



BCA REPORT

**Manor House Development.
24 Thurrallilly Street,
Queanbeyan East. NSW.**

**Building Code of Australia 2022
Vol. 1, Class 2-9 Buildings**

**Deemed-to-Satisfy Assessment Pursuant to Section 137 of the Environmental Planning and
Assessment Regulation, 2021.**

**Prepared for: Homes NSW
Prepared by: Rodger Dowsett
Project No.: 24031
Date: 9th May, 2024
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LIMITATIONS & EXCLUSIONS

The limitations and exclusion of this report are as follows: -

1. The buildings structural adequacy has not been considered;
2. The design, maintenance or operation of fire safety measures listed in table 6 of the report;
3. Occupational Health and Safety Act Regulations;
4. Work Cover Authority requirements;
5. Requirements of other agencies including but not limited to telecommunication providers, Water/Sewerage authority, Energy providers, State Govt. Agencies i.e., RMS or the local authority;
6. The Disability Discrimination Act (DDA) other than the minimum requirements under the Disability (Access to Premises) Standards 2010;
7. The terms or conditions of the Development Consent;
8. The report although referring to Australian Standards adopted by the BCA, it does not detail the specific requirements of those standards, and
9. The report excludes Section J of the BCA and retaining wall construction.

BCA Report: Manor House Development. 24 Thurralilly Street, Queanbeyan East. NSW.

1.0 EXECUTIVE SUMMARY.

The residential development, the subject of this report, has been assessed in relation to the available architectural drawings and the applicable deemed to satisfy provisions of the Building Code of Australia.

The assessment has identified matters of a compliance nature that require attention and following their design resolution together with the preparation of architect's drawings to a standard required of a compliance certificate.

The architectural plans and specifications under which the development was assessed make reference to a Fire Engineering Report and, a previous edition of the Building Code of Australia.

Accordingly, attention is drawn to –

- The inconsistencies between the FER and this report; and
- The certifying authority may require as part of the compliance certificate process that the plans and specifications reflect the current Building Code of Australia.

Version 2.0 reflects an assessment of the plans and specifications documented in the Table to Annexure C.

2.0 INTRODUCTION.

This report is prepared to assist in the preparation of plans and specifications for compliance certification.

For code compliance purposes, the assessment comprises an appraisal under National Construction Code Series, Building Code of Australia 2022 (BCA) for residential development as required under Section 137 of the Environmental Planning and Assessment Regulation, 2021,

This report is specific in that it relates to the proposed manor house development i.e., the construction of a two (2) level building together with contained garage space at 24 Thurralilly Street, Queanbeyan East on land registered of lot 17 In DP 222494. (the allotment).

The development has been assessed in accordance with Clause A2G1 of the Building Code of Australia.

The report whilst assessing the development against the 'deemed to satisfy' provisions of the code (BCA) also refer to performance based "alternative "solutions where appropriate.

3.0 REFERENCES

The following documentation was relied upon in the preparation of this report:

- Building Code of Australia 2022, Volume 1. (BCA);
- Environmental Planning and Assessment Act, 1979;
- The Environmental Planning and Assessment Regulation,2021;
- The Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation,2021
- A reference to Sole Occupancy Unit is the abbreviation, SOU; refers to an individual manor house;
- The development site is identified as folio identifier17/22294.
- Architectural drawings prepared by nominated project architect, Kennedy Architects listed in the schedule under Annexure C.

4.0 DESCRIPTION OF THE DEVELOPMENT.

4.1 Form and Materials of Construction.

The development when complete is to contain three dwellings within a manor house development as well as associated garage accommodation for each dwelling.

The garages are contained within the ground floor storey of the building and as such satisfy the definition of a "private garage".

The manor house is designed to contain three (3) self-contained dwellings in a building that in the ordinary sense is part one storey, part two storey.

The incorporation within the manor house of three dwellings is described as follows together with the egress design of the individual dwellings

Manor Home (MH)	Entrance Level	Plan Ref	Extent of building occupation	Design Accommodation	Egress Design
Dwelling 1	Ground	A	Ground floor only	One bedroom	Direct to Open Space
Dwelling 2	Ground	B	Ground floor & First floor	Two bedrooms	Direct to Open Space
Dwelling 3	Ground	C	Ground floor & First floor	One bedroom	Direct to Open Space

Table 1.

The manor home building is a masonry veneer and lightweight construction

The roof is of pitched configuration covered with pre-finished profiled metal deck roof sheeting.

The buildings ground floor construction comprises reinforced concrete raft system laid in direct contact with the ground surface.

4.2 Assumptions.

The following assumptions have been made-

- a) The building is setback 1.5m or more from the Fire Source Features of the allotment,
- b) The external wall outer leaf (masonry veneer component) is non loadbearing, and
- c) The building is without public corridors or other internal public spaces.

5.0 BUILDING CHARACTERISTICS

5.1 Fundamental Characteristics

The characteristics of the manor homes have been grouped together given their similarities particularly in regard to design, height, form of construction and orientation of the allotments.

The relevant characteristics permit the undertaking of the initial BCA analysis of the development

Manor Home Building		
Aspect	BCA Provision—Vol 1	Determination
Classification-Manor House	Part A6G3	Class 2 and Class 10a
Rise in Storeys (RiS)	C2D3	2 Storeys
Construction Type	C2D2	Type B Note 1
Effective Height	Schedule 1-Definitions	Less than 12.0 m
Floor area/volumetric limitations	C3D3 and Table C3D3	Not applicable to class 2 buildings

Table 2a

Note 1: The design of the building together with Rise in Storeys are such as to permit the buildings construction type to be reduced to Type C construction.

Retaining Wall		
Aspect	BCA Provision—Vol 2	Determination
Classification-Rain water storage tanks	Part A6G11	Class 10b
Rise in Storeys (RiS)	NA	NA
Construction Type	NA	NA
Effective Height	NA	NA
Floor area/volumetric limitations	NA	NA

Table 2b

5.2 Fire Source Features (FSF)-Manor House

The fire source features that relate to the manor home have been determined as follows-

Manor Home	Orientation	FSF	Exposure distance	Reference
Dwellings 1,2 & 3	North	Far boundary of the road reserve of Thurralilly Street.	>1.5m	FSF-01
	South	Rear boundary line of the allotment.	>3.0m	FSF-02
	East	Far boundary line of the road reserve of Pound Street	> 3.0m	FSF-03
	West	Side boundary line of the allotment	> 1.5m	FSF-04

Table 3.

6.0 BCA REQUIREMENTS-Summary.

Refer to Annexure A for detailed BCA assessments.

