

RESIDENTIAL FLAT BUILDING PEAKHURST

BUILDING CODE OF AUSTRALIA 2022 REPORT

Homes NSW Proposed Residential Flat Building
69 Trafalgar Street & 2 – 6 Gover Street Peakhurst, NSW 2210

Report prepared for: Homes NSW
Level 18, 4 Parramatta Square
12 Darcy Street Parramatta, NSW 2150

Report prepared by: Philip Chun BC NSW Pty Ltd
Suite 22.02, Level 22, Australia Square, Tower Building
264 George Street, Sydney, NSW 2000

Contact: Michael Cuschieri / Rhoebee Clemente

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DOCUMENT ACCEPTANCE

	Name	Description	Date
Reviewed by	Rhoebee Clemente	Final BCA Report_Finalised Design	30/08/2024

REVISION HISTORY

Revision No.	Prepared by	Description	Date
R01	Michael Cuschieri	Draft BCA Report_Finalised Design	30/08/2024
R02	Rhoebee Clemente	Final BCA Report_Finalised Design	30/08/2024



1.0 Introduction

At the request of Homes NSW (previously NSW Land & Housing Corporation), we offer an assessment in respect to the Deemed-to-Satisfy requirements of the Building Code of Australia (BCA) 2022 for the proposed Residential Flat Building works at 69 Trafalgar & 2 – 6 Gover Streets Peakhurst, NSW 2210. The works include the demolition of 4 dwellings and consolidation of sites, and construction of a new 4 Storey Residential Flat Building containing 33 apartments with basement carparking.

We have been advised that this project is being approved on behalf of the Crown, with the work being approved under Section S6.28 of the Environmental Planning & Assessment Act 1979. We have reviewed the submitted documentation for compliance with the deemed-to-satisfy provisions of the Building Code of Australia 2022 and the relevant major Australian Standards referenced by this code. The assessment does not include review according to the Educational Facilities Standards and Guidelines (EFSG). Areas of the design are still being refined so that resolution will be possible prior to the issue of the Crown Design Verification Certificate (CDVC) for the works.

This report does not assess the impact of the Disability Discrimination Act (DDA) which is outside the scope of the BCA, nor does it include compliance with Parts D4 or F4D5 of the BCA. Refer to Access Report by Philip Chun Access for DDA compliance. Any Access design amendments or additional information is to be addressed prior to the issue of a CDVC. It also excludes any authority or utilities requirements applicable to the building design.

We have made every attempt to cover the main issues under Parts B, C, D, E, F, G and J of Volume 1 of BCA 2022 (including the NSW variations) which is the applicable version for the building. Areas of the building design will need further assessment and we have highlighted where we believe this is to occur. This assessment has been carried out within the role of a BCA consultant.

This report does not include nor implies any detailed assessment of the building with respect to Structural Engineering or Engineering services, material fire resistance levels or compliance with any Australian Standards.

Therefore, the following are excluded from this assessment;

- structural adequacy of the building;
- fire-resistance ratings of any structural elements of the building;
- design basis and/or operating capabilities of electrical, mechanical, hydraulic, fire services and fire protection services;
- Disability Discrimination Act 1992 including the Disability (Access to Premises – Buildings) Standards 2010;
- requirements of other regulatory authorities and utilities including, but not limited to, Telstra and the like communications authority, Gas Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, TfNSW, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like; and any existing conditions of Development Consent issued by the Local Consent Authority.
- Review according to the Educational Facilities Standards and Guidelines (EFSG)
- Assessment of schedules and specifications for the building
- Compliance with title requirements for the building and building survey information relating to easements etc.
- Assessment with respect to Bushfire requirements under Section G5 of the BCA.

It is the responsibility of all designers and engineers to ensure that the design complies with the requirements of the Building Code of Australia, the Australian Standards and the applicable legislation. This report does not infer compliance of the design at this stage of documentation. Further assessment will be required to validate the full compliance of the building design.

This report is for the exclusive use of the client and cannot be used for any other purpose without prior permission from Philip Chun BC NSW Pty Ltd. The report is valid only in its entire form. 'Philip Chun accepts no responsibility for any loss suffered as a result of any reliance upon such assessment or report other than as being accurate at the date the report was issued.



1.1 Site / Project Description

The subject site is proposed to contain a Residential Flat Building, located at 69 Trafalgar Street and 2 – 6 Gover Street, Peakhurst NSW 2210. The site falls within the local government area of Georges River Council and contains the following legal descriptions:

Lot	Section	Plan No.
121	-	DP36317
162	-	DP36317
163	-	DP36317
164	-	DP36317



Proposed Works

The proposed works include the following:

1. Demolition of 4 dwellings and site consolidation
2. Construction of 4-Storey Residential Flat Building containing 33 apartments with basement carparking.
3. Ancillary landscaping works

1.2 Purpose of the Report

This report will attempt based on the information provided to date to:

- Identify compliance upgrade issues triggered from the proposed scope of works
- Undertake an assessment of the proposed scope of works against the deemed-to-satisfy provisions of the BCA 2022
- Identify matters that may require documentation amendment in order to achieve compliance
- Identify potential matters that may be addressed by Performance Solutions.



1.3 Documentation available and assessed

The architectural drawings assessed comprises of the following relevant plans issued by Kennedy Associates Architects:

