separation by fire walls | | | | | ✓ |
| C3D9 - Separation of classifications in the same storey | | | | | ✓ |
| C3D10 - Separation of classifications in different storeys | | | | | ✓ |
| C3D11 - Separation of lift shafts | | | | | ✓ |
| C3D12 - Stairways and lifts in one shaft | | | | | ✓ |
| C3D13 - Separation of equipment | | | | | ✓ |
| C3D14 - Electricity supply system | | | | | ✓ |
| C3D15 - Public corridors in Class 2 and 3 buildings | | | | | ✓ |
| C4D3 - Protection of openings in external walls | ✓ | | | | |
| C4D4- Separation of external walls and associated openings in different fire compartments | | | | | ✓ |
| C4D5- Acceptable methods of protection | | | | | ✓ |
| C4D6- Doorways in fire walls | | | | | ✓ |
| C4D7-Sliding fire doors | | | | | ✓ |
| C4D8- Protection of doorways in horizontal exits | | | | | ✓ |
| C4D9- Openings in fire-isolated exits | | | | | ✓ |
| C4D10- Service penetrations in fire-isolated exits | | | | | ✓ |
| C4D11- Openings in fire-isolated lift shafts | | | | | ✓ |
| C4D12- Bounding construction: Class 2 and 3 buildings and Class 4 parts | | | | | ✓ |
| C4D13- Openings in floors and ceilings for services | | | ✓ | | |
| C4D14- Openings in shafts | | | ✓ | | |
| C4D15- Openings for service installations | | | ✓ | | |
| C4D16- Construction joints | | | ✓ | | |
| C4D17- Columns protected with lightweight construction to achieve an FRL | | | ✓ | | |

## 4.3 SECTION D – ACCESS AND EGRESS

| BCA reference | Complies | Does not comply | Detail Required | Not relevant |
|---|---|---|---|---|
| D2D3 - Number of exits required | ✓ | | | |
| D2D4 - When fire-isolated stairways and ramps are required | | | | ✓ |
| D2D5 - Exit travel distances | ✓ | | | |
| D2D6 - Distance between alternative exits | | | | ✓ |
| D2D7 - Height of exits, paths of travel to exits and doorways | ✓ | | | |
| D2D8 - Width of exits and paths of travel to exits | ✓ | | | |
| D2D9 - Width of doorways in exits or paths of travel to exits | ✓ | | | |
| D2D10 - Exit width not to diminish in direction of travel | ✓ | | | |
| D2D11 - Determination and measurement of exits and paths of travel to exits | ✓ | | | |
| D2D12 - Travel via fire-isolated exits | | | | ✓ |
| D2D13 - External stairways or ramps in lieu of fire-isolated exits | | | | ✓ |
| D2D14 - Travel by non-fire-isolated stairways or ramps | ✓ | | | |
| D2D15 - Discharge from exits | ✓ | | | |
| D2D16 - Horizontal exits | | | | ✓ |
| D2D17 - Non-required stairways, ramps or escalators | | | | ✓ |
| D2D18 - Number of persons accommodated | | | | ✓ |
| D2D19 - Measurement of distances | | | | ✓ |
| D2D20 - Method of measurement | | | | ✓ |
| D2D21 - Plant rooms, lift machine rooms and electricity network substations: Concession | | | | ✓ |
| D2D22 - Access to lift pits | | | | ✓ |
| D2D23 - Egress from primary schools | | | | ✓ |
| D3D3 - Fire-isolated stairways and ramps | | | | ✓ |
| D3D4 - Non-fire-isolated stairways and ramps | | | | ✓ |
| D3D5 - Separation of rising and descending stair flights | | | | ✓ |
| D3D6 - Open access ramps and balconies | | | | ✓ |
| D3D7 - Smoke lobbies | | | | ✓ |
| D3D8 - Installations in exits and paths of travel | | | | ✓ |
| D3D9 - Enclosure of space under stairs and ramps | | | | ✓ |
| D3D10 - Width of required stairways and ramps | | | | ✓ |
| D3D11 - Pedestrian ramps | | | | ✓ |
| D3D12 - Fire-isolated passageways | | | | ✓ |
| D3D13 - Roof as open space | | | | ✓ |
| D3D14 - Goings and risers | | | ✓ | |
| D3D15 - Landings | | | ✓ | |
| D3D16 - Thresholds | | | ✓ | |
| D3D17 - Barriers to prevent falls | | | ✓ | |
| D3D18 - Height of barriers | | | ✓ | |
| D3D19 - Openings in barriers | | | ✓ | |
| D3D20 - Barrier climbability | | | ✓ | |
| D3D21 - Wire barriers | | | | ✓ |
| D3D22 - Handrails | | | ✓ | |
| D3D23 - Fixed platforms, walkways, stairways and ladders | | | | ✓ |
| D3D24 - Doorways and doors | | | | ✓ |
| D3D25 - Swinging doors | | | | ✓ |
| D3D26 - Operation of latch | | | | ✓ |
| D3D27 - Re-entry from fire-isolated exits | | | | ✓ |
| D3D28 - Signs on doors | | | | ✓ |
| D3D29 - Protection of openable windows | | | ✓ | |
| D3D30 - Timber stairways: Concession | | | | ✓ |
| D4D2 -General building access requirements | | | ✓ | |
| D4D3-Access to buildings | | | ✓ | |
| D4D4 -Parts of buildings to be accessible | | | ✓ | |
| D4D5 -Exemptions | | | | ✓ |
| D4D6 -Accessible carparking | | | ✓ | |
| D4D7 -Signage | | | ✓ | |
| D4D8 -Hearing augmentation | | | | ✓ |
| D4D9 -Tactile indicators | | | ✓ | |

| | | | | |
|---|---|---|---|---|
| D4D10- Wheelchair seating spaces in Class 9b assembly buildings | | | | ✓ |
| D4D11-Swimming pools | | | | ✓ |
| D4D12-Ramps | | | | ✓ |
| D4D13-Glazing on an accessway | | | ✓ | |

## 4.4 SECTION E – SERVICES AND EQUIPMENT

| BCA reference | Complies | Does not comply | Detail Required | Not relevant |
|---|---|---|---|---|
| E1D2 - Fire hydrants | | | | ✓ |
| E1D3 -Fire hose reels | | | | ✓ |
| E1D4 - Sprinklers | | | | ✓ |
| E1D5 - Where sprinklers are required: all classifications | | | | ✓ |
| E1D6 - Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings | | | | ✓ |
| E1D7 -Where sprinklers are required: Class 3 building used as a residential care building | | | | ✓ |
| E1D8 - Where sprinklers are required: Class 6 building | | | | ✓ |
| E1D9 - Where sprinklers are required: Class 7a building, other than an open-deck carpark | | | | ✓ |
| E1D10 -Where sprinklers are required: Class 9a health-care building used as a residential care building, Class 9c buildings | | | | ✓ |
| E1D11 - Where sprinklers are required: Class 9b buildings | | | | ✓ |
| E1D12 - Where sprinklers are required: additional requirements | | | | ✓ |
| E1D13 -Where sprinklers are required: occupancies of excessive hazard | | | | ✓ |
| E1D14 -Portable fire extinguishers | | | | ✓ |
| E1D15 -Fire control centres | | | | ✓ |
| E1D16 -Fire precautions during construction | | | | ✓ |
| E1D17 -Provision for special hazards | | | | ✓ |
| E2D3 -General requirements | | | ✓ | |
| E2D4 -Fire-isolated exits | | | | ✓ |
| E2D5 -Buildings more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building | | | | ✓ |
| E2D6 -Buildings more than 25 m in effective height: Class 5, 6, 7b, 8 or 9b buildings | | | | ✓ |
| E2D7 -Buildings more than 25 m in effective height: Class 9a buildings | | | | ✓ |
| E2D8 -Buildings not more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building | | | ✓ | |
| E2D9 -Buildings not more than 25 m in effective height: Class 5, 6, 7b, 8 and 9b buildings | | | | ✓ |
| E2D10 -Buildings not more than 25 m in effective height: large isolated buildings subject to C3D4 | | | | ✓ |
| E2D11 -Buildings not more than 25 m in effective height: Class 9a and 9c buildings | | | | ✓ |
| E2D12 -Class 7a buildings | | | | ✓ |
| E2D13 -Basements (other than Class 7a buildings) | | | | ✓ |
| E2D14 -Class 6 buildings – in fire compartments more than 2000 m2: Class 6 building (not containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit) | | | | ✓ |
| E2D15 -Class 6 buildings – in fire compartments more than 2000 m2: Class 6 building (containing an enclosed common walkway or mall) | | | | ✓ |
| E2D16 -assembly buildings: nightclubs, discotheques and the like | | | | ✓ |
| E2D17 - assembly buildings: exhibition halls | | | | ✓ |
| E2D18 - assembly buildings: theatres and public halls | | | | ✓ |
| E2D19 -Class 9b – assembly buildings: theatres and public halls (not listed in E2D18) including lecture theatres and cinema/auditorium complexes | | | | ✓ |
| E2D20 -Class 9b assembly buildings: other assembly buildings (not listed in E2D16 to E2D19) | | | | ✓ |
| E2D21 -Provision for special hazards | | | | ✓ |
| E3D2 - Lift installations | | | | |
| E3D3 - Stretcher facility in lifts | | | | ✓ |
| E3D4 - Warning against use of lifts in fire | | | | ✓ |
| E3D5 - Emergency lifts | | | | ✓ |
| E3D6 -Landings | | | | ✓ |
| E3D7 -Passenger lift types and their limitations | | | | ✓ |

| | | | | |
|---|---|---|---|---|
| E3D8 -Accessible features required for passenger lifts | | | | ✓ |
| E3D9 -Fire service controls | | | | ✓ |
| E3D10 -Residential care buildings | | | | ✓ |
| E3D11 -Fire service recall control switch | | | | ✓ |
| E3D12 -Lift car fire service drive control switch | | | | ✓ |
| E4D2 -Emergency lighting requirements | | | | ✓ |
| E4D3 -Measurement of distance | | | | ✓ |
| E4D4 -Design and operation of emergency lighting | | | | ✓ |
| E4D5 -Exit signs | | | | ✓ |
| E4D6 -Direction signs | | | | ✓ |
| E4D7 -Class 2 and 3 buildings and Class 4 parts: exemptions | | | | ✓ |
| E4D8 -Design and operation of exit signs | | | | ✓ |
| E4D9 -Emergency warning and intercom systems | | | | ✓ |
| | | | | ✓ |