The below table is a summary of the assessment process.

SECTION B- STRUCTURE		
Clause/Part	Description	Comments
Part B1	Structural Provisions.	The building's structural design is to be undertaken by a professional engineer. The BCA defines a "professional engineer" under Schedule 1. The relevant design standards and requirements have been specified within Annexure A
SECTION C – FIRE RESISTANCE		
Part C2 - Fire Hazard Properties and Fire-Resistant Construction		
Clause	Description	Comments
C2D2	Type of construction required	Type C construction. Internal walls that bound and or separate the SOUs are required to extend to the underside of- - the floor next above; and - the underside of the roof covering, except for sarking membrane and roof battens of 75mm X 50mm or less.
C2D11& NSW provisions	Fire hazard properties including NSW provisions	- Fire hazard properties of floor linings including floor coverings; wall linings, ceiling linings, air handling ductwork (if applicable) must comply with Specification 7; and - Other materials including sarking, insulation and insulation that comprises an assembly of members must comply with NSW Specification 7.
Part C3 - Compartmentation and separation		
C3D10	Separation of classifications in different storeys	The intermediate floor/ceiling system requires a fire resistance level of at least 60 minutes.
Part C4 – Protection of openings		
C4D12	Bounding construction: class 2 buildings—NSW C4D12(4). Unit 01 and unit 02	Doorways located in bounding walls of residential units (SOU's) i.e., their entry doorways must be fitted with self-closing, tight fitting, solid core doors not less than 35mm in thickness.

C4D12(8)	Bounding construction-path of travel	NA
C4D13	Openings in floors and ceilings for services	The service must be protected by a shaft that will not reduce the fire performance of the building element it penetrates
C45D15	Openings in fire resistant construction for building service installations	Opening for service penetrations not protected by fire rated shafts must comply with this clause and specification 13 Penetrations/openings in fire rated systems and construction required to have an FRL must be undertaken in accordance with the test reports/ data sheets prepared for 'fire stopping' products used to ensure the fire resting performance of the building and its components is not affected. Penetrations for electrical, telecommunications and the like should be avoided in separating walls (Intertenancy walls) and the inner leaf of the external walls. Fire stopping required atop of the internal separating walls and gaps that may occur by reason of the roof planes and roof batten placement.
Specification S5C24	Fire resistance of building elements	Refer to Annexure B ---Type C Construction.
SECTION D		
Part D2 – Provision for escape		
D2D3	Number of Exits Required	Building complies
Part D3 - Construction of exits		
D3D8	Installations in exits and paths of travel- • Electrical meters/distribution boards; • Telecommunication equipment/distribution boards; • Electric motors	NA
D3D14	Stairs-goings and risers-Private Stairways	Stairways are required to have- • Constant goings and risers throughout their flights;

		• Goings (G), and risers (R), are to comply with the geometrical specifications of Table DD3D124 and the quantity calculation $2R + G$ (max. 700mm/min 550mm); • Openings between consecutive risers not to exceed 125mm and infilled with opaque construction; • Treads are to have slip resistance classification of Table D2.14 and nosing's of suitable colour contrast.
D3D17	Balustrades/barriers	Balustrades/barriers complying with this clause will be required for stairs/landings/ balconies and other areas where the level above the surface beneath is more than 1m. Barrier height not less than 1.0m Balcony mounted AC units (if applicable) are to be located without compromising the balcony's barrier construction by providing 'footholds' and or a scalable element.
D3D19	Openings in barriers	Openings in barrier construction must not allow a 125mm sphere to pass through
D3D22	Handrail-Private stairways	Refer to Annexure A
D3D29	Protection of openable windows-Level 1	Openable windows to the class 2 (SOU'S) must comply with the provisions of this clause either by screens or window opening limiters Refer to comments under Annexure A
Part D4 - Access for people with a disability standard and the BCA		
Refer to Access Report		
SECTION E		
Part E1 – Fire-fighting equipment		
E1D2	Fire hydrants	NA
E1D2	Fire hose reels	NA
E1D14	Portable Fire Extinguishers	NA
Part E2 – Smoke Hazard Management		
E2D8	Smoke hazard management	The buildings all require the installation throughout of an automatic fire detection and alarm system complying with Specification 20
Part E4- Visibility in an emergency, exit signs and warning systems		
E4D2 and E4D5	Exit/Emergency lighting	NA

	Ground floor foyer (Public corridor)	
Part F2-Wet areas		
F2D4	Floor wastes	Where a floor waste is installed— (a) the minimum continuous fall of a floor plane to the waste must be 1:80; and (b) the maximum continuous fall of a floor plane to the waste must be 1:50.
Part F3-Roof and Wall Cladding		
F3P1	Wall cladding	Fibre Cement sheeting requires CodeMark Certification in respect of Performance Requirement F3P1

Table 4.

7.0 BCA—MATTERS FOR CONSIDERATION-Fire Safety and Other.

The structure of the report follows a procedure where the development has been subjected to a clause-by-clause assessment of the code provisions that are considered relevant.

The development comprises a single manor house building containing three (3)) Sole occupancy Units vis Dwellings A, B & C

The below table details a number of matters that are relevant to fire resistance and sound transmission requirements.

Element	BCA Provision	BCA Requirement	Requirement
FRL---Internal wall-loadbearing between SOUs and the public lobbies and shaft walls (Shaft walls)	Table S5C21d	FRL 60/60/60	FRL to be confirmed in accordance with Specification 1.
	S5C3(2)(e)	Fire performance of walls that are required to be fire resisting	Elements of the construction providing lateral support to fire resisting walls, provided the wall is supported on both sides and failure of the element on one side does not affect the fire performance of the wall
	S5C24(1)(d)	Extent of internal walls	Walls must extend to— a) the underside of the level 1 floor, and

		required to have a FRL.	b) the underside of non-combustible roof covering and not crossed by timber or combustible elements, the exception being roof battens and sarking-type materials
FRL—Suspended floor, Level 1 throughout the development	C3D10	Fire resistance of level 1 floor slab to have an FRL equivalent to a floor /ceiling system RISF of not less than 60 minutes	Advise structural engineer of required FRL- Not less than 60/60/60. FRL to be confirmed in accordance with Specification 1.
Fire Warning	E2D8	Automatic smoke and alarm detection system required in accordance with Specification 20	Smoke alarms required in the SOUs and. in relation to the garages any other alarm suitable in accordance with AS1670.1-2018

Table 5.

8.0 BCA ASSESSMENT COMMENTS.

The design of the development has been assessed against the relevant Deemed to Satisfy (DtS) provisions of the Building Code of Australia.