Drawing Number/Revision		Title	Date
1.	0104/A	SITE PLAN - LEVEL 00	29/8/24
2.	0105/A	SITE PLAN - LEVEL 01	29/8/24
3.	0201/A	FLOOR PLAN - LEVEL 00 - Part 1	29/8/24
4.	0202/A	FLOOR PLAN - LEVEL 00 - Part 2	29/8/24
5.	0203/A	FLOOR PLAN - LEVEL 01 - Part 1	29/8/24
6.	0204/A	FLOOR PLAN - LEVEL 01 - Part 2	29/8/24
7.	0205/A	FLOOR PLAN - LEVEL 02 - Part 1	29/8/24
8.	0206/A	FLOOR PLAN - LEVEL 02 - Part 2	29/8/24
9.	0207/A	FLOOR PLAN - LEVEL 03 - Part 1	29/8/24
10.	0208/A	FLOOR PLAN - LEVEL 03 - Part 2	29/8/24
11.	0209/A	ROOF PLAN - Part 1	29/8/24
12.	0210/A	ROOF PLAN - Part 2	29/8/24
13.	0211/A	EXTERNAL WORKS PLAN - LEVEL 01 - Part 1	29/8/24
14.	0212/A	EXTERNAL WORKS PLAN - LEVEL 01 - Part 2	29/8/24
15.	0213/A	ACCESS FLOOR PLAN - LEVEL 01 - Part 1	29/8/24
16.	0214/A	ACCESS FLOOR PLAN - LEVEL 01 - Part 2	29/8/24
17.	0215/A	ACCESS FLOOR PLAN - LEVEL 01 - Part 1	29/8/24
18.	0216/A	ACCESS FLOOR PLAN - LEVEL 01 - Part 2	29/8/24
19.	0217/A	ACCESS FLOOR PLAN - LEVEL 02 - Part 1	29/8/24
20.	0218/A	ACCESS FLOOR PLAN - LEVEL 02 - Part 2	29/8/24
21.	0219/A	ACCESS FLOOR PLAN - LEVEL 03 - Part 1	29/8/24
22.	0220/A	ACCESS FLOOR PLAN - LEVEL 03 - Part 2	29/8/24
23.	0401/A	ELEVATION SHEET 01	29/8/24
24.	0402/A	ELEVATION SHEET 02	29/8/24
25.	0403/A	ELEVATION SHEET 03	29/8/24
26.	0404/A	ELEVATION SHEET 04	29/8/24
27.	0405/A	ELEVATION SHEET 05	29/8/24
28.	0406/A	ELEVATION SHEET 06	29/8/24
29.	0407/A	ELEVATION SHEET 07	29/8/24
30.	0408/A	ELEVATION SHEET 08	29/8/24
31.	0409/A	ELEVATION SHEET 09	29/8/24
32.	0410/A	ELEVATION SHEET 10	29/8/24
33.	0501/A	SECTION SHEET 01	29/8/24
34.	0502/A	SECTION SHEET 02	29/8/24
35.	0503/A	SECTION SHEET 03	29/8/24



2.0 Compliance and Performance solutions

Where compliance with the deemed to satisfy provisions is not readily achievable, performance-based assessment and performance solutions will need to be used to demonstrate compliance with the BCA. This may not be the final list of performance solutions as the building will undergo design development and other issues may arise that also affect ability to comply with the deemed to satisfy provisions of the Building Code of Australia.

This comes about due to the generic and prescriptive nature of the BCA with respect to the deemed to satisfy provisions and the inability for the document to be ultimately flexible for all building types and applications. This is the main reason the document allows performance-based solutions, where meeting the performance requirements of the code, are deemed to also be in compliance with the BCA.

3.0 Building Code of Australia 2022 Assessment

Section A – Governing Requirements

1. Compliance with the NCC (BCA) is achieved by complying with –

- a. The Governing Requirements of the NCC; and
- b. The Performance Requirements.

This development will comply with the Governing Requirements and adopt Performance Solutions to satisfy the Performance Requirements of the NCC (BCA). Performance Solutions are identified in the body of this report.

2. Building Assessment

BCA Parameters		
BCA Classifications	Units 1 – 33: Class 2	
	Basement Carpark: Class 7a	
Rise in Storeys (RIS)	Four (4)	
Effective Height	10.7m (RL 37.200 – RL 26.500)	
Type of Construction	Type A Construction	
Approximate Floor Area (m ²)	Floor Level	Approx. Floor Area (m ²)
	Basement Carpark	916
	Level 01	1096 (incl. POS Areas / Balconies)
	Level 02	1057 (incl. POS Areas / Balconies)
	Level 03	1047 (incl. POS Areas / Balconies)
	Total Area	4116
Structural Importance Level	Level 2	
Climate Zone	5	

Section B – Structure

1. Structural Provisions

The structural components of the building must comply with the applicable Australian Standards. A suitably qualified structural engineer will need to ensure the structural requirements of BCA Clauses B1D3, B1D4, and Specification 4 are considered in the building design (including the importance level of the building). This will mean assessment according to all relevant parts of Section B of the Building Code of Australia and where any provisions cannot be met, a performance solution to be formulated for consideration of the relevant project stakeholders.

Under Part B1D3 of the Building Code of Australia (BCA), a building or structure must be designed to withstand earthquake loads in accordance with AS1170.4-2007, as appropriate. Whilst earthquake loads have obvious implications to the structural design of a building or structure, it is important to note that within AS1170.4-2007, there is also an obligation for certain non-structural parts, components, and their



connections to be designed & constructed to withstand earthquake loads. All designers need to be aware of this required.

Structural design, specifications and certification to be provided from suitably qualified and experienced Structural Engineers to accompany the CDVC Application where structural works are proposed.

Section C – Fire Resistance / Compartmentation / Separation

1. **Type of Construction (C2D2)** – The proposed building comprises 4 storeys; therefore, Type A Construction is required per Table C2D2 of the BCA as shown below.

Table C2D2 Type of construction required		
Rise in storeys	Class of building 2, 3, 9	Class of building 5, 6, 7, 8
4 or more	A	A
3	A	B
2	B	C
1	C	C

2. Building Elements for Type A Construction are detailed under Specification 5, specifically Clauses S5C11 – S5C20.

Architectural and Structural Engineer to note the requirements and provide details to accompany the relevant Construction Documentation at CDVC Stage

3. **Lightweight construction (C2D9)** –

1. Lightweight construction must comply with Specification 6 if it is used in a wall system—
 - a) that is required to have an FRL; or
 - b) for a lift shaft, stair shaft or service shaft or an external wall bounding a public corridor including a non-fire-isolated passageway or non-fire-isolated ramp, in a spectator stand, sports stadium, cinema or theatre, railway station, bus station or airport terminal.
2. If lightweight construction is used for the fire-resisting covering of a steel column or the like, and if
 - a) the covering is not in continuous contact with the column, then the void must be filled solid, to a height of not less than 1.2 m above the floor to prevent indenting; and
 - b) the column is liable to be damaged from the movement of vehicles, materials or equipment, then the covering must be protected by steel or other suitable material.

