

# Building Code of Australia

Assessment Report

# **Bungendore High School**

Client: NSW Department of Education Report Number: RE230468.01 Revision: 06

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## **REPORT REVISION HISTORY**

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		Prepared by	Verified by	
		Alaa Al Qaseer Building Regulations Consultant	Concentrues	
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## **1. EXECUTIVE SUMMARY**

This BCA Assessment has been prepared by City Plan in support of a Review of Environmental Factors (REF) for the construction and operation of the new Bungendore High School.

This report has been prepared, on behalf of NSW Department of Education, to establish compliance to the Building Code of Australia and relevant Acts and Regulations of the planning development application documentation for the proposed works. Unless specifically noted this assessment and report deals with the proposed building works.

Table 1 below identifies proposed performance solutions to be justified against the performance requirements of the BCA in accordance with BCA **Clause A2G2**.

Clause	Issue		
C2D2 Type of construction required & S5C15 Roof: Concession	A roof need not comply with Table S5C11g if its covering is non-combustible and the building has a rise in storeys of 3 or less. Building A & B (united building) has a rise in storeys of four (4) and is required to be provided with an FRL as per S5C11g or alternatively addressed in a performance solution.		
D2D5 Exit travel distances	Class 5, and 9b parts - No point on a floor must be more than 20 m from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40m. The following areas require clarification: 1) Identify the entry door to the sports equipment store: <b>1</b> ) Identify the entry door to the sports equipment store: <b>1</b> ) Identify the entry door to the sports equipment store: <b>1</b> ) <b>1 1 1 1 1 1 1 1 1 1</b>		

#### Table 1 Proposed performance solutions























Exits required as alternative means of egress must be located not less than 9m apart and located so that the alternative paths of travel do not converge such that they become less than 6m apart.

The following alternative paths of travel converge such that they are less than 6m apart:

1) Building B level 1 Wood workshop & the GLS.



ea.

1) Building A level 2 travel distance between alternative exits is 78.57m in lieu of 60m.





























# 2. INTRODUCTION

This BCA report has been prepared to support a Review of Environmental Factors (REF) for the NSW Department of Education (DoE) for the construction and operation of the new Bungendore High School.

The purpose of the REF is to assess the potential environmental impacts of the activity prescribed by State Environmental Planning Policy (Transport and Infrastructure) 2021 (T&I SEPP) as "development permitted without consent" on land carried out by or on behalf of a public authority under Part 5 of the Environmental Planning and Assessment Act 1979 (EP&A Act). The activity is to be undertaken pursuant to Chapter 3, Part 3.4, Section 3.37A of the T&I SEPP.

This document has been prepared in accordance with the Guidelines for Division 5.1 assessments (the Guidelines) by the Department of Planning, Housing and Infrastructure (DPHI) as well as the Addendum Division 5.1 guidelines for schools and Addendum October 2024 (Consideration of environmental factors for health services facilities and schools).

The purpose of this report is to identify the compliance status of the architectural design documentation against the Building Code of Australia (BCA) 2022 requirements.

#### 2.1. Site description

The current street address is part of 18 Harp Avenue, Bungendore, NSW, 2621 (the site), and is legally described as part Lot 125 in Deposited Plan 1297613. As shown at Figure 1, the proposed school site forms part of a larger lot which is the subject of a proposed residential subdivision.

The site is located within the North Bungendore Precinct (Elm Grove Estate) in Bungendore. As a result of precinct wide rezonings, the surrounding locality is currently transitioning from a semi-rural residential area to an urbanised area with new low density residential development.

The site is zoned R2 Low Density Residential, with all adjoining land also zoned R2 Low Density Residential.

The site has three frontages:

- Approx 500m southern frontage to Birchfield Drive.
- Approx 500m northern frontage to Bridget Avenue.
- Approx 100m eastern frontage to Winyu Rise.