Arising from the assessment, a number of matters relative to the development are provided below-

- a) The assumptions made under Section 4.2 above are to be acknowledged;
- b) Within the clause-by-clause assessment of Annexure A as well as Section 6, **notes** have been provided for assistance;
- c) The internal walls referred to that separate one dwelling from another dwelling should be detailed in relation to: -
 - (i) Fire stopping requirements immediately below the roof covering
In the situation where the roof framing is parallel to the internal wall; and
- d) The manor home as designed is designed to permit the use of Type C construction.

Commentary-Type C Construction

The architectural plans listed in the table at Annexure C have been designed to the extent that each SOU (dwellings 1,2 and 3) in the building have direct egress to open space.

The building's height (2 storeys) and classification (Class 2) determine the building in the first instance is required to be of Type B construction.

However, under certain circumstances the buildings' construction type may be of Type C construction if-

C2D6 Two storey Class 2,3 and 9c buildings-Type of construction required

- (a) *it is a Class 2 or 3 building or a mixture of these classes and each sole-occupancy unit has—*
- (i) *access to at least 2 exits; or*
 - (ii) *its own direct access to a road or open space;*

The building as designed is such that-

- Dwelling 1 (A) has direct access direct to open space,
- Dwelling 2 (B) the habitable space connects with open space via a private stairway together with a doorway opening at the ground level landing that provides direct access to open space, and
- Dwelling 3 (C) the habitable space is contained over two levels, the ground floor level connects directly with open space, the first-floor level via a private stairway within the SOU.

The concessional provision C2D6 is specific to a particular class of building, in this case a Class 2 building.

The building as designed is of mixed classification in that it contains Class 10a parts.

The Class 10a part are associated with each individual SOU.

The Class 10a parts therefore represent an ancillary use such as not to prejudice the application of the concessional provision to the development nor the ability of the occupants of each SOU to have direct access to open space.

9.0 REQUIRED FIRE SAFETY MEASURES.

The certifier on issue of a compliance certificate is obligated under the provisions of Section 78 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation,2021 to attach thereto a schedule of fire safety measures that are required to be implemented in the Manor Home building.

A fire safety schedule of a kind that can be expected has been drafted below.

Fire Safety Schedule Version 1 .0

Fire safety measures	Standard of performance
Automatic fire detection and alarm system	NCC E2D8, Specification 20 & AS 1670.1-2018
Fire seals protecting openings in fire resisting components of the building	NCC C4D15 & AS 4072.1-2005
Lightweight construction	NCC C3D10(b)(i), S5C24(1)(d)(ii) & Specification 6 and S5C3(1)
Smoke alarms and heat alarms	NCC Specification 20 & AS 3786-2014

Table 6

10.0 FIRE ENGINEERING REPORT

The Fire Engineering Report prepared by Lote Consulting dated 2nd November 2022, Revision F has been sighted.

The report under Section 4.0 contains measures and requirements that are inconsistent with this report.

Accordingly, it is standard practice that the provisions under BCA Part A2G1 align in that the building solution for the development comply with the Performance Requirements that is one of the following-

- (a) Performance Solution.
- (b) Deemed-to-Satisfy Solution.
- (c) A combination of (a) and (b).

This report is based on (b) above whereas the FER places the building solution under (c) above.

11.0 CONCLUSION

The architectural drawings have been assessed on the basis of obtaining a development that is in compliance with the prescriptive (deemed -to-satisfy) provisions of the Building Code of Australia.

As pointed out in the report, the FER referenced in the plans at Annexure C is directed at a building solution complying with Part A2G1(2)(c) whereas the report is based on a building solution that is a deemed to satisfy solution under Part A2G1(2)(b).

Accordingly, the inconsistency in relation to complying with the BCAs Performance Requirements should be resolved ahead of the compliance certificate issue.

Prior to the issue of the first compliance certificate, the plans and specifications will require appraisal by the certifying authority (certifier) to ensure they comply with the Development

Consent, the relevant deemed to satisfy provisions of the Building Code of Australia's performance requirements.

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ANNEXURE A

Class 2 Building Assessment.

Building Code of Australia.

Deemed -to-Satisfy Assessment.

Project Address: 24 Thurrallilly Street, Queanbeyan East NSW.

File Reference: BCA 24031

Date: 26th April, 2024

BCA Edition: Volume 1---2022 Edition, and
Volume 2---2022 Edition.

Building occupancy	Determination
Classification---Part A6	Residential use. - Class 2. Associated use - Private garages-Class 10a.
Number of levels---Rise in storeys. Manor House---C2D3	Two (2) storeys
Construction Type-- C2D2	Construction Type B Note 1
Allotment details	Lot 17 In DP222494
Number of SOUs	Three.
Allotment area	689 m ²

Note 1. The provisions under C2D2(1)(a) apply in the determination of the minimum Type of fire-resisting construction for the building.

BCA Clause by Clause comments of deemed to satisfy provisions.

Note: 1. NA denotes that the clause is not applicable to the development.

2. CDC denotes Complying Development Certificate

3. FRL Fire resistance level

4. SOU Sole Occupancy Unit

PART/CLAUSE	REFERENCE	COMMENT
SECTION A – GENERAL PROVISIONS		
Part A4	Reference documents	NA
Part A5	Documentation of design and construction	NA
Part A6-G3	Building classification Manor House	Class 2 Self-contained residential accommodation
Part A6G11	Building classification	Class 10a Garages Class 10b Rainwater storage tanks
SECTION B		
PASRT B1 STRUCTURAL PROVISIONS		
B1D1	Deemed to Satisfy provisions	Information.
B1D2	Structural Provisions-Resistance to actions	Structural Engineers design and specification. Notes: Structural engineer must be a Professional Engineer as defined under Schedule 1--Definitions
B1D3	Determination of individual actions	Structural Engineers design and specification and certification including AS 1170 parts 1, 2 and 4
B1D4	Determination of structural resistance of materials and forms of construction. All structures as are applicable	The following Australian Standards in addition to the above standards are relevant to specified elements of the project: - AS 2047-2014: Glazing AS1288-2021; Glass used in buildings AS 1170 Series-2002 AS 1170 Part 1-2002 AS 1170 Part 2-2021 AS 1170 Part 4-2007 AS 3700- 2018; Masonry; AS 3600-2018; Concrete;