## 3.1. SECTION F – HEALTH AND AMENITY

| BCA reference | Complies | Does not comply | Detail required | Not relevant |
|---|---|---|---|---|
| F1D3 - Stormwater drainage | | | ✓ | |
| F1D4 - Exposed joints | | | ✓ | |
| F1D5 - External waterproofing membranes | | | ✓ | |
| F1D6 - Damp-proofing | | | ✓ | |
| F1D7 - Damp-proofing of floors on the ground | | | ✓ | |
| F1D8 - Subfloor ventilation | | | | ✓ |
| F2D2 - Wet area construction | | | ✓ | |
| F2D3 - Rooms containing urinals | | | | ✓ |
| F2D4 - Floor wastes | | | ✓ | |
| F3D2 - Roof coverings | | | ✓ | |
| F3D3 - Sarking | | | ✓ | |
| F3D4 - Glazed assemblies | | | ✓ | |
| F3D5 - Wall cladding | | | ✓ | |
| F4D2 - Calculation of number of occupants and facilities | | | | ✓ |
| F4D3 - Facilities in Class 3 to 9 buildings | | | | ✓ |
| F4D4 - Accessible sanitary facilities | | | ✓ | |
| F4D5 - Accessible unisex sanitary compartments | | | | ✓ |
| F4D6 - Accessible unisex showers | | | | ✓ |
| F4D7 - Construction of sanitary compartments | | | | ✓ |
| F4D8 - Interpretation: urinals and washbasins | | | | ✓ |
| F4D9 - Microbial (legionella) control | | | | ✓ |
| F4D10 - Waste management | | | | ✓ |
| F4D12 - Accessible adult change facilities | | | | ✓ |
| F5D2 - Height of rooms and other spaces | ✓ | | | |
| F6D2 Provision of natural light | | | ✓ | |
| F6D3 Methods and extent of natural light | | | ✓ | |
| F6D4 Natural light borrowed from adjoining room | | | | ✓ |
| F6D5 Artificial lighting | | | ✓ | |
| F6D6 Ventilation of rooms | | | ✓ | |
| F6D7 Natural ventilation | | | ✓ | |
| F6D8 Ventilation borrowed from adjoining room | | | | ✓ |
| F6D9 Restriction on location of sanitary compartments | | | | ✓ |
| F6D10 Airlocks | | | | ✓ |
| F6D11 Carparks | | | | ✓ |
| F6D12 Kitchen local exhaust ventilation | | | | ✓ |
| F7D3 Determination of airborne sound insulation ratings | | | ✓ | |
| F7D4 Determination of impact sound insulation ratings | | | ✓ | |
| F7D5 Sound insulation rating of floors | | | ✓ | |
| F7D6 Sound insulation rating of walls | | | ✓ | |
| F7D7 Sound insulation rating of internal services | | | ✓ | |
| F7D8 Sound isolation of pumps | | | ✓ | |

## 3.1. SECTION J – ENERGY EFFICIENCY

| BCA reference | Complies | Does not comply | Detail required | Not relevant |
|---|---|---|---|---|
| Part J0 Energy Efficiency | ✓ | | | |
| Part J1 Building Fabric | ✓ | | | |
| NSW J3D2 Application of Part | | | | ✓ |
| NSW J4D2 Application of Part | ✓ | | | |
| NSW J4D3 Thermal construction—general | ✓ | | | |
| NSW J4D6 Walls and glazing | | | | ✓ |
| NSW J5D2 Application of Part | ✓ | | | |
| J5D3 Chimneys and flues | | | | ✓ |
| J5D4 Roof lights | | | | ✓ |
| NSW J5D5 Windows and doors | | | | ✓ |
| J5D6 Exhaust fans | | | ✓ | |
| J5D7 Construction of ceilings, walls and floors | | | ✓ | |
| J5D8 | | | | ✓ |
| NSW J6D2 Application of Part | ✓ | | | |
| J6D3 Air-conditioning system control | | | ✓ | |
| J6D4 Mechanical ventilation system control | | | | ✓ |
| J6D5 Fans and duct systems | | | ✓ | |
| J6D6 Ductwork insulation | | | ✓ | |
| J6D7 Ductwork sealing | | | ✓ | |
| J6D8 Pump systems | | | ✓ | |
| J6D9 Pipework insulation | | | ✓ | |
| J6D10 Space heating | | | ✓ | |
| J6D11 Refrigerant chillers | | | | ✓ |
| J6D12 Unitary air-conditioning equipment | | | ✓ | |
| J6D13 Heat rejection equipment | | | ✓ | |
| NSW J7D2 Application of Part | ✓ | | | |

# 5.0 BCA ASSESSMENT – DETAILED ANALYSIS

## 5.1 GENERAL

With reference to the "BCA Assessment Summary" contained within Part 3 above, the following detailed analysis and commentary is provided.

This commentary is formulated to enable the design documentation to be further progressed, for the purpose of evidencing the attainment of compliance with the relevant provisions of the BCA.
In our opinion compliance with the Building Code of Australia 2022, Volume 1, can be achieved subject to the implementation of the following details into the Construction documentation.

## 5.2 SECTION C – FIRE RESISTANCE

| CLAUSE | CLAUSE REQUIREMENT | ACTION/RECOMENDATION |
|---|---|---|
| **C2D2** | **Type of construction required**<br>(1)The minimum Type of *fire-resisting construction* of a building must be determined in accordance with Table C2D2, except as allowed for—<br>(a)certain Class 2, 3 or 9c buildings, in C2D6; and<br>(b)a Class 4 part of a building located on the top *storey*, in C2D4(2); and<br>(c)*open spectator stands* and indoor sports stadiums, in C2D8.<br>(2)Each building element must comply with Specification 5 as applicable. | Further Detail will be required within the Crown Certificate documentation |
| **C2D11** | **Fire hazard properties**<br>(1)The *fire hazard properties* of the following internal linings, materials and assemblies within a Class 2 to 9 building must comply with Specification 7: (a)Floor linings and floor coverings.<br>(b)Wall linings and ceiling linings. | Further Detail will be required within the Crown Certificate documentation |

| | | |
|---|---|---|
| | (c)Air-handling ductwork.<br>(d)Lift cars.<br>(e)In Class 9b buildings used as a theatre, public hall or the like— (i)fixed seating in the audience area or auditorium; and<br>(ii)a proscenium curtain *required* by Specification 32.<br>(f)Escalators, moving walkways and non-*required* non *fire-isolated stairways* or pedestrian ramps subject to Specification 14.<br>(g)*Sarking-type materials*.<br>(h)Attachments to floors, ceilings, *internal walls*, *common walls*, *fire walls* and to internal linings of *external walls*.<br>(i)Other materials including insulation materials other than *sarking-type materials*.<br>(2)Paint or fire-retardant coatings must not be used to achieve compliance with the *required fire hazard properties*.<br>(3)The requirements of (1) do not apply to a material or assembly if it is— (a)plaster, cement render, concrete, terrazzo, ceramic tile or the like; or<br>(b)a *fire-protective covering*; or<br>(c)a timber-framed *window*; or<br>(d)a solid timber handrail or skirting; or<br>(e)a timber-faced door; or<br>(f)an electrical switch, socket-outlet, cover plate or the like; or<br>(g)a material used for— (i)a roof insulating material applied in continuous contact with a substrate; or<br>(ii)an adhesive; or<br>(iii)a *damp-proof course*, *flashing*, caulking, sealing, ground moisture barrier, or the like; or<br>(h)a paint, varnish, lacquer or similar finish, other than nitro-cellulose lacquer; or<br>(i)a clear or translucent roof light of glass fibre-reinforced polyester if— (i)the roof in which it is installed forms part of a single *storey* building *required* to be Type C construction; and<br>(ii)the material is used as part of the roof covering; and | |

| | | |
|---|---|---|
| | (iii)it is not closer than 1.5 m from another roof light of the same type; and<br>(iv)each roof light is not more than 14 m2 in area; and<br>(v)the area of the roof lights per 70 m2 of roof surface is not more than 14 m2; or<br>(j)a face plate or neck adaptor of supply and return air outlets of an air handling system; or<br>(k)a face plate or diffuser plate of light fitting and emergency *exit* signs and associated electrical wiring and electrical components; or<br>(l)a joinery unit, cupboard, shelving, or the like; or<br>(m)an attached non-building fixture and fitting such as— (i)a curtain, blind, or similar decor, other than a proscenium curtain *required* by Specification 32; and<br>(ii)a whiteboard, *window* treatment or the like; or<br>(n)timber treads, risers, landings and associated supporting framework installed in accordance with D3D30 where the *Spread-of-Flame Index* and the *Smoke-Developed Index* of the timber does not exceed 9 and 8 respectively; or any other material that does not significantly increase the hazards of fire. | |
| **C4D13** | **Openings in floors and ceilings for services**<br>(1)Where a service passes through— (a)a floor that is required to have an FRL with respect to integrity and insulation; or<br>(b)a ceiling required to have a resistance to the incipient spread of fire,<br>the service must be installed in accordance with (2).<br>(2)A service must be protected— (a)in a building of Type A construction, by a shaft complying with Specification 5; or<br>(b)in a building of Type B or C construction, by a shaft that will not reduce the fire performance of the building elements it penetrates; or<br>(c)in accordance with C4D15.<br>(3)Where a service passes through a floor which is required to be protected by a fire-protective covering, the penetration must not reduce the fire performance of the covering. | Further Detail will be required within the Crown Certificate documentation |
| **C4D14** | **Openings in shafts**<br>In a building of Type A construction, an opening in a wall providing access to a ventilating, pipe, garbage or other service shaft must be protected by— (a)if it is in a sanitary compartment — a door or panel which, together with its frame, is non-combustible or has an FRL of not less | Further Detail will be required within the Crown Certificate documentation |

| | | |
|---|---|---|
| | than –/30/30; or<br>(b)a self-closing –/60/30 fire door or hopper; or<br>(c)an access panel having an FRL of not less than –/60/30; or if the shaft is a garbage shaft — a door or hopper of non-combustible construction. | |
| **C3D15** | **Openings for service installations**<br>(1)The requirements of (2) apply where an electrical, electronic, plumbing, mechanical ventilation, air-conditioning or other service penetrates a building element (other than an external wall or roof) that is required to have an FRL with respect to integrity or insulation or a resistance to the incipient spread of fire.<br>(2)An installation mentioned in (1) must comply with any one of the following: (a)Tested systems — the following applies: (i)The service, building element and any protection method at the penetration— (A)are identical with a prototype assembly of the service, building element and protection method which has been tested in accordance with AS 4072.1 and AS 1530.4 and has achieved the required FRL or resistance to the incipient spread of fire; or<br>(B)differ from a prototype assembly of the service, building element and protection method in accordance with Section 4 of AS 4072.1.<br>(ii)It complies with (i) except for the insulation criteria relating to the service if— (A)the service is a pipe system comprised entirely of metal (excluding pipe seals or the like); and<br>(B)any combustible building element is not located within 100 mm of the service for a distance of 2 m from the penetration; and<br>(C)combustible material is not able to be located within 100 mm of the service for a distance of 2 m from<br>the penetration; and<br>(D)it is not located in a required exit.<br>(iii)The determination of the required FRL must be confirmed in a report from an Accredited Testing Laboratory in accordance with Specifications 1 and 2.<br>(b)Ventilation and air-conditioning — in the case of ventilating or air-conditioning ducts or equipment, the installation is in accordance with AS 1668.1.<br>(c)Compliance with Specification 13 — the following applies: (i)The service is a pipe system | Further Detail will be required within the Crown Certificate documentation |