Architectural details and specifications to accompany the relevant Construction Documentation at CDVC Stage

4. **Non-Combustible building elements (C2D10)** –

1. In a building required to be of Type A construction, the following building elements and their components must be non-combustible:
 - a) External walls and common walls, including all components incorporated in them including the facade covering, framing and insulation.
 - b) The flooring and floor framing of lift pits.
 - c) Non-loadbearing internal walls where they are required to be fire-resisting.
2. A shaft, being a lift, ventilating, pipe, garbage, or similar shaft that is not for the discharge of hot products of combustion, that is non-loadbearing, must be of non-combustible construction in—
 - a) a building required to be of Type A construction.
3. A loadbearing internal wall and a loadbearing fire wall, including those that are part of a loadbearing shaft, must comply with Specification 5.
4. The requirements of (1) and (2) do not apply to the following:
 - a) Gaskets.
 - b) Caulking.
 - c) Sealants.



- d) Termite management systems.
 - e) Glass, including laminated glass, and associated adhesives, including tapes.
 - f) Thermal breaks associated with—
 - a. glazing systems; or
 - b. external wall systems, where the thermal breaks—
 - i. are no larger than necessary to achieve thermal objectives; and
 - ii. do not extend beyond one storey; and
 - iii. do not extend beyond one fire compartment.
 - g) Damp proof courses
 - h) Compressible fillers and backing materials, including those associated with articulation joints, closing gaps not wider than 50 mm.
 - i) Isolated—
 - a. construction packers and shims; or
 - b. blocking for fixing fixtures; or
 - c. fixings, including fixing accessories; or
 - d. acoustic mounts.
 - j) Waterproofing materials applied to the external face, used below ground level and up to 250 mm above ground level.
 - k) Joint trims and joint reinforcing tape and mesh of a width not greater than 50 mm.
 - l) Weather sealing materials, applied to gaps not wider than 50 mm, used within and between concrete elements.
 - m) Wall ties and other masonry components complying with AS 2699 Part 1 and Part 3 as appropriate and associated with masonry wall construction.
 - n) Reinforcing bars and associated minor elements that are wholly or predominately encased in concrete or grout.
 - o) A paint, lacquer or a similar finish or coating.
 - p) Adhesives, including tapes, associated with stiffeners for cladding systems.
 - q) Fire-protective materials and components required for the protection of penetrations.
6. The following materials may be used wherever a non-combustible material is required:
- a) Plasterboard.
 - b) Perforated gypsum lath with a normal paper finish.
 - c) Fibrous-plaster sheet.
 - d) Fibre-reinforced cement sheeting.
 - e) Pre-finished metal sheeting having a combustible surface finish not exceeding 1 mm thickness and where the Spread of Flame Index of the product is not greater than 0.
 - f) Sarking Type Materials that do not exceed 1 mm in thickness and have a Flammability Index not greater than 5.
 - g) Bonded laminated materials where—
 - i. each lamina, including any core, is non-combustible; and
 - 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
 - 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; and
 - iv. when located externally, are fixed in accordance with C2D15

Architect and Structural Engineer to note for the construction of the building and ensure non-combustibility of building elements where applicable. Details are to be provided to accompany the relevant Construction Documentation at CDVC Stage to confirm compliance.

5. **Fire Hazard Properties (C2D11)** – All new surface finishes, assemblies and linings are to comply with BCA Clause C2D11 and Specification 7 regarding Fire Hazard Properties.

Additional details, specifications & test reports will be required to verify compliance of new surface finishes, assemblies and linings. This is to be provided with the relevant Construction Documentation at CDVC Stage.

6. **Vertical separation of openings in external walls (C3D7)** – A building of Type A Construction must be provided with fire separation between floors. This separation is achieved by the floor containing a Fire Resistance Level and it applies to openings above one another in different storeys if they are within a



horizontal distance of 450mm of each other. This does not apply to sprinkler protected buildings or openings within a fire isolated stair shaft.

The building will be sprinkler protected with a AS2118.1-2017 system hence, spandrel requirements will not be applicable to this building.

7. **Separation of classifications in different storeys (C3D10)** – If parts of different classification are situated one above the other in adjoining storeys of Type A Construction, the floor between the adjoining parts must have an FRL of not less than that prescribed in Specification 5 of the BCA for the classification of the lower storey.

Architect to confirm and coordinate with structural engineer to ensure the correct FRL separating the Class 7a carpark from the Class 2 SOUs are in accordance with the requirements of Specification 5, thus containing a minimum 120/120/120 FRL. Compartmentation diagrams with required FRLs, including sufficient architectural plans, detailed sections and a penetration schedule are to be provided prior to the issue of CDVC.

8. **Separation of equipment (C3D13)** – Equipment comprising of lift motors, lift control panels, emergency generators, central smoke control plant, boilers or any battery or batteries installed in the building that have a voltage of 12 volts or more and a storage capacity of 200kWh or more must be constructed with an FRL in accordance with Tables S5C21a - S5C21g of Specification 5 in the BCA but not less than 120/120/120.

Architect to confirm and coordinate with services engineer to determine if equipment will be provided, and sufficient details are to be provided prior to the issue of CDVC.

9. **Bounding Construction: Class 2 and 3 buildings and Class 4 parts (C4D12)** –

1. A doorway in a Class 2 or 3 building must be protected if it provides access from a sole-occupancy unit to—
 - a) a public corridor, public lobby, or the like; or
 - b) a room not within a sole-occupancy unit; or
 - c) the landing of an internal non fire-isolated stairway that serves as a required exit; or
 - d) another sole-occupancy unit.
2. A doorway in a Class 2 or 3 building must be protected if it provides access from a room not within a sole-occupancy unit to—
 - a) a public corridor, public lobby, or the like; or
 - b) the landing of an internal non fire-isolated stairway that serves as a required exit.
4. Except as provided in (5), protection for a doorway must be at least—
 - a) in a building of Type A construction — a self-closing –/60/30 fire door.
6. Other openings in internal walls which are required to have an FRL with respect to integrity and insulation must not reduce the fire-resisting performance of the wall.
7. A door required by (4) may be automatic-closing in accordance with the following:
 - a) The automatic-closing operation must be initiated by the activation of a smoke detector, or any other detector deemed suitable in accordance with AS 1670.1 if smoke detectors are unsuitable in the atmosphere, installed in accordance with the relevant provisions of AS 1670.1 and located not more than 1.5 m horizontal distance from the approach side of the doorway.
 - b) Where any other required suitable fire alarm system, including a sprinkler system (other than a FPAA101D system) complying with Specification 17, is installed in the building, activation of the system must also initiate the automatic-closing operation.
8. The requirements of (9) apply in a Class 2 or 3 building where a path of travel to an exit—
 - a) does not provide a person seeking egress with a choice of travel in different directions to alternative exits; and
 - b) is along an open balcony, landing or the like; and
 - c) passes an external wall of—



- i. another sole-occupancy unit; or
 - ii. a room not within a sole-occupancy unit
- 9. The external wall mentioned in (8)(c) must—
 - a) be constructed of concrete or masonry, or be lined internally with a fire-protective covering; and
 - b) have any doorway fitted with a self-closing, tight-fitting solid core door not less than 35 mm thick; and
 - c) have any windows or other openings—
 - i. protected internally in accordance with C4D5; or
 - ii. located at least 1.5 m above the floor of the balcony, landing or the like.