		AS 4100-2020; Steel. AS 2159-2009; Piling (if applicable). Note: Refer to S5C24(1)(d) below
B1D4(i)	Termite management	AS3660.1-2014. Timber framing of the buildings primary elements of construction should be chemically treated for the purpose of resisting attack by subterranean termites
B1D5	Structural software	Noted.
B1D6	Construction of buildings in flood hazard areas	The design of the building is to comply with ABCB Standard for Construction of Buildings in Flood Hazard Areas--NA
Specification 4	Design of buildings in cyclonic areas	NA
SECTION C – FIRE RESISTANCE---Manor House		
Part C1 - Fire resistance and stability		
	Application of Part DtS	Noted/information.
C2D2	Type of Construction required	Type B
C2D3	Calculation of Rise in Storeys (RiS)	2 storeys
C2D4	Buildings of Multiple Classification	NA-Type B construction, Refer to C2D6 below
C2D5	Mixed Types of Construction	NA
C2D6	Two Storey Class 2, 3 or 9c Buildings	The design of the building and its height permit the building to be of Type C construction. The assessment is therefore based on a building of Type C construction
C2D7	Class 4 Parts of Buildings	NA
C2D8	Open Spectator Stands & Indoor Sports Stadiums	NA
C2D9	Lightweight Construction	Lightweight fire-resistant construction must comply with Specification 6.
C2D10	Non-combustible building elements	NA
C2D11	Fire Hazard Properties	Fire hazard properties of floor linings, floor coverings, wall linings, ceiling linings, air handling ductwork, insulation, sarking type materials must comply with NSW Specification 7 and where appropriate NSW Clause S7C7 of Specification 7 Notes: The NSW variation relates to- ▪ Sarking materials; ▪ Insulation materials; and ▪ Composite materials.

C2D12	Performance of External Walls in fire	NA
C1.12	No provision	*****
C2D13	Fire protected timber: Concession	NA
C2D14	Ancillary elements	NA
PART C2 - FIRE RESISTANCE		
C3D1	Deemed-to-Satisfy Provisions.	Noted/information
C3D2	Application of Part	NA
C3D3	General Floor Area and Volume Limitations	NA.
C3D4	Large Isolated Buildings	NA
C3D5	Requirements for open space and vehicular access	NA
C3D6	Class 9 Buildings	NA
C3D7	Vertical separation of openings in external Walls	NA
C3D8	Separation by fire walls	NA
C3D9	Separation of classifications in the same storey	Each storey of the building including the storeys not counted in the Rise in Storeys has a single classification in that C3D9(1)(a) applies.
C3D10	Separation of classifications in different storeys	The intermediate floor that separates the storeys is required to have a floor/ceiling system that has a resistance 60/60/60 by virtue of the provisions under S5C3(1). Note. 1. Other elements of construction that provide vertical or lateral support to the intermediate floor are required to have an FRL of 60/-/-, & 2. Internal walls listed in Table S5C24(d) are required to have an FRL of 60/60/60
C3D11	Separation of lift shafts	NA
C3D12	Stairways and lifts in One shaft	NA
C3D13	Separation of equipment	NA
C3D14	Electricity supply system	NA
C3D15	Public corridors in Class 2 & 3 buildings	NA
PART C3 – PROTECTION OF OPENINGS		
C4D1	Deemed-to-Satisfy Provisions	Noted/information.
C4D2	Application of Part	information
C4D3	Protection of openings in external walls	NA-The building when complete is to stand 1.5m or more from the identified Fire Source Features.

C4D4	Separation of external walls and associated openings in different fire compartments	NA
C4D5	Acceptable methods of protection	Refer to C4D3 above
C4D6	Doorways in fire walls	NA
C4D7	Sliding fire doors	NA
C4D8	Protection of doorways in horizontal exits	NA
C4D9	Openings in fire isolated exits	NA
C4D10	Service penetrations in fire Isolated exits	NA-There was no indication in the plans that building services other than that permitted passed through or penetrated fire isolated exit systems
C4D11	Openings in fire isolated lift shafts	NA-Lift landing doors require doors that: • Have an FRL -/60/- and • Comply with AS 1735.11-1986 and are set to remain closed except when discharging or receiving passengers or goods.
C4D12 and NSE C4D12(4)(b)	Bounding construction: Class 2 and 3 buildings and Class 4 parts	NA-Entry doorway to SOUs U01 and U02 and are required to be protected by self-closing, tight fitting, solid core doors not less than 35mm in thickness.
C4D12(5)		NA
C4D12(8)		NA
C4D13	Openings in floors and ceilings for services	Services that pass through the intermediate floor are to be contained within a shaft the construction of which must not reduce the fire performance of the floor or protected in accordance with C4D15.
C4D14	Openings in shafts	NA
C4D15	Openings for service installations	Service installations (electrical, electronic, plumbing, ventilation component and the like) that pass-through construction required to have a FRL must be protected at the point of penetration with a system that has been tested in accordance with AS 4072.1-2005 and AS 1530.4-2014
C4D16	Construction Joints	NA
C4D17	Columns protected with lightweight construction to achieve an FRL	NA
SPECIFICATION 5	Fire resisting construction	The buildings construction type has been reduced to Type C construction
S5C3	Fire protection for a support of another part	Refer to C3D10 above

S5C4	Lintels	NA
S5C5	Method of attachment not to reduce the fire resistance performance of building elements	NA-This provision has application to attachments to the building's external walls, including finishes, linings, ancillary elements and services. Attachments must not reduce the walls fire performance
S5C6	General concessions	NA
S5C7	Mezzanine floors	NA
S5C8	Enclosure of shafts	NA
S5C9	Carparks -Class 2 buildings	NA
S5C10	Residential care buildings-concession	NA
S5C11	Type A fire resisting construction	NA
S5C12	Concession for floors	NA
S5C15	Roof: Concession	NA
S5C16	Rooflights/Skylights	NA
S5C17	Internal walls and columns: Concession	NA
S5C20	Type A construction -Class 2 and 3 buildings-Concession	NA
S5C21	Type B-fire resisting construction	NA
TableS5C21a	FRL of loadbearing parts of external walls	
S5C21c	Internal walls	NA
Table S5C21c	External columns	NA
Table S5C21d	Internal walls -Required FRL	NA
S5C23	Concessional provisions- Class 2 buildings	NA
S5C24	Type C-fire resisting construction	NA
Table S5C24c	FRL for common and fire walls and internal walls that separate or bound a sole occupancy unit or separate SOU from the buildings public area (Breezeway)	The internal walls of lightweight construction are required to comply with Specification 6
S5C24(1)(d)	Internal wall construction required to have an FRL. Internal walls are internal walls that separate or bound a sole occupancy unit or separate SOU from the building's public areas. (public corridor & stair shafts)	Internal walls required to have a FRL are to extend- 1. to the underside of the floor next above if that floor has an FRL of 60/60/60, 2. to the underside of the roof covering if it is non-combustible, and except for roof battens with dimensions of 75 mm x 50 mm or less or sarking-type material, must not be crossed by timber or other combustible building elements.