| | | |
|---|---|---|
| | comprised entirely of metal (excluding pipe seals or the like) and is installed in accordance with Specification 13 and it— of fire; and penetrates a wall, floor or ceiling, but not a ceiling required to have a (A)resistance to the incipient spread<br>(B)connects not more than 2 fire compartments in addition to any fire-resisting service shafts; and<br>(C)does not contain a flammable or combustible liquid or gas.<br>(ii)The service is sanitary plumbing installed in accordance with Specification 13 and it— (A)is of metal or UPVC pipe; and<br>(B)penetrates the floors of a Class 5, 6, 7, 8 or 9b building; and<br>(C)is in a sanitary compartment separated from other parts of the building by walls with the FRL required by Specification 5 for a stair shaft in the building and a self-closing –/60/30 fire door.<br>(iii)The service is a wire or cable, or a cluster of wires or cables installed in accordance with Specification 13 and it— of fire; and penetrates a wall, floor or ceiling, but not a ceiling required to have a (A)resistance to the incipient spread<br>(B)connects not more than 2 fire compartments in addition to any fire-resisting service shafts.<br>The service is an electrical switch, outlet, or the like, and it is installed in accordance with Specification 13. | |
| **C3D16** | **Construction joints**<br>(1)Construction joints, spaces and the like in and between building elements required to be fire-resisting with respect to integrity and insulation must be protected in a manner— (a)identical with a prototype tested in accordance with AS 4072.1 and AS 1530.4 to achieve the required FRL; or<br>(b)that differs from a prototype in accordance with Section 4 of AS 4072.1 and achieves the required FRL.<br>(2)The determination of the required FRL must be confirmed in a report from an Accredited Testing Laboratory in accordance with Specifications 1 and 2.<br>(3)The requirements of (1) do not apply where joints, spaces and the like between fire-protected timber elements are provided with cavity barriers in accordance with Specification 9. | Further Detail will be required within the Crown Certificate documentation |

| | | |
|---|---|---|
| **C3D17** | **Columns protected with lightweight construction to achieve an FRL**<br>A column protected by lightweight construction to achieve an FRL which passes through a building element that is required to have an FRL or a resistance to the incipient spread of fire, must be installed using a method and materials identical with a prototype assembly of the construction which has achieved the required FRL or resistance to the incipient spread of fire. | Further Detail will be required within the Crown Certificate documentation |

## 5.3 SECTION D – ACCESS AND EGRESS

| CLAUSE | CLAUSE REQUIREMENT | ACTION/RECOMENDATION |
|---|---|---|
| **D3D14** | **Goings and risers**<br>(1)A stairway must have— (a)not more than 18 and not less than 2 risers in each *flight*; and<br>(b)going (G), riser (R) and quantity (2R + G) in accordance with Table D3D14, except as permitted by (2) and (3); and<br>(c)constant goings and risers throughout each *flight*, except as permitted by (2) and (3), and the dimensions of goings (G) and risers (R) in accordance with (1)(b) are considered constant if the variation between— (i)adjacent risers, or between adjacent goings, is no greater than 5 mm; and<br>(ii)the largest and smallest riser within a *flight*, or the largest and smallest going within a *flight*, does not exceed 10 mm; and<br>(d)risers which do not have any openings that would allow a 125 mm sphere to pass through between the treads; and<br>(e)treads which have—<br>(i)a surface with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586; or<br>(ii)a nosing strip with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586; and<br>(f)treads of solid construction (not mesh or other perforated material) if the stairway is more than 10 m high or connects more than 3 *storeys*; and<br>(g)in a Class 9b building, not more than 36 risers in consecutive *flights* without a change in direction of at least 30°; and<br>(h)in the case of a *required* stairway, no winders in lieu of a landing.<br>(2)In the case of a non-*required* stairway— (a)the stairway must have— (i)not more than 3 winders in lieu of a quarter *landing*; and<br>(ii)not more than 6 winders in lieu of a half *landing*; and | Further Detail will be required within the Crown Certificate documentation |

| | | |
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| | (b)the going of all straight treads must be constant throughout the same *flight* and the dimensions of goings (G) is considered constant if the variation between— (i)adjacent goings, is no greater than 5 mm; and<br>(ii)the largest and smallest going within a *flight*, does not exceed 10 mm; and<br>(c)the going of all winders in lieu of a quarter or half *landing* may vary from the going of the straight treads within the same *flight* provided that the going of all such winders is constant.<br>(3)Where a stairway discharges to a sloping public walkway or public road— (a)the riser (R) may be reduced to account for the slope of the walkway or road; and the quantity (2R+G) may vary at that location. | |
| **D3D15** | **Landings**<br>In a stairway— (a)*landings* having a maximum gradient of 1:50 may be used in any building to limit the number of risers in each *flight* and each *landing* must— (i)be not less than 750 mm long, and where this involves a change in direction, the length is measured 500 mm from the inside edge of the *landing*; and<br>(ii)have— (A)a surface with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586; or D3D15 when tested in accordance with AS 4586, where the edge leads to a *flight* below; and a strip at the edge of the *landing* with a slip-resistance classification not less than that listed in (B)Table<br>(b)in a Class 9a building— (i)the area of any *landing* must be sufficient to move a stretcher, 2 m long and 600 mm wide, at a gradient not more than the gradient of the stairs, with at least one end of the stretcher on the *landing* while changing direction between *flights*; or<br>(ii)the stair must have a change of direction of 180°, and the *landing* a clear width of not less than 1.6 m and a clear length of not less than 2.7 m.<br>**Table D3D15:Slip-resistance classification**<br>Application / Dry Surface conditions / Wet surface conditions<br>Ramp steeper than 1:14 / P4 or R11 / P5 or R12<br>~~Ramp steeper than 1:20 but~~ / ~~P3 or R10~~ / ~~P4 or R11~~ | Further Detail will be required within the Crown Certificate documentation |

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| not steeper than 1:14 | | | |
| Tread or *landing* surface | P3 or R10 | P4 or R11 | |
| Nosing or *landing* edge strip | P3 | P4 | |

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| **D3D16** | **Thresholds**<br>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— (a)in *patient care areas* in a Class 9a *health-care building*, the door sill is not more than 25 mm above the finished floor level to which the doorway opens; or<br>(b)in *resident use areas* in a Class 9c building, a ramp is provided with a maximum gradient of 1:8 for a maximum height of 25 mm over the threshold; or<br>(c)in a building *required* to be *accessible* by Part D4, the doorway— (i)opens to a road or *open space*; and<br>(ii)is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or<br>(d)in other cases— (i)the doorway opens to a road or *open space*, external stair landing or external balcony; and<br>(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. | Further Detail will be required within the Crown Certificate documentation |
| **D3D17** | **Barriers to prevent falls**<br>(1)A continuous barrier must be provided along the side of— (a)a roof to which general access is provided; and<br>(b)a stairway or ramp; and<br>(c)a floor, corridor, hallway, balcony, deck, verandah, *mezzanine*, access bridge or the like; and<br>(d)any delineated path of access to a building,<br>if the trafficable surface is 1 m or more above the surface beneath.<br>(2)The requirements of (1) do not apply to— (a)the perimeter of a *stage*, rigging loft, loading | Further Detail will be required within the Crown Certificate documentation |

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| | dock or the like; or<br>(b)areas referred to in D3D23; or<br>(c)a retaining wall unless the retaining wall forms part of, or is directly associated with a delineated path of access to a building from the road, or a delineated path of access between buildings; or<br>(d)a barrier provided to an openable window covered by D3D29.<br>(3)A barrier *required* by (1) must be constructed in accordance with D3D18, D3D19, D3D20 and, if a wire barrier is used, D3D21. | |
| **D3D18** | **Height of barriers**<br>(1)The height of a barrier *required* by D3D17 must be not less than the following: (a)For stairways or ramps with a gradient of 1:20 or steeper — 865 mm.<br>(b)For *landings* to a stair or ramp where the barrier is provided along the inside edge of the *landing* and does not exceed 500 mm in length — 865 mm.<br>(c)In front of fixed seating on a *mezzanine* or balcony within an auditorium in a Class 9b building, where the horizontal projection extends not less than 1 m outwards from the top of the barrier — 700 mm.<br>(d)For all other locations — 1 m.<br>(2)For a barrier provided under (1) —<br>(a)barrier heights are measured vertically from the surface beneath, except that for stairways the height must be measured above the nosing line of the stair treads; and<br>(b)a transition zone may be incorporated where the barrier height changes from 865 mm on a stair *flight* or ramp to 1 m at a *landing* or floor. | Further Detail will be required within the Crown Certificate documentation |
| **D3D19** | **Openings in barriers**<br>(1)Except where allowed by (2), openings in a *required* barrier must not allow a 125 mm sphere to pass through.<br>(2)In a *fire-isolated stairway*, *fire-isolated ramp* or other area used primarily for emergency purposes, openings in a *required* barrier— (a)must not allow a 300 mm sphere to pass | Further Detail will be required within the Crown Certificate documentation |

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| | through; or<br>(b)where rails are used— (i)a 150 mm sphere must not be able to pass through the opening between the nosing line of the stair treads and the rail or between the rail and the floor of the *landing*, balcony or the like; and<br>(ii)the opening between rails must not be more than 460 mm.<br>(3)In Class 7 (other than *carparks*) and Class 8 buildings, openings in a *required* barrier—<br>(a)must not allow a 300 mm sphere to pass through; or<br>(b)where rails are used— (i)a 150 mm sphere must not be able to pass through the opening between the nosing line of the stair treads and the rail or between the rail and the floor of the *landing*, balcony or the like; and<br>(ii)the opening between the rails must not be more than 460 mm.<br>(4)The requirements of (2) do not apply to external stairways, external ramps, or *fire-isolated stairways* or *fire-isolated ramps* serving Class 9b *early childhood centres*.<br>(5)For a barrier provided under (1), the maximum 125 mm barrier opening for a stairway, such as a non *fire-isolated stairway*, is measured above the nosing line of the stair treads.<br>(6)Where a *required* barrier is fixed to the vertical face forming an edge of a *landing*, balcony, deck, stairway or the like, the opening formed between the barrier and the face must not exceed 40 mm.<br>(7)For the purposes of (6), the opening is measured horizontally from the edge of the trafficable surface to the nearest internal face of the barrier. | |
| **D3D20** | **Barrier climbability**<br>[2019: Table D2.16a]<br>(1)A barrier *required* by D3D17, located on a floor more than 4 m above the surface beneath, must not incorporate horizontal or near horizontal elements that could facilitate climbing between 150 mm and 760 mm above the floor.<br>(2)The requirements of (1) do not apply to— (a)*fire-isolated stairways*, *fire-isolated ramps* and other areas used primarily for emergency purposes, other than— (i)external stairways; | Further Detail will be required within the Crown Certificate documentation |