The site is currently cleared of all vegetation and consists of grassland, having been prepared for the purposes of future low density residential development.

Figure below: Aerial Photograph of the Site





## 2.2. Proposed Activities Description

The proposed activity is for the construction and operation of a new high school in Bungendore at part 18 Harp Avenue, Bungendore (the site). The new high school will accommodate 600 students and 68 staff. The school will provide 26 general learning spaces, and three support learning spaces across two buildings. The buildings will be predominantly three-storeys in height and will include permanent and support teaching spaces, specialist learning hubs, a library, administrative areas and a staff hub.

Additional core facilities are also proposed including a standalone school hall with covered outdoor learning area (COLA), a car park, a kiss and drop zone along Birchfield Drive, sports courts and a sports field. The new school also features a single storey building with associated paddocks in the far western portion of the site designed for livestock management and hands-on agricultural learning.

Specifically, the proposal involves the following:

- Building A, a three-storey learning hub accommodating general learning spaces, a special education learning unit (**SELU**), a physical education centre, a performing arts space, and other core facilities including administrative areas, staff hub, library and end of trip facilities.
- Building B, a part three/part four storey learning hub accommodating general learning spaces, specialist workshops for food, textile, wood and metal workshops, as well as visual arts studios, science labs and staff areas.
- Building C, a standalone school hall with COLA.
- Building D, a single-storey agricultural block comprising an animal storage space, a COLA and internal workshop.
- On-site staff car park with 50 spaces with access via Bridget Avenue.
- Kiss and drop zones and bus bays along Birchfield Drive.



- Open play space including a sports courts and sports field.
- Associated utilities and services including a 1000kv padmount substation.
- Main pedestrian entrance to be located off Birchfield Drive.
- Secondary pedestrian access from Bridget Avenue.
- Public domain/off-site works including the removal of street trees.

The design has been masterplanned to allow for an additional future stage. The second stage does not form part of this proposal.

Figure 2 provides an extract of the proposed site plan.

Figure 1 Site Plan



#### 2.3. General

This report serves as an assessment for compliance with the Building Code of Australia for the construction of a new high school. The below indicates the proposed setout of the buildings.





#### 2.4. Purpose of Report

This report has been prepared, on behalf of NSW Department of Education, to establish compliance to the Building Code of Australia and relevant Acts and Regulations of the development application documentation for the proposed works.

#### 2.5. Report Basis

The following information has been directly referenced or relied upon in the preparation of this report:

- Architectural plans prepared by NBRS, as identified in the attached Appendix 1.
- The Building Code of Australia 2022, inclusive of NSW variations (See Note 1).
- Environmental Planning and Assessment Act 1979.
- Environmental Planning and Assessment (Development Certification & Fire Safety) Regulation 2021
- Environmental Planning and Assessment Regulation 2021.
  - Note1: Building Code of Australia (BCA) 2022 was adopted in NSW on 1 May 2023. The version of the BCA applicable is the version as in force at the time of the invitation for tenders to carry out the Crown building works or in the absence of tenders, the date on which the Crown building works commences (clause 6.28 of the Environmental Planning and Assessment Act 1979 as amended. Therefore, comments may be subject to changes to comply with updated versions of the Building Code of Australia.

#### 2.6. Exclusions and Limitations

Refer to Attachment 2

## 3. BUILDING CODE OF AUSTRALIA DESCRIPTION

#### 3.1. Classification (Part A6)

The proposed buildings consist of:

#### Building A & B (United Building):

Ground Level Class 5 Admin & Class 9b School

First Floor Class 9b School

Second Floor Class 9b School

#### Building C (Communal Space Building):

Ground Level Class 9b Communal Space assembly building & 7b Storage

#### Building D (Agricultural Building):

Ground Level Class 9b



## 3.2. Effective Height (Schedule 1)

Building A & B (United building)

The proposed buildings will have an effective height of <12m (11.25m). Building C (Communal Space Building):

The proposed building will have an effective height of <12m. Building D (Agricultural Building):

The proposed building will have an effective height of <12m.