		Optional in place of 2 above To the underside of a ceiling having a resistance to the incipient spread of fire to the space above itself of not less than 60 minutes; Note: The internal walls required to have an FRL are deemed-fire resisting wall construction. Where an element providing lateral support to a fire wall or fire-resisting wall, provided the wall is supported on both sides and failure of the element on one side does not affect the fire performance of the wall.
S5C24(1)(e)	Intermediate floor construction-except within a SOU	Refer to C3D10 above
SPECIFICATION 6	Structural Test for Light Weight Construction	Refer to S5C24(c) above
SPECIFICATION 7	Fire Hazard Properties	Refer to comments under clause C4D15 above
SPECIFICATION 8	External Walls	NA
SPECIFICATION 9	Cavity Barriers-Timber Const.	NA
SPECIFICATION 10	Fire-protected timber	NA
SPECIFICATION 11	Smoke proof walls in health care and residential care buildings.	NA
SPECIFICATION 12	Fire doors smoke doors and Fire windows and shutters	NA
SPECIFICATION 13	Penetration of walls and floors and ceilings by services	Refer to clause C4D15 above
SECTION D – ACCESS & EGRESS		
PART D2 - PROVISION FOR ESCAPE		
D2D1	Deemed-to-Satisfy Provisions	Noted/informational.
D2D2	Application of Part	The provisions do not apply to the internal parts of SOU's (apartments) of the Class 2 part or Class 3 buildings
D2D3	Number of exits required	• Ground Floor Level One (1) exit required. Building complies. • Level 1 One (1) exit required. Building complies
D2D4	When Fire isolated stairways and ramps are required	NA

D2D5	Exit Travel Distances	NA-All SOUs have direct egress to open space.
D2D6	Distances between alternative exits—	NA
D2D7	Height of exits, path of travel to exits and doorways	Building complies
D2D8	Width of exits and paths of travel to exits	NA
D2D9	Width of doorways in exits or paths of travel to exits	Building complies
D2D10	Exit width not to diminish in direction of travel	Building complies
D2D11	Determination and measurement of exits and paths of travel to exits	Informational in relation to D2D7 and D2D10
D2D12	Travel via fire isolated exits	NA
D2D13	External stairways or ramps in lieu of fire isolated exits	NA
D2D14	Travel by non-fire isolated stairways or ramps	Building complies
D2D15	Discharge from exits	a) The external walkway from the ground floor to the road must have a min. unobstructed width of 1.0m. b) The walkway must have a gradient not steeper than 1:14. c) The surface of the walkway must have slip resistance classification not less than listed in Table D3D15 when tested in accordance with AS 4586-2013. d) Walkway must comply with AS 1428.1-2009.
D2D16	Horizontal exits	NA
D2D17	Non-Required stairways ramps or escalators	NA
D2D18	Number of persons accommodated	Noted.
D2D19	Measurement of distances	NA
D2D20	Method of measurement	NA
D2D21	Plant rooms, lift machine rooms and electricity network substations: Concession	NA
D2D22	Access to lift pits	NA
D2D23	Egress from primary schools	NA
PART D3 - CONSTRUCTION OF EXITS		
D3D1	Deemed-to-Satisfy Provisions	Noted/informational.
D3D2	Application of Part	Certain provisions of this part do not apply to the internal parts of SOUs

D3D3	Fire-Isolated stairways & ramps	NA-Structural engineers' certification re D3D3(b)
D3D4	Non-Fire-Isolated stairways and ramps	NA-Ramps/non-fire isolated stairs to be constructed from reinforced concrete.
D3D5	Separation of rising and descending stair flights	NA
D3D6	Open access ramps and balconies	Noted.
D3D7	Smoke lobbies	NA
D3D8	Installations in exits and paths of travel	No services except those allowed in this clause can be installed within required exits, fire isolated stairs, paths of travel to exits.
D3D9	Enclosure of space under stairs and ramps	NA- Space below the stairway of non-fire isolated stairs may be enclosed with fire resistant construction in accordance with this clause. Note: No enclosure under stair flights proposed.
D3D10	Width of required stairways and ramps	NA
D3D11	Pedestrian ramps	Ramps serving as accessible ramps to comply with AS 1428.1; gradient more than 1:14. Slip resistance classification as outlined in table D2.14 when tested in accordance with AS 4586-2013
D3D12	Fire Isolated passageways	NA
D3D13	Roof as open space	NA
D3D14	Goings and risers Internal private stairs	Treads and Risers and nosing strips (geometry/construction/slip resistance) must comply with the provisions of this clause. Slip resistance criteria—AS 4586-2013.
D3D15	Landings	Landings must not be less than 750 mm long. Slip resistance criteria in accord with Table D2.14 when tested in accordance with AS 4586-2013
D3D16	Thresholds	Threshold of a doorway must not incorporate a step except when opens to road or open space and the step is less than 190 mm. In addition, thresholds are to be accessible where the doorway opens to a road or open space, the threshold ramp or step ramp is to comply with AS 1428.1
D3D17	Barriers to prevent falls- Stairways/landings/balconies	Balustrades/barriers complying with this clause are required for stairways and their landings including and other areas where the level above the surface beneath is more than 1.0m Height of balustrades are to be not less than 1.0m..
D3D18	Height of barriers	Not less than 1.0m

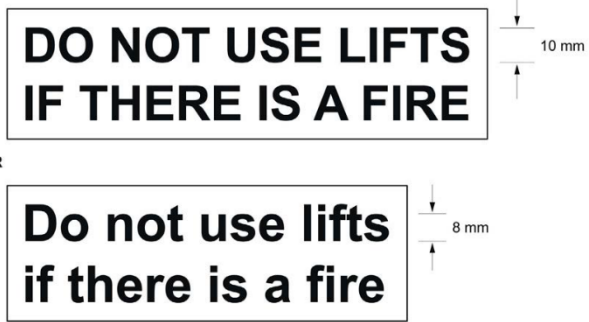
D3D19	Openings in barriers	Openings in the barrier construction must not permit a 125mm sphere to pass through.
D3D20	Barrier climbability	NA
D3D21	Wire barriers	NA
D3D22	Handrails—Private stairways	Handrails are required to be- a) located along at least one side of the flight or ramp; and b) be located 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 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 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.
D3D23	Fixed platforms, walkways stairways and ladders	NA
D3D24(2) NSW	Doorways and doors	NA
D3D25	Swinging doors	NA-Foyer space (public corridor) less than 200m ²
D3D26	Operation of latch. -Foyer entrance doorway. Note: This provision does not apply to the internal parts of SOUs	Doors in required exits or doors in the paths of travel must be readily openable without a key from the side that faces a person seeking egress by single handed downward or push action in accordance with this clause, Notes: 1. Door latching requirements for the accessible parts of the building are; - • Such that a person who cannot grip will not slip from the handle during the operation of the latch, and • Have a clearance between the handle and the back plate or door face of not less than 35mm and not more than 45mm, • Comprise a single hand pushing action on a single device located between 900mm and 1.2m from the floor surface, and • The latching requirements relate to latching hardware that is located on the door leafs themselves and not elsewhere, i.e., not located on a surrounding surface.
D3D27	Re-entry from fire isolated exits	NA
D3D28	Signs on doors	NA
D3D29	Protection of openable windows- Level 1 units U03 and U04	Window openings to bedrooms must be provided with 'protection' if the floor below the window is 2.0m or more above the surface beneath.