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| | and<br>(ii)external ramps; and<br>Class 7 (other than *carparks*) and Class 8 buildings. | |
| **D3D22** | **Handrails**<br>(1)Except for handrails referred to in D3D23, and subject to (2), handrails must— (a)be located along at least one side of the ramp or *flight*; and<br>(b)be located along each side if the total width of the stairway or ramp is 2 m or more; and<br>(c)in a Class 9b building used as a primary *school* or a building that contains an *early childhood centre*— (i)have one handrail fixed at a height of not less than 865 mm; and<br>(ii)in addition to (i), have a handrail— (A)fixed at a height between 665 mm and 750 mm in a primary *school*; and<br>(B)with a cross-sectional dimension not less than 16 mm and not greater than 45 mm as measured in any direction across its centre, fixed at a height between 450 mm and 700 mm in a Class 9b *early childhood centre*; and<br>(d)in any other case, be fixed at a height of not less than 865 mm; and<br>(e)be continuous between stair *flight* landings and have no obstruction on or above them that will tend to break a hand-hold; and<br>(f)in a *required exit* serving an area *required* to be *accessible*, be designed and constructed to comply with clause 12 of AS 1428.1, except that clause 12(d) does not apply to a handrail *required* by (1)(c)(ii).<br>(2)The height *required* by (1)(c) and (d) is measured above the nosings of stair treads and the floor surface of the ramp, landing or the like.<br>(3)Handrails— (a)in a Class 9a *health-care building* must be provided along at least one side of every passageway or corridor used by patients, and must be— (i)fixed not less than 50 mm clear of the wall; and<br>(ii)where practicable, continuous for their full length; and | Further Detail will be required within the Crown Certificate documentation |

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| | (b)in a Class 9c *aged care building* must be provided along both sides of every passageway or corridor used by residents, and must be— (i)fixed not less than 50 mm clear of the wall; and<br>(ii)where practicable, continuous for their full length.<br>(4)Handrails *required* to assist people with a disability must be provided in accordance with D4D4.<br>(5)Handrails to a stairway or ramp within a *sole-occupancy unit* in a Class 2 or 3 building or Class 4 part of a building must— (a)be located along at least one side of the *flight* or ramp; and<br>(b)be located along the full length of the *flight* or ramp, except in the case where a handrail is associated with a barrier, the handrail may terminate where the barrier terminates; and<br>(c)have the top surface of the handrail not less than 865 mm vertically above the nosings of the stair treads or the floor surface of the ramp; and<br>(d)have no obstruction on or above them that will tend to break a handhold, except for newel posts, ball type stanchions, or the like.<br>(6)The requirements of (5) do not apply to— (a)handrails referred to in D3D23; or<br>(b)a stairway or ramp providing a change in elevation of less than 1 m; or<br>(c)a landing; or a winder where a newel post is installed to provide a handhold. | |
| **D3D29** | **Protection of openable windows**<br>(1)A window opening must be provided with protection, if the floor below the window is 2 m or more above the surface beneath in— (a)a bedroom in a Class 2 or 3 building or Class 4 part of a building; or<br>(b)a Class 9b *early childhood centre*.<br>(2)Where the lowest level of the window opening is less than 1.7 m above the floor, a window opening covered by (1) must comply with the following: (a)The openable portion of the window must be protected with— (i)a device capable of restricting the window opening; or<br>(ii)a screen with secure fittings. | Further Detail will be required within the Crown Certificate documentation |

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| | (b)A device or screen *required* by (a) must— (i)not permit a 125 mm sphere to pass through the window opening or screen; and<br>(ii)resist an outward horizontal action of 250 N against the— (A)window restrained by a device; or<br>(B)screen protecting the opening; and<br>(iii)have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.<br>(3)A barrier with a height not less than 865 mm above the floor is *required* to an openable window— (a)in addition to window protection, when a child resistant release mechanism is *required* by (2)(b)(iii); and<br>(b)where the floor below the window is 4 m or more above the surface beneath if the window is not covered by (1).<br>(4)A barrier covered by (3) except for (5) must not— (a)permit a 125 mm sphere to pass through it; and<br>(b)have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing.<br>(5)A barrier *required* by (3) to an openable window in— (a)*fire-isolated stairways*, *fire-isolated ramps* and other areas used primarily for emergency purposes, excluding external stairways and external ramps; and<br>(b)Class 7 (other than *carparks*) and Class 8 buildings and parts of buildings containing those classes, | |
| **D3D30** | **Timber stairways: Concession**<br>(1)Notwithstanding D3D3(a), timber treads, risers, landings and associated supporting framework within a *required fire-isolated stairway* or *fire-isolated passageway* may be constructed from *fire-protected timber* in accordance with C2D13— (a)if the timber— (i)has a finished thickness of not less than 44 mm; and<br>(ii)has an average density of not less than 800 kg/m3 at a moisture content of 12%; and | Further Detail will be required within the Crown Certificate documentation |

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| | (b)subject to— (i)the building being protected throughout by a sprinkler system (other than a FPAA101D system) complying with Specification 17 which extends to within the fire-isolated enclosure; and<br>(ii)fire protection being provided to the underside of stair *flights* and landings located immediately above a landing level which— (A)is at or near the level of egress; or<br>(B)provides direct access to a carpark.<br>(2)Fire protection required by (1) must be not less than one layer of 13 mm fire-protective grade plasterboard fixed in accordance with the system requirements for a *fire-protective covering*. | |
| **D4D2** | **General building access requirements**<br>(1)Buildings and parts of buildings must be *accessible* as *required* by this clause, unless exempted by D4D5.<br>(2)Access requirements for a Class 1b building are as follows:<br>Dwellings located on one allotment and used for short-term holiday accommodation — in accordance with (a)Table<br>(b)A boarding house, bed and breakfast, guest house, hostel or the like, other than those described in (a) — to and within— (i)1 bedroom and associated sanitary facilities; and<br>(ii)not less than 1 of each type of room or space for use in common by the residents or guests, including a cooking facility, sauna, gymnasium, *swimming pool*, laundry, games room, eating area, or the like; and<br>(iii)rooms or spaces for use in common by all residents on a floor to which access by way of a ramp complying with AS 1428.1 or a passenger lift is provided.<br>(3)For the purposes of (2)(a), a community or strata-type subdivision or development is considered to be on a single allotment.<br>(4)For a Class 2 building, common areas are to be *accessible* as follows: From a pedestrian entrance *required* to be *accessible* to at least 1 floor containing *sole-occupancy units* and to the entrance doorway of each *sole-occupancy unit* located on that level.<br>(b)To and within not less than 1 of each type of room or space for use in common by the | Further Detail will be required within the Crown Certificate documentation |

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| | residents, including a cooking facility, sauna, gymnasium, *swimming pool*, common laundry, games room, individual shop, eating area, or the like.<br>(c)Where a ramp complying with AS 1428.1 or a passenger lift is installed— (i)to the entrance doorway of each *sole-occupancy unit*; and<br>(ii)to and within rooms or spaces for use in common by the residents.<br>(d)The requirements of (c) only apply where the space referred to in (c)(i) or (ii) is located on the levels served by the lift or ramp.<br>(5)For a Class 3 building, access requirements are as follows: (a)Common areas: (i)From a pedestrian entrance required to be accessible to at least 1 floor containing *sole-occupancy units* and to the entrance doorway of each *sole-occupancy unit* located on that level.<br>(ii)a cooking facility, sauna, gymnasium, *swimming pool*, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.<br>(iii)Where a ramp complying with AS 1428.1 or a passenger lift is installed— (A)to the entrance doorway of each *sole-occupancy unit*; and<br>(B)to and within rooms or spaces for use in common by the residents.<br>(iv)The requirements of (iii) only apply where the space referred to in (A) and (B) are located on the levels served by the lift or ramp.<br>(b)*Sole-occupancy units* — in accordance with Table D4D2b.<br>(6)For Class 5, 6, 7b, 8 and 9a buildings, access must be provided to and within all areas normally used by the occupants.<br>(7)For a Class 7a building, access must be provided to and within any level containing *accessible* carparking spaces.<br>(8)For a Class 9b building, access requirements are as follows: (a)*Schools* and *early childhood centres* — to and within all areas normally used by the occupants.<br>(b)An *assembly building*, not being a *school* or *early childhood centre*—to and within—<br>(i)wheelchair seating spaces provided in accordance with D4D10; and<br>(ii)all other areas normally used by the occupants, except that access need not be provided to | |

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| | tiers or platforms of seating areas that do not contain wheelchair seating spaces.<br>(9)For a Class 9c building, access requirements are as follows: (a)Common areas: (i)From a pedestrian entrance required to be *accessible* to at least 1 floor containing *sole-occupancy units* and to the entrance doorway of each *sole-occupancy unit* located on that level.<br>(ii)To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, *swimming pool*, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.<br>(iii)Where a ramp complying with AS 1428.1 or a passenger lift is installed— (A)to the entrance doorway of each *sole-occupancy unit*; and<br>(B)to and within rooms or spaces for use in common by the residents.<br>(iv)The requirements of (iii) only apply where the space referred to in (A) and (B) are located on the levels served by the lift or ramp.<br>(b)*Sole-occupancy units* — in accordance with Table D4D2b.<br>(10)For a Class 10 building, access requirements are as follows: (a)For a Class 10a non-habitable building located in an *accessible* area intended for use by the public and containing a sanitary facility, change room facility or shelter, to and within— an *accessible* sanitary facility; and<br>(ii)a change room facility; and<br>(iii)a public shelter or the like.<br>(b)For Class 10b *swimming pools*, to and into *swimming pools* with a total perimeter greater than 40 m, associated with a Class 1b, 2, 3, 5, 6, 7, 8 or 9 building that is *required* to be *accessible*, but not *swimming pools* for the exclusive use of occupants of a Class 1b building or a *sole-occupancy unit* in a Class 2 or Class 3 building. | |
| **D4D3** | **Access to buildings**<br>(1)An *accessway* must be provided to a building *required* to be *accessible*— (a)from the main points of a pedestrian entry at the allotment boundary; and<br>(b)from another *accessible* building connected by a pedestrian link; and from any *required* | Further Detail will be required within the Crown Certificate documentation |

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| | *accessible* carparking space on the allotment.<br>(2)In a building *required* to be *accessible*, an *accessway* must be provided through the principal pedestrian entrance, and— (a)through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and<br>(b)in a building with a total *floor area* more than 500 m2, a pedestrian entrance which is not *accessible* must not be located more than 50 m from an *accessible* pedestrian entrance, except for pedestrian entrances serving only areas exempted by D4D5.<br>(3)Where a pedestrian entrance *required* to be *accessible* has multiple doorways— (a)if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be *accessible*; and<br>(b)if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be *accessible*.<br>(4)For the purposes of (3)— (a)an *accessible* pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where— (i)all doorways serve the same part or parts of the building; and<br>(ii)the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D4D3); and<br>(b)a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D4D3).<br>(5)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 in accordance with AS 1428.1. | |
| **D4D4** | **Parts of buildings to be accessible**<br>In a building *required* to be *accessible*— (a)every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with— (i)for a ramp, except a *fire-isolated ramp*, clause 10 of AS 1428.1; and<br>(ii)for a stairway, except a *fire-isolated stairway*, clause 11 of AS 1428.1; and<br>(iii)for a *fire-isolated stairway*, clause 11.1(f) and (g) of AS 1428.1; and | Further Detail will be required within the Crown Certificate documentation |