Architect and fire services consultant to note the requirements to demonstrate compliance with this clause. Sufficient details of automatic/self-closing fire doors are to be provided as a 'Door Schedule' document with the construction documentation at CDVC stage.

10. Openings in floors and ceilings for services (C4D13) –

- 1. Where a service passes through—
 - a) a floor that is required to have an FRL with respect to integrity and insulation; or
 - b) a ceiling required to have a resistance to the incipient spread of fire, the service must be installed in accordance with (2).
- 2. A service must be protected—
 - a) in a building of Type A construction, by a shaft complying with Specification 5; or
 - b) in a building of Type B or C construction, by a shaft that will not reduce the fire performance of the building elements it penetrates; or
 - c) in accordance with C4D15.
- 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.

Provide a penetration schedule including all relevant details and test reports for any services passing through fire rated walls, floors and ceilings.

11. Openings for service installations (C4D15) - Electrical, plumbing, mechanical ventilation, air- conditioning or other service penetrations that are required to have an FRL with respect to integrity or insulation or a resistance to the incipient spread of fire, must be fire sealed, fire rated or otherwise comply with listed standards.

Provide a penetrations schedule including all relevant details and test reports for any services passing through fire rated walls, floors and ceilings.

12. Columns protected with lightweight construction to achieve an FRL (C4D17) – 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.

Architect and Structural Engineer to note the requirements of this clause. Lightweight construction that may be installed around columns must not compromise the FRLs of the building element required to contain an FRL or resistance to the incipient spread of fire. All relevant construction details and test reports for lightweight construction must be provided with the construction documentation at CDVC stage.

Section D – Access and Egress

1. Number of exits required (D2D3) –

- (1) All buildings — Every building must have at least one exit from each storey.
- (2) Class 2 to 8 buildings —



- a. In addition to any horizontal exit, not less than 2 exits must be provided from the following:
 - i. Each storey if the building has an effective height of more than 25 m.
 - ii. A Class 2 or 3 building subject to C2D6.
 - b. The requirements of (a)(i) do not apply to a part of a storey that—
 - i. is provided with direct egress to a road or open space; and
 - ii. satisfies D2D5 by the provision of 1 exit.
- (3) Basements — In addition to any horizontal exit, not less than 2 exits must be provided from any storey if egress from that storey involves a vertical rise within the building of more than 1.5 m, unless—
- a. the floor area of the storey is not more than 50 m²; and
 - b. the distance of travel from any point on the floor to a single exit is not more than 20 m.
- (7) Access to exits — Without passing through another sole-occupancy unit every occupant of a storey or part of a storey must have access to an exit; or at least 2 exits if 2 or more exits are required.

The design of the Class 2 component of the building is shown to contain at least 1 exit on each storey via non-fire isolated stairs. The basement is shown to contain 3 exits via the use of fire isolated stairs that discharge back to ground level.

2. When fire-isolated stairways and ramps are required (D2D4) –

- (1) Class 2 and 3 buildings — The following applies:
- a. Subject to (b), every stairway or ramp serving as a required exit must be fire-isolated unless it connects, passes through or passes by not more than—
 - i. 3 consecutive storeys in a Class 2 building; or
 - ii. 2 consecutive storeys in a Class 3 building.
 - b. Notwithstanding (a), one extra storey of any classification may be included if—
 - i. it is only for the accommodation of motor vehicles or for other ancillary purposes; or
 - ii. the building has a sprinkler system (other than a FPAA101D system) complying with Specification 17 installed throughout; or
 - iii. the required exit does not provide access to or egress for, and is separated from, the extra storey by construction having—
 - 1. an FRL of –/60/60, if non-loadbearing; and
 - 2. an FRL of 90/90/90, if loadbearing; and
 - 3. no opening that could permit the passage of fire or smoke.

The proposed stairs only connects 4 storeys and the building will be sprinkler protected in accordance with AS2118.1-2017 and Specification 17, hence, complies.

3. Exit travel distances (D2D5) –

Class 2 and 3: The entrance doorway of any SOU must not be more than 6m from an exit or 'Point of Choice' (POC), or 20m from a single exit serving the storey at the level of egress to a road or open space. In addition, no point on the floor of a room which is not in a SOU is permitted to be more than 20m from an exit or from a POC at which travel in different directions to 2 exits is made available. ***The building will be sprinkler protected in accordance with AS2118.1-2017 hence, certain concessions in regard to the travel distances are permitted where the travel distance to an exit from SOU entry door can be increased to 12m from 6m. Therefore, current plans appear to comply.***

Class 7: No point on a floor must exceed 20m from an exit or a POC, where the maximum distance permitted to one of those exits must not exceed 40m. ***Complies.***

4. **Distance between alternative exits (D2D6) –** Class 7a: The distance between alternate exits is not to exceed 60 metres, alternative exits not to be less than 9m apart and alternative paths of travel not to converge such that they become less than 6m apart. ***The design provided shows the distance between alternative exits on the carparking basement level does not exceed 60m, nor converge to less than 6m apart, therefore complies.***
5. **Width of exits and paths of travel to exits (D2D8) -** The unobstructed path of travel to an exit is not to be less than 1m. ***Architect to note and ensure. Floor plans to show a minimum clear 1m path of travel throughout all corridors and paths of travel to exits.***
6. **Width of doorways in exits or paths of travel to exits (D2D9) -** In a required exit or path of travel to an



exit, the unobstructed width of a doorway must be not less than—

- (a) the unobstructed width of each exit provided to comply with D2D8, minus 250 mm; or
- (b) in any other case except where it opens to a sanitary compartment or bathroom — 750 mm wide.