		Protection may be in the form of secure screens or window opening limiters that restrict window opening such as not to permit a 125mm sphere to pass through. Window openings other than bedroom windows that are openable, barrier height of not less than 865mm is required where the floor below the window is 4.0m or more above the surface beneath. Notes:1. Devices or screens must not permit a 125mm sphere to pass through. The device/screen must resist an outward horizontal action of 250N.
D3D30	Timber stairways-Concession	NA
PART D4 - ACCESS FOR PEOPLE WITH DISABILITIES		
D4D1	Deemed – to – Satisfy Provisions	Noted/ information
D4D2	General Building Access Requirements	Refer to Access Specification within plan A-002-A
D4D3	Access to building	
D4D4	Parts of building to be accessible	
D4D5	Exemptions	
D4D6	Accessible Car Parking	
D4D7	Signage	
D4D8	Hearing augmentation	
D4D9	Tactile Indicators	
D4D10	Wheel chair seating spaces in Class 9 (b) assembly buildings	
D4D11	Swimming pools	
D4D12	Ramps	
D4D13	Glazing on accessways	
SPECIFICATION 14	NON-REQUIRED STAIRWAYS RAMPS AND ESCALATORS	
SPECIFICATION 15	BRaille AND TACTILE SIGNS	
SPECIFICATION 16	ACCESSIBLE WATER ENTRY/EXIT FOR SWIMMING POOLS	
SECTION E – SERVICES AND EQUIPMENT		
PART E1 - FIRE FIGHTING EQUIPMENT		
E1D1	Deemed-to-Satisfy Provisions	Noted/informational.
E1D2	Fire Hydrants	NA---Total floor area of the building calculated to be less than 500m ²
E1D3	Fire Hose Reels	NA

E1D4	Sprinklers	NA
E1D5	Where sprinklers are required: all classifications	NA
E1D6	Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings	NA
E1D7	Where sprinklers are required: Class 3 building used as a residential care building	NA
E1D8	Where sprinklers are required: Class 6 building	NA
E1D9	Where sprinklers are required: Class 7a building, other than an open-deck carpark	NA
E1D10	Where sprinklers are required: Class 9a health-care building used as a residential care building and Class 9c buildings	NA
E1D11	Where sprinklers are required: Class 9b buildings	NA
E1D12	Where sprinklers are required: additional requirements	NA
E1D13	Where sprinklers are required: occupancies of excessive hazard	NA
E1D14	Portable Extinguishers	NA-Portable fire extinguishers are required to be installed in accordance with AS 2444-2001 and for the class 2 parts. Note: Portable fire extinguishers for the class 2 part are required to be- (i) an ABE type fire extinguisher; and (ii) a minimum size of 2.5 kg; and (iii) (iii) distributed outside the sole-occupancy units..... (A) to serve only the storey at which they are located; and (B) so that the travel distance from the entrance doorway of any sole-occupancy unit to the nearest fire extinguisher is not more than 10 m.
E1D15	Fire Control Centres	As building EH is assessed at <25m, a fire control centre is not required
E1D16	Fire precautions during construction	Noted.
E1D17	Provision for special hazards	NA
SPECIFICATION 17	Fire sprinkler system	NA-

SPECIFICATION 19	Fire control centres	NA
PART E2 – SMOKE HAZARD SYSTEM		
E2D1	Deemed-to-Satisfy Provisions	Information
E2D2	Application of Part	Noted.
E2D3	General requirements	NA
E2D4	Fire-isolated exits	NA
E2D5	Buildings more than 25m in effective height: Class 2 and 3 buildings and Class 4 part of a building	NA
E2D6	Buildings more than 25m in effective height: Class 5, 6, 7b, 8 and 9b buildings	NA
E2D7	Buildings more than 25m in effective height: Class 9a buildings	NA
E2D8	Buildings not more than 25m in effective height: Class 2 and 3 buildings and Class 4 part of a building	The building is required to be provided with an automatic smoke detection and alarm system that complies with Specification 20.
E2D9	Buildings not more than 25m in effective height: Class 5, 6, 7b, 8 and 9 buildings	NA
E2D10 (NSW)	Buildings not more than 25m in effective height: large isolated buildings subject to C3D4	NA
E2D11	Buildings not more than 25m in effective height: Class 9a and 9c buildings	NA
E2D12	Class 7a buildings	NA
E2D13	Basements (other than Class 7a buildings)	NA
E2D14	Class 6 buildings – in fire compartments more than 2000m ² . Class 6 building (not containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit)	NA
E2D15	Class 6 buildings – in fire compartments more than 2000m ² . Class 6 building (containing an enclosed common walkway or mall	NA

	serving more than one Class 6 sole-occupancy unit)	
E2D16-NSW	Class 9b – assembly buildings: nightclubs, discotheques and the like	NA
E2D17	Class 9b – assembly buildings: exhibition halls	NA
E2D18	Class 9b – assembly buildings: theatres and public halls	NA
E2D19	Class 9b – assembly buildings: theatres and public halls (not listed in E2D18) including lecture theatres and cinema/auditorium complexes	NA
E2D20	Class 9b assembly buildings: other assembly buildings (not listed in E2D16 to E2D19.	NA
E2D21	Provision for special hazard	N/A
SPECIFICATION 20 S20C4	Smoke detection and alarm systems	The smoke alarm system must comply with- ▪ The provisions of AS 3786-2014-within SOUs, ▪ Powered from the consumer mains ▪ Smoke alarms with SOUs located- a) between each part of dwellings 1,2 and 3 that contain bedrooms and the remainder of those dwellings, b) where bedrooms are served by a hallway in that hallway, and c) if there is more than one smoke alarm or other alarms type within a SOU the alarms must be interconnected, d) located all storeys of the building and e) egress paths Note: The garages require alarms deemed suitable in accordance AS1670.1-2018 given the environment of the garage may result in spurious signals.
SPECIFICATION 21	Smoke exhaust systems	NA
SPECIFICATION 22	Smoke and heat vents	NA
SPECIFICATION 23	Residential fire safety systems	NA.
PART E3 – LIFT INSTALLATIONS		
E3D1	Deemed-to-Satisfy Provisions	Noted.
E3D2	Lift installations	NA-Criteria for electric and electrohydraulic lift installation.