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| | (b)every passenger lift must comply with E3D7; and<br>(c)*accessways* must have— (i)passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an *accessway* where a direct line of sight is not available; and<br>(ii)turning spaces complying with AS 1428.1— within 2 m of the end of *accessways* where it is not possible to continue travelling along the *accessway*;<br>and<br>(B)at maximum 20 m intervals along the *accessway*; and<br>(d)an intersection of *accessways* satisfies the spatial requirements for a passing and turning space; and<br>(e)a passing space may serve as a turning space; and<br>(f)a ramp complying with AS 1428.1 or a passenger lift need not be provided to serve a *storey* or level other than the entrance *storey* in a Class 5, 6, 7b or 8 building— (i)containing not more than 3 *storeys*; and<br>(ii)with a *floor area* for each *storey*, excluding the entrance *storey*, of not more than 200 m2; and<br>(g)clause 7.4.1(a) of AS 1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm'; and<br>(h)the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively. | |
| **D4D6** | **Accessible carparking**<br>(1)*Accessible* carparking spaces— (a)subject to (b), must be provided in accordance with (2) in— (i)a Class 7a building *required* to be *accessible*; and<br>(ii)a carparking area on the same allotment as a building *required* to be *accessible*; and<br>(b)need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and | Further Detail will be required within the Crown Certificate documentation |

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| | (c)subject to (d), must comply with AS/NZS 2890.6; and<br>(d)need not be identified with signage where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability.<br>(2)For each Class of building to which the *carpark* or carparking area is associated, the number of *accessible* carparking spaces *required* is as follows: (a)Class 1b and 3 buildings:<br>(i)For a boarding house, guest house, hostel, lodging house, backpackers' accommodation, or the residential part of a hotel or motel, the number of *accessible* carparking spaces *required* is to be calculated by multiplying the total number of carparking spaces by the percentage of —<br>(A)*accessible sole-occupancy units* to the total number of *sole-occupancy units*; or<br>(B)*accessible* bedrooms to the total number of bedrooms.<br>(ii)For the purposes of (i), the calculated number is taken to the next whole figure.<br>(iii)For a residential part of a *school*, accommodation for the aged, disabled or children, residential part of a *health-care building* which accommodates members of staff or the residential part of a *detention centre* —<br>1 *accessible* space for every 100 carparking spaces or part thereof.<br>(b)Class 5, 7, 8 or 9c buildings — 1 *accessible* space for every 100 carparking spaces or part thereof.<br>(c)Class 6 buildings— (i)with up to 1000 carparking spaces — 1 *accessible* space for every 50 carparking spaces or part thereof; and<br>(ii)for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 *accessible* space.<br>(d)Class 9a buildings: (i)For a hospital (non-outpatient area) — 1 *accessible* space for every 100 carparking spaces or part thereof.<br>(ii)For a hospital (outpatient area)— (A)with up to 1000 carparking spaces — 1 *accessible* space for every 50 carparking spaces or part thereof; and<br>(B)for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 *accessible* space.<br>(iii)For a nursing home — 1 *accessible* space for every 100 carparking spaces or part thereof. | |

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| | (iv)For a clinic or day surgery not forming part of a hospital — 1 *accessible* space for every 50 carparking spaces or part thereof.<br>(e)Class 9b buildings: (i)For a *school* — 1 *accessible* space for every 100 carparking spaces or part thereof.<br>(ii)For other *assembly buildings*— (A)with up to 1000 carparking spaces — 1 *accessible* space for every 50 carparking spaces or part thereof; and<br>(B)for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 *accessible* space. | |
| **D4D7** | **Signage**<br>(1)In a building *required* to be *accessible*— (a)braille and tactile signage complying with Specification 15 must— (i)incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each— *occupancy unit* in a Class 3 or Class 9c building; and sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a (A)*sole-*<br>(B)space with a hearing augmentation system; and<br>(ii)identify each door *required* by E4D5 to be provided with an *exit* sign and state—<br>(A)"Exit"; and<br>(B)"Level"; and<br>(C)the floor level number or floor level descriptor, or a combination of the two.<br>(b)signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying—<br>(i)the type of hearing augmentation; and<br>(ii)the area covered within the room; and<br>(iii)if receivers are being used and where the receivers can be obtained; and<br>(c)signage in accordance with AS 1428.1 must be provided for *accessible* unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and | Further Detail will be required within the Crown Certificate documentation |

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| | (d) signage to identify an ambulant *accessible* sanitary facility in accordance with AS 1428.1 must be located on<br>the door of the facility; and<br>(e)where a pedestrian entrance is not *accessible*, directional signage incorporating the international symbol of access, in accordance with AS 1428.1, must be provided to direct a person to the location of the nearest *accessible* pedestrian entrance; and<br>(f)where a bank of sanitary facilities is not provided with an *accessible* unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 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 sanitary facility.<br>(2)In a building that is subject F4D12 and is *required* to be *accessible*, directional signage complying with Specification 15 to direct a person to the location of the nearest *accessible* adult change facility within that building must be provided at the location of each— (a)bank of sanitary facilities; and *accessible* unisex sanitary facility, other than one that incorporates an *accessible* adult change facility. | |
| **D4D9** | **Tactile indicators**<br>(1)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— (a)a stairway, other than a *fire-isolated stairway*; and<br>(b)an escalator; and a passenger conveyor or moving walk; and<br>(d)a ramp other than a *fire-isolated ramp*, step ramp, kerb ramp or *swimming pool* ramp; and<br>(e)in the absence of a suitable barrier— (i)an overhead obstruction less than 2 m above floor level, other than a doorway; and<br>(ii)an *accessway* meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point,<br>except for areas exempted by D4D5.<br>(2)Tactile ground surface indicators *required* by (1) must comply with sections 1 and 2 of | Further Detail will be required within the Crown Certificate documentation |

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| | AS/NZS 1428.4.1.<br>(3)A hostel for the aged, nursing home for the aged, a *residential aged care building*, Class 3 accommodation for the aged, Class 9a *health-care building* or a Class 9c *aged care building* need not comply with (1)(a) and (d) if handrails incorporating a raised dome button in accordance with AS/NZS 1428.4.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp. | |
| **D4D13** | **Glazing on an accessway**<br>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. | Further Detail will be required within the Crown Certificate documentation |

## 5.4 SECTION E – – SERVICES AND EQUIPMENT

| CLAUSE | CLAUSE REQUIREMENT | ACTION/RECOMENDATION |
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| **E2D3** | **General requirements**<br>(1)An air-handling system which does not form part of a smoke hazard management system in accordance with E2D4 to E2D20 and which recycles air from one *fire compartment* to another *fire compartment* or operates in a manner that may unduly contribute to the spread of smoke from one *fire compartment* to another *fire compartment* must, subject to (2), be designed and installed— (a)to operate as a smoke control system in accordance with AS 1668.1; or<br>(b)such that it— *compartments* served; and incorporates smoke dampers where the air-handling ducts penetrate any elements separating the (i)*fire*<br>(ii)is arranged such that the air-handling system is shut down and the smoke dampers are activated to close *automatically* by smoke detectors complying with clause 7.5 of AS 1670.1.<br>(2)For the purposes of (1), each *sole-occupancy unit* in a Class 2 or 3 building is treated as a separate *fire compartment*.<br>(3)Miscellaneous air-handling systems covered by Sections 5 and 6 of AS 1668.1 serving more than one *fire compartment* (other than a *carpark* ventilation system) and not forming part of a smoke hazard management system must comply with these Sections of the Standard.<br>(4)A smoke detection system must be installed in accordance with S20C6 to operate AS 1668.1 systems that are provided for zone pressurisation and *automatic* air pressurisation for fire-isolated *exits*. | Further Detail will be required within the Crown Certificate documentation |
| **E2D8** | **Buildings not more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building**<br>In a Class 2 and 3 building or part of a building, or Class 4 part of a building, if the building is not more than 25 m in *effective height*— (a)it must be provided with an *automatic* smoke detection and alarm system complying with Specification 20; and<br>(b)where a *required fire-isolated stairway* serving the Class 2 or 3 parts also serves one or more *storeys* of Class 5, 6, 7 (other than an *open-deck carpark*), 8 or 9b parts— (i)the *fire-* | Further Detail will be required within the Crown Certificate documentation |

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| | *isolated stairway*, including any associated *fire-isolated passageway* or *fire-isolated ramp*, must be provided with an *automatic* air pressurisation system for fire-isolated *exits* in accordance with AS 1668.1; or<br>(ii)the Class 5, 6, 7 (other than an *open-deck carpark*), 8 and 9b parts must be provided with— (A)an *automatic* smoke detection and alarm system complying with Specification 20; or<br>(B)a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17; and<br>(c)where a *required fire-isolated stairway* serving the Class 4 part also serves one or more *storeys* of Class 5, 6, 7 (other than an *open-deck carpark*), 8 or 9b parts—<br>(i)a system complying with (b)(i) or (b)(ii) must be installed; or<br>(ii)a smoke alarm or detector system complying with Specification 20 must be provided except that alarms or detectors need only be installed adjacent to each doorway into each *fire-isolated stairway* (set back horizontally from the doorway by a distance of not more than 1.5 | |

## 5.5 SECTION F – HEALTH AND AMENITY

| CLAUSE | CLAUSE REQUIREMENT | ACTION/RECOMENDATION |
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| **F1D3** | **Stormwater drainage**<br>Stormwater drainage must be designed and constructed in accordance with AS/NZS 3500.3. | Further Detail will be required within the Crown Certificate documentation |
| **F1D4** | **Exposed joints**<br>[New for 2022]<br>Exposed joints in the drainage surface on a roof, balcony, podium or similar horizontal surface part of a building must—<br>(a)be protected in accordance with Section 2.9 of AS 4654.2; and<br>(b) not be located beneath or run through a planter box, water feature or similar part of the building. | Further Detail will be required within the Crown Certificate documentation |
| **F1D5** | **External waterproofing membranes**<br>A roof, balcony, podium or similar horizontal surface part of a building must be provided with a *waterproofing membrane*—<br>(a)consisting of materials complying with AS 4654.1; and designed and installed in accordance with AS 4654.2. | Further Detail will be required within the Crown Certificate documentation |
| **F1D6** | **Damp-proofing**<br>(1)Except for a building covered by (3), moisture from the ground must be prevented from reaching—<br>(a)the lowest floor timbers and the walls above the lowest floor joists; and<br>(b)the walls above the *damp-proof course*; and<br>(c)the underside of a suspended floor constructed of a material other than timber, and the supporting beams or girders.<br>(2)Where a *damp-proof course* is provided, it must consist of—<br>(a)a material that complies with AS/NZS 2904; or | Further Detail will be required within the Crown Certificate documentation |