The design of the building is shown to contain sufficient doorway widths of at least 750mm, therefore complies. Door schedule to be provided prior to the issue of CDVC.

7. **Exit width not to diminish in direction of travel (D2D10)** - The unobstructed width of a required exit must not diminish in the direction of travel to a road or open space, except where the width is increased in accordance with D2D8(1)(b) or D2D9(a)(i). ***The exit width is not shown to diminish in the direction of travel, therefore complies.***

8. **Determination and measurement of exits and paths of travel to exits (D2D11)** –

For the purposes of D2D7 to D2D10 the following apply:

- (a) The required width of a stairway or ramp in a required exit or path of travel to an exit must—
 - (i) be measured clear of all obstructions such as handrails, projecting parts of barriers and the like and
 - (ii) extend without interruption, except for ceiling cornices, to a height not less than 2 m vertically above a line along the nosing's of the treads or the floor surface of the ramp or landing.

Noted, the architectural plans show stairways/ramps to be measured clear of obstructions. Architect to ensure the design of handrails and projecting parts of barriers extend without interruptions and the floor to ceiling height (above the nosing's of the treads or floor surface of a ramp or landing) is at least 2m measured vertically. Detailed section drawings to be accompanied with the construction documentation at CDVC Stage.

9. **Travel by non-fire-isolated stairways or ramps (D2D14)** –

- (1) A non-fire-isolated stairway or non-fire-isolated ramp serving as a required exit must provide a continuous means of travel by its own flights and landings from every storey served to the level at which egress to a road or open space is provided.
- (2) In a Class 2, 3 or 4 building, the distance between the doorway of a room or sole-occupancy unit and the point of egress to a road or open space by way of a stairway or ramp that is not fire-isolated and is required to serve that room or sole-occupancy unit must not exceed—
 - (a) 30 m in a building of Type C construction; or
 - (b) 60 m in all other cases.
- (3) In a Class 5, 6, 7, 8 or 9 building, the distance from any point on a floor to a point of egress to a road or open space by way of a required non-fire-isolated stairway or ramp must not exceed 80 m.
- (4) In a Class 2, 3 or 9a building, a required non-fire-isolated stairway or non-fire-isolated ramp must discharge at a point not more than—
 - (a) 15 m from a doorway providing egress to a road or open space or from a fire-isolated passageway leading to a road or open space; or
 - (b) 30 m from one of 2 such doorways or passageways if travel to each of them from the non-fire-isolated stairway or non-fire-isolated ramp is in opposite or approximately opposite directions.
- (5) In a Class 5 to 8 or 9b building, a required non-fire-isolated stairway or non-fire-isolated ramp must discharge at a point not more than—
 - (a) 20 m from a doorway providing egress to a road or open space or from a fire-isolated passageway leading to a road or open space; or
 - (b) 40 m from one of 2 such doorways or passageways if travel to each of them from the non-fire-isolated stairway or non-fire-isolated ramp is in opposite or approximately opposite directions.
- (6) In a Class 2 or 3 building, if 2 or more exits are required and are provided by means of internal non-fire isolated stairways or non-fire-isolated ramps each exit must—
 - (a) provide separate egress to a road or open space; and
 - (b) be suitably smoke separated from each other at the level of discharge

Current plans appear to comply.

10. **Discharge from exits (D2D15)** - an exit must not be blocked at the point of discharge. Where exits lead to open space, the path of travel to the road must have the minimum width of the required exits and the path of



travel must be by way of ramp not exceeding 1:14 where required by Part D4 of the BCA or in any other case, a ramp not steeper than 1:8 or compliant stairway.

Architect to note requirements. Details to be provided at CDVC stage.

11. **Access to lift pits (D2D22)** - Where the pit depth is not more than 3m, access to lift pits must be through the lowest landing doors. Where pit depth exceeds 3m, an access doorway complying with the requirements of this Clause must be provided.

Structural, Architectural and Lift designer to note and design accordingly.

12. **Enclosure of space under stairs and ramps (D3D9)** –
- (1) Fire-isolated stairways and ramps — If the space below a required fire-isolated stairway or fire-isolated ramp is within the fire-isolated shaft, it must not be enclosed to form a cupboard or similar enclosed space.
 - (2) Non-fire-isolated stairways and ramps — The space below a required non-fire-isolated stairway (including an external stairway) or non-fire-isolated ramp must not be enclosed to form a cupboard or other enclosed space unless—
 - a) The enclosing walls and ceilings have an FRL of not less than 60/60/60; and
 - b) any access doorway to the enclosed space is fitted with a self-closing –/60/30 fire door.

Unable to determine off the current Architectural documentation provided. Architect to note and ensure compliance with the requirements of this clause. Detailed section drawings to accompany the construction documentation at CDVC stage.

13. **Goings and risers (D3D14)** – (1) A stairway must have—
- (a) not more than 18 and not less than 2 risers in each flight; and
 - (b) going (G), riser (R) and quantity (2R + G) in accordance with Table D3D14, except as permitted by (2) and (3); and
 - (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
 - ii. the largest and smallest riser within a flight, or the largest and smallest going within a flight, does not exceed 10 mm; and
 - (d) risers which do not have any openings that would allow a 125 mm sphere to pass through between the treads; and
 - (e) treads which have—
 - i. a surface with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586; or
 - 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
 - (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
 - (g) in a Class 9b building, not more than 36 risers in consecutive flights without a change in direction of at least 30°; and
 - (h) in the case of a required stairway, no winders in lieu of a landing;

Architect to note requirements. Details to be provided prior to issue of CDVC.

14. **Landings (D3D15)** - 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
 - 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;



(B) or a strip at the edge of the landing with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586, where the edge leads to a flight below; and

Architect to note requirements. Details to be provided prior to issue of CDVC.

15. Barriers to prevent falls (D3D17) –

(1) A continuous barrier must be provided along the side of—

- a. a roof to which general access is provided; and
- b. a stairway or ramp; and
- c. a floor, corridor, hallway, balcony, deck, verandah, mezzanine, access bridge or the like; and
- d. any delineated path of access to a building,
if the trafficable surface is 1 m or more above the surface beneath.