E3D3	Stretcher facility in lifts	NA
E3D4	Warning against use of lifts in fire	NA Warning signs for the lift is as follows.  Listed in the buildings fire safety schedule.
E3D5	Emergency lifts	NA
E3D6	Landings	NA
E3D7	Passenger lift types and their limitations	NA
E3D9	Fire Service Controls	NA
E3D10	Residential care buildings	NA
E3D11	Fire service recall control switch	NA
E3D12	Lift car service drive control switch	NA
SPECIFICATION 24	Lift installations	NA
PART E4 - EMERGENCY LIGHTING, EXIT SIGNS AND WARNING SYSTEMS		
E4D1	Deemed-to-Satisfy Provisions	Noted.
E4D2	Emergency Lighting requirements	NA
E4D3	Measurement of distance	Noted/information
E4D4	Design and operation of emergency lighting	NA
E4D5	Exit signs	NA
E4D6 NSW	Direction signs	NA
E4D7	Class 2 and 3 Buildings and Class 4 parts: exemptions	NA
E4D8	Design and operation of exit signs	NA
E4D9	Emergency warning and intercom systems	NA
SPECIFICATION 25	Photoluminescent exit signs	NA
SECTION F – HEALTH AND AMENITY		
PART F1 - DAMP & WEATHER PROOFING		

F1D1	Deemed to Satisfy provisions	Noted/informational
F1D2	Application of Part	
F1D3	Stormwater drainage	Refer to hydraulic details and Council requirements
F1D4	Exposed joints	NA
F1D5	External waterproofing membranes-Balconies	Compliance standard AS 4654 parts 1 and 2-2012.
F1D6	Damp proofing	NA
F1D7	Damp proofing of floors on the ground	The raft slab construction in direct contact with the ground surface is to have inserted a vapour barrier in accordance with AS 2870-2011.
F1D8	Subfloor ventilation	NA
PART F2 – WET AREA AND OVERFLOW PROTECTION		
F2D1	Deemed-to-Satisfy Provisions	Noted/information.
F2D2	Wet area construction	Wet areas must be waterproofed in accordance with Specification 26 and comply with AS 3740-2021
F2D3	Rooms containing urinals	NA
F2D4	Floor wastes	Floor waste must be provided according to this clause---- Within bathrooms, sanitary compartments and laundries must have floor waste The floor surface of wet areas must be graded and drained to the floor waste i.e. Min continuous fall is 1:80, Max continuous fall 1:50
SPECIFICATION 26	Waterproofing and water resistance requirements for building elements in wet areas	Specification sets out requirements for water resistance or waterproofing in wet areas
		NA-The accessible sanitary compartment must contain the following: - • Closet pan; • Washbasin; • Shelf or bench top; and • Adequate means to dispose of sanitary products
PART F3 ROOF AND WALL CLADDING		
F3D1	Deemed to Satisfy Provisions	Informational
F3D2	Roof coverings	Roof covering to comply with AS 1562.1-2018
F3D3	Sarking	Sarking membranes are to comply with AS4200.1-2017 and AS 4200.2-2017
F3D4	Glazed assemblies	Windows, glazed doors, adjustable louvres etc located in the buildings external walls are to comply with AS 2047 for resistance to water penetration

F3D5	Wall cladding	Masonry veneer construction of the building's external walls is to comply with AS 3700-2018.
F3P1	Fibre cement sheet wall cladding	Fibre Cement sheeting requires Codemark Certification in respect of Performance Requirement F3P1
PART F4 SANITARY AND OTHER FACILITIES		
F4D1	Deemed to Satisfy Provisions	Noted/informational
F4D2	Facilities in residential buildings	Facilities within each SOU- ▪ Kitchen sink and facilities for the preparation and cooking of food. ▪ Bath or shower. ▪ Closet pan. ▪ Washbasin. ▪ Laundry facilities with either external clothes drying line or heat operated appliance.
F4D3	Calculation of number of occupants and facilities	NA
F4D4	Facilities in Class 3 to 9 buildings	NA
F4D5	Accessible sanitary facility	NA-One accessible unisex facility
F4D6	Accessible unisex sanitary compartments	NA-Accessible facilities provided in each villa unit. The facilities are to contain- • Closet pan. • Washbasin. • Shelf or bench • Means to dispose of sanitary products. • Comply with AS 1428.1-2009
F4D7	Accessible unisex showers	NA
F4D8	Construction of sanitary compartments	Doors to sanitary compartments require "lift of hinge" fittings if there is not a clear space of at least 1.2m between the closet pan and the arc of the doorway swing
F4D9	Interpretation: urinal and washbasins	NA
F4D10 NSW	Microbial(legionella) control	NA
F4D11	Waste Management	NA
F4D12	Accessible adult change facilities	NA
SPECIFICATION 27	Accessible adult change facilities	NA
PART F5 - ROOM HEIGHTS		
F5D1	Deemed-to-Satisfy Provisions	Noted/informational
F5D2	Height of rooms and other spaces	Ceiling height of habitable rooms is 2.7m