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| | (b)impervious sheet material in accordance with AS 3660.1.<br>(3)The following buildings need not comply with (1):<br>(a)A Class 7 or 8 building where in the particular case there is no necessity for compliance.<br>(b)A garage, tool shed, *sanitary compartment*, or the like, forming part of a building used for other purposes. An *open spectator stand* or *open-deck carpark*. | |
| **F1D7** | **Damp-proofing of floors on the ground**<br>(1)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.<br>(2)The requirements of (1) do not apply where—<br>(a)weatherproofing is not *required*; or the floor is the base of a stair, lift or similar *shaft* which is adequately drained by gravitation or mechanical means. | Further Detail will be required within the Crown Certificate documentation |
| **F2D2** | **Wet area construction**<br>(1)In a Class 2 and 3 building and a Class 4 part of a building, building elements in *wet areas* must—<br>(a)be *water resistant* or *waterproof* in accordance with Specification 26; and<br>(b)comply with AS 3740.<br>(2)In a Class 5, 6, 7, 8 or 9 building, building elements in a bathroom or shower room, a slop hopper or sink compartment, a laundry or *sanitary compartment* must—<br>(a)be *water resistant* or *waterproof* in accordance with Specification 26; and<br>(b)comply with AS 3740, as if they were in a Class 2 or 3 building or a Class 4 part of a building. | Further Detail will be required within the Crown Certificate documentation |
| **F2D4** | **Floor wastes**<br>(1)In a Class 2 or 3 building or Class 4 part of a building, a bathroom or laundry located at any level above a *sole-occupancy unit* or public space must have a *floor waste*.<br>(2)Where a *floor waste* is installed—<br>(a)the minimum continuous fall of a floor plane to the waste must be 1:80; and the maximum continuous fall of a floor plane to the waste must be 1:50. | Further Detail will be required within the Crown Certificate documentation |

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| **F3D1** | **Deemed-to-Satisfy Provisions**<br>(1)Where a *Deemed-to-Satisfy Solution* is proposed, *Performance Requirement* F3P1 is satisfied by complying with F3D2 to F3D5.<br>(2)Where a *Performance Solution* is proposed, the relevant *Performance Requirements* must be determined in accordance with A2G2(3) and A2G4(3) as applicable.<br>A roof must be covered with— (a)roof tiles complying with AS 2049, fixed in accordance with AS 2050; or<br>(b)metal sheet roofing complying with AS 1562.1; or<br>(c)plastic sheet roofing designed and installed in accordance with AS 1562.3; or<br>(d)terracotta, fibre-cement and timber slates and shingles designed and installed in accordance with AS 4597, except in cyclonic areas; or an external waterproofing *membrane* complying with F1D5. | Further Detail will be required within the Crown Certificate documentation |
| **F3D3** | **Sarking**<br>*Sarking-type material* used for weatherproofing of roofs and walls must comply with AS 4200.1 and AS 4200.2. | Further Detail will be required within the Crown Certificate documentation |
| **F3D4** | **Glazed assemblies**<br>(1)Subject to (2) and (3), the following glazed assemblies in an *external wall*, must comply with AS 2047 requirements for resistance to water penetration: (a)Windows.<br>(b)Sliding and swinging glazed doors with a frame, including French and bi-fold doors with a frame.<br>(c)Adjustable louvres.<br>(d)Shopfronts.<br>(e)Window walls with one piece framing.<br>(2)The following buildings need not comply with (1): (a)A Class 7 or 8 building where in the particular case there is no necessity for compliance.<br>(b)A garage, tool shed, *sanitary compartment*, or the like, forming part of a building used for | Further Detail will be required within the Crown Certificate documentation |

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| | other purposes, except where the construction of the garage, tool shed, *sanitary compartment* or the like contributes to the weatherproofing of the other part of the building.<br>(c)An *open spectator stand* or *open-deck carpark*.<br>(3)The following glazed assemblies need not comply with (1): (a)All glazed assemblies not in an *external wall*.<br>(b)Revolving doors.<br>(c)Fixed louvres.<br>(d)Skylights, roof lights and windows in other than the vertical plane.<br>(e)Sliding and swinging glazed doors without a frame.<br>(f)Windows constructed on site and architectural one-off windows, which are not design tested in accordance with AS 2047.<br>(g)Second-hand windows, re-used windows and recycled windows. Heritage windows. | |
| **F3D5** | **Wall cladding**<br>(1)External wall cladding must comply with one or a combination of the following:<br>(a)Masonry, including masonry veneer, unreinforced and reinforced masonry: AS 3700.<br>(b)Autoclaved aerated concrete: AS 5146.3.<br>(c)Metal wall cladding: AS 1562.1.<br>(2)The following buildings need not comply with (1): (a)A Class 7 or 8 building where in the particular case there is no necessity for compliance.<br>(b)A garage, tool shed, *sanitary compartment*, or the like, forming part of a building used for other purposes, except where the construction of the garage, tool shed, *sanitary compartment* or the like contributed to the weatherproofing of another part of the building that is *required* to be weatherproofed. An *open spectator stand* or *open deck carpark*. | Further Detail will be required within the Crown Certificate documentation |
| **F4D5** | **Accessible sanitary facilities**<br>In a building *required* to be *accessible*— (a)*accessible* unisex *sanitary compartments* must be | Further Detail will be required within the Crown Certificate documentation |

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| | provided in *accessible* parts of the building in accordance with F4D6; and<br>(b)*accessible* unisex showers must be provided in accordance with F4D7; and<br>(c)at each bank of toilets where there is one or more toilets in addition to an *accessible* unisex *sanitary compartment* at that bank of toilets, not less than one *sanitary compartment* suitable for a person with an ambulant disability for use by males and one *sanitary compartment* suitable for a person with an ambulant disability for use by females, must be provided; and<br>(d)an *accessible* unisex *sanitary compartment* must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and<br>(e)the circulation spaces, fixtures and fittings of all *accessible* sanitary facilities provided in accordance with F4D6 and F4D7 must comply with the requirements of AS 1428.1; and<br>(f)an *accessible* unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and<br>(g)where two or more of each type of *accessible* unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and<br>(h)where male sanitary facilities are provided at a separate location to female sanitary facilities, *accessible* unisex sanitary facilities are only *required* at one of those locations; and<br>(i)an *accessible* unisex *sanitary compartment* or an *accessible* unisex shower need not be provided on a *storey* or level that is not *required* by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1. | |
| **F6D2** | **Provision of natural light**<br>Natural light must be provided in:<br>(a)A Class 2 building and a Class 4 parts of a building — to all *habitable rooms*.<br>(b)A Class 3 building — to all bedrooms and dormitories.<br>(c)Class 9a and 9c buildings — to all rooms used for sleeping purposes.<br>(d)A Class 9b building — to all general purpose classrooms in primary or secondary *schools* | Further Detail will be required within the Crown Certificate documentation |

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| | and all playrooms or the like for the use of children in an *early childhood centre*. | |
| **F6D3** | **Methods and extent of natural light**<br>(1)*Required* natural light must be provided by—<br>(a)*windows*, excluding *roof lights*, that— (i)have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 10% of the *floor area* of the room; and<br>(ii)are open to the sky or face a court or other space open to the sky or an open verandah, carport or the like; or<br>(b)*roof lights*, that— (i)have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 3% of the *floor area* of the room; and<br>(ii)are open to the sky; or<br>a proportional combination of *windows* and *roof lights required* by (a) and (b).<br>(2)Except in a Class 9c *aged care building*, in a Class 2, 3 or 9 building or Class 4 part of a building, a *required window* that faces a boundary of an adjoining allotment or a wall of the same building or another building on the allotment must not be less than a horizontal distance from that boundary or wall that is the greater of—<br>(a)generally — 1 m; and<br>(b)in a *patient care area* or other room used for sleeping purposes in a Class 9a building — 3 m; and<br>(c)50% of the square root of the exterior height of the wall in which the *window* is located, measured in metres from its sill.<br>(3)In a Class 9c *aged care building*, a *required window* must be transparent and located—<br>(a)in an *external wall* with the *window* sill not more than 1 m above the floor level; and<br>(b)where the *window* faces an adjoining allotment, another building or another wall of the same building, it must not be less than a horizontal distance of 3 m from the adjoining allotment, other building or wall. | Further Detail will be required within the Crown Certificate documentation |

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| | (4)In a Class 9b *early childhood centre*, the sills of 50% of *windows* in children's rooms must be located not more than 500 mm above the floor level. | |
| **F6D5** | **Artificial lighting**<br>(1)Artificial lighting must be provided— (a)in *required* stairways, passageways, and ramps; and<br>(b)if natural light of a standard equivalent to that *required* by F6D3 is not available, and the periods of occupation or use of the room or space will create undue hazard to occupants seeking egress in an emergency, in— (i)a Class 4 part of a building — to *sanitary compartments*, bathrooms, shower rooms, airlocks and laundries;<br>and<br>(ii)a Class 2 building — to *sanitary compartments*, bathrooms, shower rooms, airlocks, laundries, common stairways and other spaces used in common by the occupants of the building; and<br>(iii)Class 3, 5, 6, 7, 8 and 9 buildings — to all rooms that are frequently occupied, all spaces *required* to be *accessible*, all corridors, lobbies, internal stairways, other circulation spaces and paths of egress.<br>(2)The artificial lighting system must comply with AS/NZS 1680.0.<br>(3)The system may provide a lesser level of illumination to the following spaces during times when the level of lighting would be inappropriate for the use: (a)A theatre, cinema or the like, when performances are in progress, with the exception of aisle lighting *required* by Part I1.<br>(b)A museum, gallery or the like, where sensitive displays require low lighting levels.<br>(c)A discotheque, nightclub or the like, where to create an ambience and character for the space, low lighting levels are used. | Further Detail will be required within the Crown Certificate documentation |
| **NSW F6D6** | **Ventilation of rooms**<br>A *habitable room*, office, shop, factory, workroom, *sanitary compartment*, bathroom, shower room, laundry and any other room occupied by a person for any purpose must have—<br>(a)natural ventilation complying with F6D7; or a mechanical ventilation or air-conditioning | Further Detail will be required within the Crown Certificate documentation |

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| | system complying with AS 1668.2. | |
| **F6D7** | **Natural ventilation**<br>(1)Natural ventilation provided in accordance with F6D6(a) must consist of openings, *windows*, doors or other devices which can be opened— (a)with a ventilating area not less than 5% of the *floor area* of the room *required* to be ventilated; and<br>(b)open to— (i)a suitably sized court, or space open to the sky; or<br>(ii)an open verandah, carport, or the like; or<br>(iii)an adjoining room in accordance with F6D8.<br>(2)The requirements of (1)(a) do not apply to a Class 8 *electricity network substation*. | Further Detail will be required within the Crown Certificate documentation |
| **F7D3** | **Determination of airborne sound insulation ratings**<br>A form of construction *required* to have an airborne sound insulation rating must— (a)have the *required* value for weighted sound reduction index (Rw) or weighted sound reduction index with spectrum adaptation term (Rw + Ctr) determined in accordance with AS/NZS ISO 717.1 using results from laboratory measurements; or comply with Specification 28. | Further Detail will be required within the Crown Certificate documentation |
| **F7D4** | **Determination of impact sound insulation ratings**<br>(1)A floor in a building *required* to have an impact sound insulation rating must— (a)have the *required* value for weighted normalised impact sound pressure level (Ln,w) determined in accordance with AS ISO 717.2 using results from laboratory measurements; or<br>(b)comply with Specification 28.<br>(2)A wall in a building *required* to have an impact sound insulation rating must— (a)for a Class 2 or 3 building be of discontinuous construction and<br>(b)for a Class 9c building, must— (i)for other than masonry, be two or more separate leaves without rigid mechanical connection except at the periphery; or<br>(ii)be identical with a prototype that is no less resistant to the transmission of impact sound when tested in accordance with Specification 29 than a wall listed in S28C4 to S28C7.<br>(3)For the purposes of this Part, discontinuous construction means a wall having a minimum | Further Detail will be required within the Crown Certificate documentation |