(2) The requirements of (1) do not apply to—

- a. the perimeter of a stage, rigging loft, loading dock or the like; or
- b. areas referred to in D2D23; or
- 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
- d. a barrier provided to an openable window covered by D3D29.

(3) A barrier required by (1) must be constructed in accordance with D3D18, D3D19, D3D20, and, if a wire barrier is used, D3D21.

Architect to note requirements. Details to be provided prior to issue of CDVC.

16. Height of Barriers (D3D18) –

(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.
- 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.
- c) In front of fixed seating on a mezzanine or balcony within an auditorium in a Class 9b building—
 - i. 1 m; or
 - ii. 700 mm where the horizontal projection extends not less than 1 m outwards from the top of the barrier; or
 - iii. in a Class 9b building used as an entertainment venue, the height prescribed for guardrails in NSW I4D1 or NSW I5D9.
- d) In a Class 9b building used as an entertainment venue, for stairways and ramps and the floor of any access path, balcony, landing or the like—
 - i. 1 m when provided inside the building; and
 - ii. 1200 mm when provided externally to the building.
- e) For all other locations — 1 m.

(2) For a barrier provided under (1) —

- 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
- 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.

Architect to note requirements. Details to be provided prior to issue of CDVC.

17. Openings in barriers (D3D19) –

(1) Except where allowed by (2), openings in a required barrier must not allow a 125 mm sphere to pass through.

(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 through; or
 - 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
 - ii. the opening between rails must not be more than 460 mm.
- (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.
- (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.
- (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.
- (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.

Architect to note requirements. Details to be provided prior to issue of CDVC.

18. Barrier Climability (D3D20) –

- (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.
- (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; and
 - ii. external ramps; and
 - b. Class 7 (other than carparks) and Class 8 buildings.

Architect to note requirements. Details to be provided prior to issue of CDVC.

19. Handrails (D3D22) -

- (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
 - b. be located along each side if the total width of the stairway or ramp is 2 m or more; and
 - c. in a Class 9b building used as a primary school —
 - i. have one handrail fixed at a height of not less than 865 mm; and
 - ii. in addition to (i), have a handrail—
 - A. fixed at a height between 665 mm and 750 mm in a primary school; and
 - 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
 - d. in any other case, be fixed at a height of not less than 865 mm; and
 - e. be continuous between stair flight landings and have no obstruction on or above them that will tend to break a handhold; and
 - 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).
- (2) The height required by (1)(c) and (d) is measured above the nosing's of stair treads and the floor surface of the ramp, landing or the like.
- (4) Handrails required to assist people with a disability must be provided in accordance with D4D4.

Architect to note requirements. Details to be provided prior to issue of CDVC.



20. **Swinging doors (D3D25)** - A swinging door in a required exit or forming part of a required exit must swing in the direction of egress unless it serves a building or part with a floor area not more than 200m², it is the only required exit from the building or part and it is fitted with a device for holding it in the open position. **Architect to note and ensure compliance with the requirements of this clause.**
21. **Operation of latch (D3D26)** - All doors in an exit, forming part of the exit or in the path of travel to the exit must be openable without a key from the egress side by a single hand downward action or single hand push action installed in accordance with this part of the BCA. Such doors serving a storey or room accommodating more than 100 persons in a Class 9b part of the building, must be provided with panic bars and swing in the direction of egress (BCA NSW Clause D3D26). **Architect to note the requirements. Door schedule to be provided with construction documentation at CDVC Stage to demonstrate compliance.**
22. **Protection of openable windows (D3D29) –**
- (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
 - b) a Class 9b early childhood centre.
- (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
 - ii. a screen with secure fittings.
 - 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
 - ii. resist an outward horizontal action of 250 N against the—
 - A. window restrained by a device; or
 - B. screen protecting the opening; and
 - iii. have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.
- (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
 - b) where the floor below the window is 4 m or more above the surface beneath if the window is not covered by (1).
- (4) A barrier covered by (3) except for (5) must not—
- a) permit a 125 mm sphere to pass through it; and
 - b) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing.

Architect to note the requirements for protection of openable windows with particular attention to the second floor where the finished floor level (FFL) is located more than 4m above the surface beneath. Openable windows will be required to contain no horizontal or near horizontal elements between 150mm – 750mm above the floor level that may facilitate climbing and windows are to be restricted to not opening greater than 125mm. Window schedule to be provided to accompany construction documentation at CDVC Stage to ensure compliance.

Part D4 Access for people with a disability

Please be advised, Part D4 has not been included within the contents of this report. Please refer to the Access Report provided by the access consultant.

Section E – Services and Equipment

1. **Fire Hydrants (E1D2)** - Buildings with a floor area >500m² must be served with fire hydrants complying with the requirements of this clause and AS 2419.1-2021. Internal fire hydrants must be located within 4m of the required exit (i.e. external stairways or doors leading to open space). In addition, the external fire hydrant pump room must comply with the requirements of AS2419.1-2021. **The location Booster Assembly is to be confirmed. Further information is required to be provided by a Services Consultant to provide full design drawings including single line hydrant coverage diagrams for assessment and review of**



compliance. This is to be included as part of the application for CDVC.

2. **Fire Hose-reels (E1D3)** - Fire hose-reels must provide full coverage to the building in accordance with AS2444-2005. Fire hose-reels are to be located within 4m of an exit or adjacent to an internal fire hydrant (Note - Fire hose-reels are not required to be provided in Class 2 parts). **Fire hose reel coverage to be determined by Wet Fire and/or Hydraulic Consultant.**
3. **Sprinklers (E1D4 & E1D6)** - Required as the building contains more than 4 storey's, has Class 2 classification even though less than 25m in effective height. **Architect and service consultant (wet fire consultant) to note and design accordingly. Wet fire consultant to provide details at s6.28 CDVC stage for further assessment.**
4. **Portable Fire Extinguishers (E1D14)** - Fire extinguishers must be provided to all locations which are deemed a potential risk to the occupants of the building, i.e. areas such as main switchboards and to cover Class A fire risks in classrooms and associated corridors in primary and secondary schools not provided with fire hose reels. **Architect to note the requirements and provide details of fire extinguisher locations with the construction documentation at CDVC Stage to demonstrate compliance.**
5. **Smoke detection (E2D8)** – A fire detection & alarm system is required to be provided throughout the entire building excluding the carpark, i.e.: AS 1670.1-2018 and connected to activate a building occupant warning system in accordance with Specification 20. – **Fire services consultant to provide details prior to issue of s6.28 CDVC.**
6. **Smoke Hazard Management** – A building less than 25m in effective height -Class 7a building parts
A Class 7a building, including a basement, provided with a mechanical ventilation system in accordance with AS 1668.2 must comply with clause 5.5 of AS/NZS 1668.1 except that -(a) fans with metal blades suitable for operation at normal temperature may be used; and (b) the electrical power and control cabling need not be fire rated. **Further details to be provided prior to issue of s6.28 CDVC.**

Part E3 Lift Installations

Part E3 has not been assessed within the contents of this report. Detailed lift construction drawings and specifications are required to be submitted along with construction documentation at CDVC Stage to ensure full compliance with Part E3.