PART F6 - LIGHT AND VENTILATION		
F6D1	Deemed-to-Satisfy Provisions	
F6D2	Provision of Natural light	Required to all bedrooms-building complies
F6D3	Methods and extent of natural light	Residential - window glazing area - to be 10% of floor
F6D4	Natural light borrowed from adjoining room	Noted/information.
F6D5	Artificial lighting	Compliance standard AS1680.0-2009
F6D6	Ventilation of rooms	Required to all habitable rooms, bathrooms, common area, laundry either by- ▪ Natural ventilation complying with F6D7, or ▪ Mechanical ventilation complying with AS 1668.2-2012
F6D7	Natural ventilation	Natural ventilation is achieved by openable windows, doors that have a ventilating area of not less than 5% of floor area of the room.
F6D8	Ventilation borrowed from adjoining room	NA.
F6D9	Restriction on location of sanitary compartments	Refer to F6D10 below
F6D10	Airlocks	NA
F6D11	Car parks	NA
F6D12	Kitchen local exhaust ventilation	NA
PART F7 - SOUND TRANSMISSION AND INSULATION		
F7D1	Deemed-to-Satisfy Provisions	Noted.
F7D2	Application of Part	NA
F7D3	Determination of airborne sound insulation ratings	NA
F7D4	Determination of impact sound insulation ratings	NA
F7D5	Sound Insulation rating of floors	The intermediate floor must have $R^w + C^{TR}(\text{airborne})$ not less than 50 and an $L_n^w(\text{impact})$ not more than 62
F7D6	Sound Insulation rating of walls	The bounding walls sole occupancy units separating the sole occupancy unit from must have sound insulation complying with this clause i.e. ▪ $R^w + C^{TR}(\text{airborne})$ not less than 50; and ▪ R^w (airborne) not less than 50 where the SOU adjoins a kitchen in one SOU from a habitable room another SOU or stair shafts

		- Discontinuous construction is required in situations where and R^w (airborne) of not less than 50 is required-if walls separate- - A habitable room in one apartment from a bathroom/laundry in an adjoining apartment; - Where a wall separates an apartment from a stairway/corridor, the wall is required to have an R^w (airborne) of not less than 50; and - Entry doorways to apartments (U01 & U02) must have an R^w not less than 30.
F7D7	Sound insulation rating of internal services	Duct, soil, waste or water supply pipes crossing residential units have sound insulation complying with this clause.
F7D8	Sound isolation of pumps	A flexible coupling must be used at the point of connection between the service pipes in a building and any circulating or other pump.
SPECIFICATION 29	Sound insulation for building elements	NA
PERT F8 CONDENSATION MANAGEMENT		
F8D1	Deemed to Satisfy Provisions	Informational
F8D2	Application of part	NA
F8D3	External wall construction	NA
F8D4	Exhaust systems-Minimum flow rates	- Kitchens---40L/s flow rates and discharge directly to a shaft or duct to outside air; - Laundries---40L/s; - Bathrooms and sanitary compartments are to have flow rates-----25L/s; - Exhaust discharges from bathroom/sanitary compartment/laundry must be to shaft or duct to outside air. Notes: A) Where space for clothes drying appliance is provided in accordance with F4D2(1)(b), space must also be provided for ducting from the clothes drying appliance to outdoor air, B) the room containing the clothes' drying appliance is to be provided with make-up air in accordance with AS 1668.2-2012 - An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with F6D7 must— A) be interlocked with the room's light switch; and B) include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off
F8D5	Ventilation of roof spaces	NA
SECTION G1 – ANCILLARY PROVISIONS		

G1D1	Deemed to Satisfy Provisions	Noted/informational
G1D2NSW	Swimming pools	NA
G1D3	Refrigerated chambers, strong rooms and vaults	NA
G1D4	Outdoor play spaces	NA
(NSW)	Provision for window cleaning	NA As the building contains windows located 3 or more storeys above ground level the windows must be either: • Capable of being cleaned from within the building; or • Provision is made for the cleaning of windows by a method that complies with the Work, Health and Safety Act 2011 and its regulations.
PART G2 Boilers, pressure vessels, heating appliance, fireplaces, chimneys and flues		
G2D1	Deemed to Satisfy Provisions	NA
G2D2	Installation of appliances	NA
G2D3	Open fireplaces	NA
G2D4	Incinerator rooms	NA
PART G3-ATRIUM CONSTRUCTION		
	Atrium construction	NA
PART G4 CONSTRUCTION IN APLINE AREAS		
	Construction in alpine areas	NA
PART G5 CONSTRUCTION IN BUSHFIRE PRONE AREAS		
	Construction in bushfire prone areas	NA
PART G6 OCCUPIABLE OUTDOOR AREAS		
G6D1	Application of part	Informational-----NA
G6D2	Fire hazard properties	NA-
G6D3	Fire separation	NA
G6D4	Provision for escape	NA
G6D5	Construction of exits	NA
G6D6	Firefighting equipment	NA
G6D7	Lift installations	NA
G6D8	Visibility in an emergency, exit signs and warning systems	NA
G6D9	Light and ventilation	NA
G6D10	Fire orders	NA
PART G7 LIVABLE HOUSING DESIGN		

SECTION I SPECIAL USE BUILDINGS		
I1D1NSW	Application of part	NA
SECTION J ENERGY EFFICIENCY		
	Energy Efficiency.	NA
Other Matters	The provisions of Part 9.2.4(2) BCA Volume 2 Housing provisions apply	<i>"A Class 10a building must not significantly increase the risk of spread of fire between class 2-9 building".</i> Comment. The garages as contained within the dwellings are each more than 1.5m from the allotment boundaries

ANNEXURE B Fire Resistance Levels-Type C Const.

Table S5C24a: Type C construction: FRL of 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 1.5 m	90/90/90	90/90/90	90/90/90	90/90/90
1.5 to less than 3 m	–/–/–	60/60/60	60/60/60	60/60/60
3 m or more	–/–/–	–/–/–	–/–/–	–/–/–

Table S5C24b: Type C construction: FRL of external columns not incorporated into an external wall

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 1.5 m	90/–/–	90/–/–	90/–/–	90/–/–
1.5 to less than 3 m	–/–/–	60/–/–	60/–/–	60/–/–
3 m or more	–/–/–	–/–/–	–/–/–	–/–/–

Table S5C24c: Type C construction FRL common walls and fire walls

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

Table S5C24d: Type C construction: FRL of 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
Bounding <i>public corridors</i> , public lobbies and the like	60/60/60	–/–/–	–/–/–	–/–/–
Between or bounding <i>sole-occupancy units</i>	60/60/60	–/–/–	–/–/–	–/–/–
Bounding a stair if <i>required</i> to be rated	60/60/60	60/60/60	60/60/60	60/60/60

Table S5C24e: Type C construction: FRL of roof

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
Roofs	–/–/–	–/–/–	–/–/–	–/–/–

ANNEXURE C- Drawing Schedule dated 22/03/2024

Drawing Number/Revision	Drawing Title
DA-000-A	Cover Page
DA-102-A	Site Plan
DA-200-A	External Works Plan
DA-201-A	External Works Plan
DA-202-A	Level -00
DA-203-A	Level-01
DA-204-A	Roof Plan
DA-210-A	Access Zone
DA-211-A	Access Zone
DA-300-A	Elevations
DA-301-A	Elevations
DA-400-A	Sections
DA-401-A	Sections
DA-500-A	Door Schedule
DA-501-A	Door Schedule
DA-510-A	Window Schedule