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| | 20 mm cavity between 2 separate leaves, and— (a)for masonry, where wall ties are required to connect leaves, the ties are of the resilient type; and for other than masonry, there is no mechanical linkage between leaves except at the periphery. | |
| **F7D5** | **Sound insulation rating of floors**<br>(1)A floor in a Class 2 or 3 building must have an Rw + Ctr (airborne) not less than 50 and an Ln,w (impact) not more than 62 if it separates— (a)*sole-occupancy units*; or<br>(b)a *sole-occupancy unit* from a plant room, lift *shaft*, stairway, *public corridor*, public lobby or the like, or parts of a different classification.<br>(2)A floor in a Class 9c building separating *sole-occupancy units* must have an Rw not less than 45. | Further Detail will be required within the Crown Certificate documentation |
| **F7D6** | **Sound insulation rating of walls**<br>(1)A wall in a Class 2 or 3 building must— (a)have an Rw + Ctr (airborne) not less than 50, if it separates *sole-occupancy units*; and<br>(b)have an Rw (airborne) not less than 50, if it separates a *sole-occupancy unit* from a plant room, lift *shaft*, stairway, *public corridor*, public lobby or the like, or parts of a different classification; and<br>(c)comply with F7D4(2) if it separates— (i)a bathroom, *sanitary compartment*, laundry or kitchen in one *sole-occupancy unit* from a *habitable room* (other than a kitchen) in an adjoining unit; or<br>(ii)a *sole-occupancy unit* from a plant room or lift *shaft*.<br>(2)A door may be incorporated in a wall in a Class 2 or 3 building that separates a *sole-occupancy unit* from a stairway, *public corridor*, public lobby or the like, provided the door assembly has an Rw not less than 30.<br>(3)A wall in a Class 9c building must have an Rw not less than 45 if it separates— (a)*sole-occupancy units*; or<br>(b)a *sole-occupancy unit* from a kitchen, bathroom, *sanitary compartment* (not being an associated ensuite), laundry, plant room or utilities room.<br>(4)In addition to (3), a wall separating a *sole-occupancy unit* in a Class 9c building from a | Further Detail will be required within the Crown Certificate documentation |

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| | kitchen or laundry must comply with F7D4(2).<br>(5)Where a wall *required* to have sound insulation has a floor above, the wall must continue to— (a)the underside of the floor above; or<br>(b)a ceiling that provides the sound insulation *required* for the wall.<br>(6)Where a wall *required* to have sound insulation has a roof above, the wall must continue to— (a)the underside of the roof above; or a ceiling that provides the sound insulation *required* for the wall. | |
| **F7D7** | **Sound insulation rating of internal services**<br>(1)If a duct, soil, waste or water supply pipe, including a duct or pipe that is located in a wall or floor cavity, serves or passes through more than one *sole-occupancy unit*, the duct or pipe must be separated from the rooms of any *sole-occupancy unit* by construction with an Rw + Ctr (airborne) not less than— (a)40 if the adjacent room is a *habitable room* (other than a kitchen); or<br>(b)25 if the adjacent room is a kitchen or non-*habitable room*.<br>(2)If a stormwater pipe passes through a *sole-occupancy unit*, it must be separated in accordance with (1)(a) and (b). | Further Detail will be required within the Crown Certificate documentation |
| **F7D8** | **Sound isolation of pumps**<br>A flexible coupling must be used at the point of connection between the service pipes in a building and any circulating or other pump. | Further Detail will be required within the Crown Certificate documentation |

## 5.5 SECTION J – ENERGY EFFICIENCY

| CLAUSE | CLAUSE REQUIREMENT | ACTION/RECOMENDATION |
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| Consistent with the decision of Building Ministers, NCC 2022 is now available for those who wish to use the new provisions.<br>NCC 2022 will be adopted by the states and territories on **1 May 2023.**<br>Building Ministers also agreed to transitional arrangements for the following specific requirements:<br>• New energy efficiency and condensation mitigation requirements commence **1 October 2023** | | |
| **NSW J4D2** | **Application of Part**<br>[2019: J1.1]<br>(1)The Deemed-to-Satisfy Provisions of this Part apply to building elements forming the envelope of a Class 3 and Class 5 to 9 building.<br>(2)NSW J4D3, applies to building elements forming the envelope of a sole-occupancy unit in a Class 2 building and a Class 4 part of a building.<br>(3)(2) only applies to thermal insulation in a sole-occupancy unit in a Class 2 building and a Class 4 part of a building where a development consent specifies that the insulation is to be provided as part of the development. | Further Detail will be required within the Crown Certificate documentation |
| **NSW J4D3** | **Thermal construction—general**<br>[2019: J1.2]<br>(1)Where required, insulation must comply with AS/NZS 4859.1 and be installed so that it—<br>(a)abuts or overlaps adjoining insulation other than at supporting members such as studs, noggings, joists, furring channels and the like where the insulation must be against the member; and<br>(b)forms a continuous barrier with ceilings, walls, bulkheads, floors or the like that inherently | Further Detail will be required within the Crown Certificate documentation |

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| | contribute to the thermal barrier; and<br>(c)does not affect the safe or effective operation of a service or fitting.<br>(2)Where required, reflective insulation must be installed with—<br>(a)the necessary airspace to achieve the required R-Value between a reflective side of the reflective insulation and a building lining or cladding; and<br>(b)the reflective insulation closely fitted against any penetration, door or window opening; and<br>(c)the reflective insulation adequately supported by framing members; and<br>(d)each adjoining sheet of roll membrane being— (i)overlapped not less than 50 mm; or<br>(ii)taped together.<br>(3)Where required, bulk insulation must be installed so that— (a)it maintains its position and thickness, other than where it is compressed between cladding and supporting members, water pipes, electrical cabling or the like; and<br>(b)in a ceiling, where there is no bulk insulation or reflective insulation in the wall beneath, it overlaps the wall by not less than 50 mm.<br>(4)Roof, ceiling, wall and floor materials, and associated surfaces are deemed to have the thermal properties listed in Specification 36.<br>(5)The required Total R-Value and Total System U-Value, including allowance for thermal bridging, must be— (a)calculated in accordance with AS/NZS 4859.2 for a roof or floor; or<br>(b)determined in accordance with Specification 37 for wall-glazing construction; or determined in accordance with Specification 39 or Section 3.5 of CIBSE Guide A for soil or sub-floor spaces. | |
| **NSW J4D6** | **Application of Part**<br>[2019: J3.1]<br>The Deemed-to-Satisfy Provisions of this Part apply to elements forming the envelope of a Class 2 to 9 building, other than— (a)a building in climate zones 1, 2, 3 and 5 where the only means of air-conditioning is by using an evaporative cooler; or<br>(b)a permanent building opening, in a space where a gas appliance is located, that is necessary for the safe operation of a gas appliance; or | Further Detail will be required within the Crown Certificate documentation |

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| | (c)in a Class 3 or Class 5 to 9 building, a building or space where the mechanical ventilation required by Part F6 provides sufficient pressurisation to prevent infiltration; or parts of buildings that cannot be fully enclosed. | |
| **NSW J5D2** | **Application of Part**<br>[2019: J3.1]<br>The Deemed-to-Satisfy Provisions of this Part apply to elements forming the envelope of a Class 2 to 9 building, other than— (a)a building in climate zones 1, 2, 3 and 5 where the only means of air-conditioning is by using an evaporative cooler; or<br>(b)a permanent building opening, in a space where a gas appliance is located, that is necessary for the safe operation of a gas appliance; or<br>(c)in a Class 3 or Class 5 to 9 building, a building or space where the mechanical ventilation required by Part F6 provides sufficient pressurisation to prevent infiltration; or parts of buildings that cannot be fully enclosed. | Further Detail will be required within the Crown Certificate documentation |
| **J5D6** | **Exhaust fans**<br>[2019: J3.5]<br>An exhaust fan must be fitted with a sealing device such as a self-closing damper or the like when serving— (a)a conditioned space; or a habitable room in climate zones 4, 5, 6, 7 or 8. | Further Detail will be required within the Crown Certificate documentation |
| **J5D7** | **Construction of ceilings, walls and floors**<br>[2019: J3.6]<br>(1)Ceilings, walls, floors and any opening such as a window frame, door frame, roof light frame or the like must be constructed to minimise air leakage in accordance with (2)—<br>(a)when forming part of the envelope; or<br>(b)in climate zones 4, 5, 6, 7 or 8.<br>(2)Construction required by (1) must be— (a)enclosed by internal lining systems that are close fitting at ceiling, wall and floor junctions; or<br>(b)sealed at junctions and penetrations with— (i)close fitting architrave, skirting or cornice; or<br>(ii)expanding foam, rubber compressible strip, caulking or the like. | Further Detail will be required within the Crown Certificate documentation |

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| | (3)The requirements of (1) do not apply to openings, grilles or the like required for smoke hazard management. | |
| J6D3 | **Air-conditioning system control**<br>[2019: J5.2]<br>(1)An air-conditioning system—<br>(a)must be capable of being deactivated when the building or part of a building served by that system is not occupied; and<br>(b)when serving more than one air-conditioning zone or area with different heating or cooling needs, must— (i)thermostatically control the temperature of each zone or area; and<br>(ii)not control the temperature by mixing actively heated air and actively cooled air; and<br>(iii)limit reheating to not more than— (A)for a fixed supply air rate, a 7.5 K rise in temperature; and<br>(B)for a variable supply air rate, a 7.5 K rise in temperature at the nominal supply air rate but increased or decreased at the same rate that the supply air rate is respectively decreased or increased; and<br>(c)which provides the required mechanical ventilation, other than in climate zone 1 or where dehumidification control is needed, must have an outdoor air economy cycle if the total air flow rate of any airside component of an air-conditioning system is greater than or equal to the flow rates in Table J6D3; and<br>(d)which contains more than one water heater, chiller or coil, must be capable of stopping the flow of water to those not operating; and<br>(e)with an airflow of more than 1000 L/s, must have a variable speed fan when its supply air quantity is capable of being varied; and occupancy unit that opens to a balcony or the like, is open for more than one minute; and when serving a sole-occupancy unit in a Class 3 building, must not operate when any external door of the (f)sole-<br>(g)must have the ability to use direct signals from the control components responsible for the delivery of comfort conditions in the building to regulate the operation of central plant; and<br>(h)must have a control dead band of not less than 2°C, except where a smaller range is required for specialised applications; and | Further Detail will be required within the Crown Certificate documentation |