7. **Exit and emergency lighting (E4D2 – E4D8)** – Emergency lighting and exit signage must be installed in accordance with AS2293.1-2018 to all buildings on the site. **Electrical consultant to provide details and specifications at CDVC Stage.**

Section F – Health and Amenity

1. **Clause F1D3 (Stormwater drainage)** – Stormwater drainage must be designed and constructed in accordance with AS/NZS 3500.3. **Hydraulic engineering details demonstrating compliance to be provided with the application for s6.28 CDVC.**
2. **Clause F1D4 (Exposed Joints)** – Exposed joints in the drainage surface on a roof, balcony or similar horizontal surface part of a building must be protected in accordance with Section 2.9 of AS 4654.2 and not be located beneath or run through a planter box, water feature or similar part of the building. **Capable of compliance. Architect to note.**
3. **Clause F1D5 (External waterproofing membranes)** – A roof, balcony or similar horizontal surface part of a building must be provided with a waterproofing membrane consisting of materials complying with AS 4654.1 and designed and installed in accordance with AS 4654.2. **Section details demonstrating compliance to be provided with the application for s6.28 CDVC.**
4. **Clause F1D6 – F1D7 (Damp-proofing)** – moisture from the ground must be prevented from reaching the structure by installation of damp-proof course or impervious sheet material in accordance with AS3660.1 where required. 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. **Architectural and structural engineering details demonstrating compliance**



to be provided with the application for s6.28 CDVC.

5. **F2D2 (Wet area construction)** – In a Class 2 building, building elements in a bathrooms, showers, laundries and sanitary compartment must be water resistant or waterproof in accordance with Specification 26 and comply with AS 3740. **Section details demonstrating compliance to be provided with the application for s6.28 CDVC.**
6. **F2D4 (Floor wastes)** – In a class 2 building, a bathroom or laundry located at any level above a sole-occupancy unit or public space must have a floor waste. Where a floor waste is installed, the minimum continuous fall of the 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. **Section details demonstrating compliance to be provided with the application for s6.28 CDVC.**
7. **F3D2 (Roof covering)** – metal sheet roofing must comply with AS 1562.1. **Capable of compliance. Construction plans to include sufficient notation.**
8. **F3D3 (Sarking)** – Sarking-type material used for weatherproofing of roofs and walls must comply with AS 4200.1 and AS 4200.2. **Capable of compliance. Product specifications demonstrating compliance to be provided with the application for s6.28 CDVC.**
9. **F3D4 (Glazed assemblies)** – glazed assemblies in external walls must comply with AS2047. **Capable of compliance. Construction plans to include sufficient notation.**
10. **F3D5 (Wall cladding)** – External wall cladding must comply with one or a combination of the following:
 - a) Masonry, including masonry veneer, unreinforced and reinforced masonry: AS 3700.
 - b) Autoclaved aerated concrete: AS 5146.3.
 - c) Metal wall cladding: AS 1562.1.Any other type of cladding must be detailed in a performance solution report. **Architect to note.**
11. **F4D2 (Sanitary facilities)** – each sole-occupancy unit must include the following facilities:
 - a) a kitchen sink and facilities for the preparation and cooking of food; and
 - b) a bath or shower; and
 - c) a closet pan; and
 - d) a washbasin.
 - e) laundry facilities.

In respect to laundry facilities, provide either:

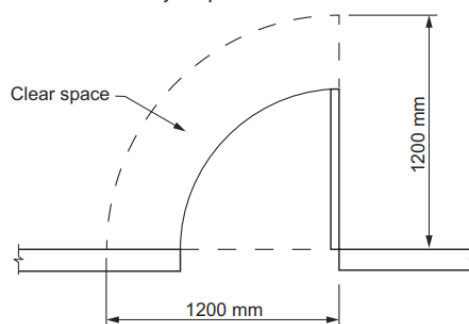
- a) clothes washing facilities, comprising at least one washtub and a space for a washing machine; and
 - b) clothes drying facilities comprising clothes line or a hoist with not less than 7.5 m of line, or space for one heat operated drying cabinet or appliance in the same room as the clothes washing facilities; **or:**
- a) a separate laundry for each 4 sole-occupancy units, or part thereof, that must comprise:
 - a) clothes washing facilities, comprising at least one washtub and a space for a washing machine; and
 - b) clothes drying facilities comprising clothes line or a hoist with not less than 7.5 m of line per sole-occupancy unit, or space for one heat operated drying cabinet or appliance.

Design complies.

12. **F4D8 (Construction of sanitary compartments)** – Where there is less than 1.2m space as shown in figure F4D8 of the BCA between an inward opening door and the closet pan, the door must be readily removable from the outside (i.e. lift off hinges). **Capable of compliance. Details demonstrating compliance to be provided with the application for s6.28 CDVC.**



Figure F4D8: Construction of sanitary compartments



13. **F5D2 (Height of rooms and other spaces)** – The height of rooms and other spaces in a Class 2 building must be not less than:
- for a kitchen, laundry, or the like — 2.1 m; and
 - for a corridor, passageway or the like — 2.1 m; and
 - for a habitable room excluding a kitchen — 2.4 m; and
 - in a habitable room, or space within a habitable room, with a sloping ceiling or projections below the ceiling line—
 - in an attic — a height of not less than 2.2 m for not less than two-thirds of the floor area of the room or space; and
 - in other rooms — a height of not less than 2.4 m for not less than two-thirds of the floor area of the room or space; and
 - in a non-habitable room, or space within a non-habitable room, with a sloping ceiling or projections below the ceiling line — a height of not less than 2.1 m for not less than two-thirds of the floor area of the room or space. **Capable of compliance. Architect to note.**
14. **F6D2 (Provision of natural light)** – Natural light must be provided to all habitable rooms in a class 2 building. **Design complies.**
15. **F6D3 (Methods and extent of natural light)** – Required natural light must be provided by windows that 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 are open to the sky or face a court or other space open to the sky or an open verandah, carport or the like. **Capable of compliance. Details demonstrating compliance to be provided with the application for s6.28 CDVC.**
16. **F6D5 (Artificial lighting)** – Artificial lighting in a class 2 building must be provided in required stairways, passageways, ramps, sanitary compartments, bathrooms, shower rooms, airlocks, laundries, common stairways and other spaces used in common by the occupants of the building in accordance with AS1680.0. **Electrical engineer to note. Details demonstrating compliance to be provided with the application for s6.28 CDVC.**
17. **F6D6 (Ventilation of room)** – A habitable room, office, shop, factory, workroom, sanitary compartment, bathroom, shower room, laundry and any other room occupied by a person for any purpose must have natural ventilation complying with F6D7; or a mechanical ventilation or air-conditioning system complying with AS 1668.2 and AS/NZS 3666.1. **Mechanical engineer to note. Design drawings and certification to be provided with the application for s6.28 CDVC.**
18. **F6D9 (Restriction on location of sanitary compartments)** – A sanitary compartment must not open directly into:
- a kitchen or pantry; or
 - a public dining room or restaurant; or
 - a room used for public assembly; or
 - a workplace normally occupied by more than one person. **Design complies.**
19. **F7D3 – F7D8 (Sound insulation rating of building elements)** – The proposal will need to meet the sound insulation requirements of Part F7 of the BCA – **Compliance readily achievable. Acoustic Consultant to provide a detailed report for compliance prior to issue of s6.28 CDVC.**
20. **F8D3 (External wall construction)** – Where pliable building membranes installed, the must comply with



AS4200.1 & 2 and requirement of this section of the BCA – **Architect to note. Details demonstrating compliance to be provided with the application for s6.28 CDVC.**

21.**F8D3 (Exhaust system)** – exhaust systems flow rates and installation in residential SOUs must meet the requirement of this section of the BCA – **Mechanical engineer to note. Details demonstrating compliance to be provided with the application for s6.28 CDVC.**

Section J – Energy Efficiency

Section J (Energy efficiency) – There are aspects of Section J that are applicable to Class 2 building. These are to compliment the BASIX requirement. Consultant details are required to be provided with the application for s6.28 CDVC. Section J consultant to confirm compliance with the DtS provisions.

BASIX Certificate – A BASIX certificate to accompany the application for s6.28 CDVC.

Conclusion

4.0 Conclusion

We have assessed the drawings with respect to the Building Code of Australia 2022. We are confident that the design is generally capable of meeting the Deemed-to-Satisfy Requirements and Performance Requirements of the Building Code of Australia 2022. Areas of the design are still being developed but are to be addressed prior to issue of a CDVC.



5.0 Appendix A – Specification 5

TYPE A CONSTRUCTION

Table S5C11a: Type A Construction: FRL of loadbearing parts of external walls				
Distance from a fire-source feature	FRL (in minutes): <i>Structural adequacy/ integrity / insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Less than 1.5m	90/90/90	120/120/120	180/180/180	240/240/240
1.5m to less than 3m	90/60/60	120/90/90	180/180/120	240/240/180
3m or more	90/60/30	120/60/30	180/120/90	240/180/90
Table S5C11b: Type A Construction: FRL of non-loadbearing parts of external walls				
Distance from a fire-source feature	FRL (in minutes): <i>Structural adequacy/ integrity / insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Less than 1.5m	-/90/90	-/120/120	-/180/180	-/240/240
1.5m to less than 3m	-/60/60	-/90/90	-/180/120	-/240/180
3m or more	-/-/-	-/-/-	-/-/-	-/-/-
Table S5C11c: Type A Construction: FRL of external columns not incorporated in an external wall.				
Column Type	FRL (in minutes): <i>Structural adequacy/ integrity / insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Loadbearing	90/-/-	120/-/-	180/-/-	240/-/-
Non-loadbearing	-/-/-	-/-/-	-/-/-	-/-/-
Table S5C11d: Type A Construction: FRL of common walls and fire walls				
Wall Type	FRL (in minutes): <i>Structural adequacy/ integrity / insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Loadbearing or Non-loadbearing	90/90/90	120/120/120	180/180/180	240/240/240
Table S5C11e: Type A Construction: FRL of loadbearing internal walls				
Location	FRL (in minutes): <i>Structural adequacy/ integrity / insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Fire-resisting lift and stair shafts	90/90/90	120/120/120	180/180/180	240/240/240
Bounding public corridors, public lobbies and the like	90/90/90	120/-/-	180/-/-	240/-/-
Between or bounding sole-occupancy units	90/90/90	120/-/-	180/-/-	240/-/-
Ventilating, pipe, garbage, and like shafts not used for the discharge or hot products of combustion	90/90/90	120/90/90	180/120/120	240/120/120
Table S5C11f: Type A Construction: FRL of non-loadbearing internal walls				
Location	FRL (in minutes): <i>Structural adequacy/ integrity / insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Fire-resisting lift and stair shafts	-/90/90	-/120/120	-/120/120	-/120/120
Bounding public corridors, public lobbies and the like	-/60/60	-/-/-	-/-/-	-/-/-
Between or bounding sole-occupancy units	-/60/60	-/-/-	-/-/-	-/-/-
Ventilating, pipe, garbage, and like shafts not used for the discharge or hot products of combustion	-/90/90	-/90/90	-/120/120	-/120/120
Table S5C11g: Type A Construction: FRL of non-loadbearing internal walls				
Building Element	FRL (in minutes): <i>Structural adequacy/ integrity / insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Other loadbearing internal walls, internal beams, trusses and columns	90/-/-	120/-/-	180/-/-	240/-/-
Floors	90/90/90	120/120/120	180/180/180	240/240/240
Roofs	90/60/30	120/60/30	180/60/30	240/90/60