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| | (i)must be provided with balancing dampers and balancing valves, as required to meet the needs of the system at its maximum operating condition, that ensure the maximum design air or fluid flow is achieved but not exceeded by more than 15% above design at each—<br>(i)component; or<br>(ii)group of components operating under a common control in a system containing multiple components; and<br>(j)must ensure that each independently operating space of more than 1 000 m2 and every separate floor of the building has provision to terminate airflow independently of the remainder of the system sufficient to allow for different operating times; and<br>(k)must have automatic variable temperature operation of heated water and chilled water circuits; and<br>(l)when deactivated, must close any motorised outdoor air or return air damper that is not otherwise being actively controlled.<br>(2)When two or more air-conditioning systems serve the same space they must use control sequences that prevent the<br>systems from operating in opposing heating and cooling modes.<br>(3)Time switches — the following applies:<br>(a)A time switch must be provided to control— (i)an air-conditioning system of more than 2 kWr; and<br>(ii)a heater of more than 1 kWheating used for air-conditioning.<br>(b)The time switch must be capable of switching electric power on and off at variable pre-programmed times and on variable pre-programmed days.<br>(c)The requirements of (a) and (b) do not apply to— (i)an air-conditioning system that serves— (A)only one sole-occupancy unit in a Class 2, 3 or 9c building; or<br>(B)a Class 4 part of a building; or<br>a conditioned space where air-conditioning is needed for 24 hour continuous use. | |
| J6D5 | **Fans and duct systems**<br>[2019: J5.4]<br>(1)Fans, ductwork and duct components that form part of an air-conditioning system or | Further Detail will be required within the Crown Certificate documentation |

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| | mechanical ventilation system must— (a)separately comply with (2), (3), (4) and (5); or (b)achieve a fan motor input power per unit of flowrate lower than the fan motor input power per unit of flowrate achieved when applying (2), (3), (4) and (5) together.<br>(2)Fans: (a)Fans in systems that have a static pressure of not more than 200 Pa must have an efficiency at the full load operating point not less than the efficiency calculated with the prescribed formula<br>(a) In the formula at (a)— (i)= the minimum required system static efficiency for installation type A or C or the minimum required system total efficiency installation type B or D; and<br>(ii) = the static pressure of the system (Pa); and<br>(iii)= natural logarithm.<br>(b)Fans in systems that have a static pressure above 200 Pa must have an efficiency at the full load operating point not less than the efficiency calculated with the prescribed formula | |
| J6D6 | **Ductwork insulation**<br>(1)Ductwork and fittings in an air-conditioning system must be provided with insulation— (a)complying with AS/NZS 4859.1; and<br>(b)having an insulation R-Value greater than or equal to— (i)for flexible ductwork, 1.0; or<br>(ii)for cushion boxes, that of the connecting ductwork; or<br>(iii)that specified in Table J6D6.<br>(2)Insulation must— (a)be protected against the effects of weather and sunlight; and<br>(b)be installed so that it— (i)abuts adjoining insulation to form a continuous barrier; and<br>(ii)maintains its position and thickness, other than at flanges and supports; and<br>(c)when conveying cooled air— (i)be protected by a vapour barrier on the outside of the insulation; and<br>(ii)where the vapour barrier is a membrane, be installed so that adjoining sheets of the membrane— (A)overlap by at least 50 mm; and<br>(B)are bonded or taped together.<br>(3)The requirements of (1) do not apply to— (a)ductwork and fittings located within the only or last room served by the system; or | Further Detail will be required within the Crown Certificate documentation |

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| | (b)fittings that form part of the interface with the conditioned space; or<br>(c)return air ductwork in, or passing through, a conditioned space; or<br>(d)ductwork for outdoor air and exhaust air associated with an air-conditioning system; or<br>(e)the floor of an in-situ air-handling unit; or<br>(f)packaged air conditioners, split systems, and variable refrigerant flow air-conditioning equipment complying with MEPS; or<br>(g)flexible fan connections.<br>(4)For the purposes of (1), (2) and (3), fittings— include non-active components of a ductwork system such as cushion boxes; and<br>(b) exclude active components such as air-handling unit components. | |
| J6D7 | **Ductwork sealing**<br>Ductwork in an air-conditioning system with a capacity of 3000 L/s or greater, not located within the only or last room served by the system, must be sealed against air loss in accordance with the duct sealing requirements of AS 4254.1 and AS 4254.2 for the static pressure in the system. | Further Detail will be required within the Crown Certificate documentation |
| J6D8 | **Pump systems**<br>(1)General — Pumps and pipework that form part of an air-conditioning system must either—<br>(a)separately comply with (2), (3) and (4); or<br>(b)achieve a pump motor power per unit of flowrate lower than the pump motor power per unit of flowrate achieved when applying (2), (3) and (4) together.<br>(2)Circulator pumps — A glandless impeller pump, with a rated hydraulic power output of less than 2.5 kW and that is used in closed loop systems must have an energy efficiency index (EEI) not more than 0.27 calculated in accordance with European Union Commission Regulation No. 622/2012.<br>(3)Other pumps — Pumps that are in accordance with Articles 1 and 2 of European Union Commission Regulation No. 547/2012 must have a minimum efficiency index (MEI) of 0.4 or more when calculated in accordance with European Union Commission Regulation No. 547/2012.<br>(4)Pipework — Straight segments of pipework along the index run, forming part of an air- | Further Detail will be required within the Crown Certificate documentation |

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| | conditioning system— (a)in pipework systems that do not have branches and have the same flow rate throughout the entire pipe network, must achieve an average pressure drop of not more than— (i)for constant speed systems, the values nominated in Table J6D8a; or<br>(ii)for variable speed systems, the values nominated in Table J6D8b; or<br>(b)in any other pipework system, must achieve an average pressure drop of not more than—<br>(i)for constant speed systems, the values nominated in Table J6D8c; or<br>(ii)for variable speed systems, the values nominated in Table J6D8d.<br>(5)The requirements of (4) do not apply— (a)to valves and fittings; or where the smallest pipe size compliant with (4) results in a velocity of 0.7 m/s or less at design flow. | |
| J6D9 | **Pipework insulation**<br>(1)Piping, vessels, heat exchangers and tanks containing heating or cooling fluid, where the fluid is held at a heated or cooled temperature, that are part of an air-conditioning system, other than in appliances covered by MEPS, must be provided with insulation— (a)complying with AS/NZS 4859.1; and<br>(b)for piping of heating and cooling fluids, having an insulation R-Value in accordance with Table J6D9a; and<br>(c)for vessels, heat exchangers or tanks, having an insulation R-Value in accordance with Table J6D9b; and<br>(d)for refill or pressure relief piping, having an insulation R-Value equal to the required insulation R-Value of the connected pipe, vessel or tank within 500 mm of the connection.<br>(2)Insulation must— (a)be protected against the effects of weather and sunlight; and<br>(b)be able to withstand the temperatures within the piping, vessel, heat exchanger or tank.<br>(3)Insulation provided to piping, vessels, heat exchangers or tanks containing cooling fluid must be protected by a vapour barrier on the outside of the insulation.<br>(4)The requirements of (1) and (2) do not apply to piping, vessels or heat exchangers—<br>(a)located within the only or last room served by the system and downstream of the control device for the regulation of heating or cooling service to that room; or<br>(b)encased within a concrete slab or panel which is part of a heating or cooling system; or<br>(c)supplied as an integral part of a chiller, boiler or unitary air-conditioner complying with the | Further Detail will be required within the Crown Certificate documentation |

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| | requirements of J6D10, J6D11 and J6D12; or<br>(d)inside an air-handling unit, fan-coil unit, or the like.<br>(5)For the purposes of (1), (2), (3) and (4)— (a)heating fluids include refrigerant, heated water, steam and condensate; and<br>(b)cooling fluids include refrigerant, chilled water, brines and glycol mixtures, but do not include condenser cooling water. | |
| NSW J6D10 | **Space heating**<br>(1)A heater used for air-conditioning or as part of an air-conditioning system must be— (a)a solar heater; or<br>(b)a gas heater; or<br>(c)a heat pump heater; or<br>(d)a heater using reclaimed heat from another process such as reject heat from a refrigeration plant; or<br>(e)an electric heater if— (i)the heating capacity is not more than— (A)10 W/m2 of the floor area of the conditioned space in climate zone 1; or<br>(B)40 W/m2 of the floor area of the conditioned space in climate zone 2; or<br>(C)the value specified in Table J6D10 where reticulated gas is not available at the allotment boundary; or space in climate zones 1, 2, 3, 4 and 5; or<br>the annual energy consumption for heating is not more than 15 kWh/m2 of the floor area of the (ii)conditioned<br>(iii)the in-duct heater complies with J6D3(1)(b)(iii); or<br>any combination of (a) to (e).<br>(2)An electric heater may be used for heating a bathroom in a Class 3, 9a or 9c building if the heating capacity is not more than 1.2 kW and the heater has a timer.<br>(3)A fixed heating or cooling appliance that moderates the temperature of an outdoor space must be configured to automatically shut down when— there are no occupants in the space served; or<br>b)a period of one hour has elapsed since the last activation of the heater; or<br>(c)the space served has reached the design temperature. | Further Detail will be required within the Crown Certificate documentation |

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| | (4)A gas water heater, that is used as part of an air-conditioning system, must— (a)if rated to consume 500 MJ/hour of gas or less, achieve a minimum gross thermal efficiency of 86%; or if rated to consume more than 500 MJ/hour of gas, achieve a minimum gross thermal efficiency of 90%. | |
| J6D12 | **Unitary air-conditioning equipment**<br>Unitary air-conditioning equipment including packaged air-conditioners, split systems, and variable refrigerant flow systems must comply with MEPS and for a capacity greater than or equal to 65 kWr— (a)where water cooled, have a minimum energy efficiency ratio of 4.0 Wr/Winput power for cooling when tested in accordance with AS/NZS 3823.1.2 at test condition T1, where input power includes both compressor and fan input power; or<br>(b)where air cooled, have a minimum energy efficiency ratio of 2.9 Wr/Winput power for cooling when tested in accordance with AS/NZS 3823.1.2 at test condition T1, where input power includes both compressor and fan input power. | Further Detail will be required within the Crown Certificate documentation |
| J6D13 | **Heat rejection equipment**<br>(1)The motor rated power of a fan in a cooling tower, closed circuit cooler or evaporative condenser must not exceed the allowances in Table J6D13.<br>(2)The fan in an air-cooled condenser must have a motor rated power of not more than 42 W for each kW of heat rejected from the refrigerant, when determined in accordance with AHRI 460 except for— (a)a refrigerant chiller in an air-conditioning system that complies with the energy efficiency ratios in J6D11; or<br>(b)packaged air-conditioners, split systems, and variable refrigerant flow air-conditioning equipment that complies with the energy efficiency ratios in J6D12. | Further Detail will be required within the Crown Certificate documentation |
| **NSW J7D2** | **Application of Part**<br>(1)The Deemed-to-Satisfy Provisions of this Part do not apply to a Class 2 building or a Class 4 part of a building. | Further Detail will be required within the Crown Certificate documentation |

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