#### 3.3. Rise in Storeys (C2D3)

Building A & B (united building) has a rise in storeys of four (4).

Building C has a rise in storeys of one (1).

Building D has a rise in storeys of one (1).

## 3.4. Type of Construction (C2D2)

Required type of construction for:

- Building A & B (United Building) is Type A.
- Building C is Type C.
- Building D is Type C.

#### 3.5. United Buildings (A7G1)

Two or more buildings are considered as united building if they are connected through openings in the walls dividing them and together comply with all the requirements of the NCC as though they are a single building. It is noted that the building that is considered united in this development (United Building A & B) has been joined by bridges/covered walkways utilising common external stairs for egress. In this manner they have been considered united for the purposes of this review as discussed below.



## 4. BUILDING CODE OF AUSTRALIA ASSESSMENT

## 4.1. Structure (BCA Section B)

BCA Clause	Assessment and Comment	Status		
Part B1 Structural Provisions				
B1D2 Resistance to actions	The structural design is to be completed by a Structural Engineer to meet the requirements of this provision.	Capable of Complying		
B1D3 Determination of individual actions	The structural design is to be completed by a Structural Engineer to meet the requirements of this provision. Non-structural components such as partitions, ceilings, services, etc, and their fastenings must be designed for earthquake forces to comply with AS 1170.4-2007 <sub>Amdt 1 &amp; 2</sub> , as relevant. Design certification should be provided by the relevant designers.	Capable of Complying		
B1D4 Determination of structural resistance of materials & forms of construction	The structural resistance of the following materials and forms of construction for the following elements are to be in accordance with the standards nominated in this clause: Masonry Concrete Steel construction Composite steel and concrete Aluminium construction Timber construction Piling Glazing assemblies Termite risk management Roof construction Particleboard structural flooring Lift shafts The plans and specifications are to identify compliance. The method of termite control shall be to use primary building elements (as defined by the BCA) that are of a material that is not subject to termite attack, ie. primary building elements must not be timber unless the timber is naturally termite resistant, or preservative treated in accordance with AS 3660.1. The structural design is to be completed by a Structural Engineer to meet the requirements of this provision.	Capable of Complying		
B1D5 Structural Software	Structural software used in computer aided design is to comply with the requirements of this provision.	Capable of Complying		

## 4.2. Fire Resistance (BCA Section C)

BCA Clause	Assessment and Comment	Status
Part C2 Fire Re	esistance and Stability	
C2D2	The type of fire resisting construction applicable for each of the buildings are as follows:	Capable of Complying



BCA Clause	Assessment and Comment	Status		
Type of construction required	Building A & B Type A construction. Building C Type C construction.			
	Building D Type C construction.			
	Specification 5 Fire-resisting construction	'		
	S5C3 Fire protection for support of another part When determining FRL's applicable to a particular building element, the requirements of this clause are required to be complied with.	Capable of Complying		
	S5C4 Lintels Lintels are to be protected as required by the requirements of this clause	Capable of Complying		
	S5C5 Method of attachment not to reduce the fire resistance of building elements The method of attaching or installing a finish, lining, ancillary element or service installation to the building element must not reduce the fire-resistance of that element to below that required.	Capable of Complying		
	S5C6 General concessions Steel columns, other than one in a fire wall or common wall, need not have a FRL in a building that contains only 1 storey.	Capable of Complying		
	S5C8Enclosure of shafts Fire rated shafts are to be enclosed at the top and bottom in accordance with the requirements of this clause	Capable of Complying		
	Type A Fire resisting construction – United Building A & B			
	S5C11Fire-resistance of building elements Each building element listed in Tables S5C11a, S5C11b, S5C11c, S5C11d, S5C11e, S5C11f and S5C11g and any beam or column incorporated in it, must have an FRL not less than that listed in those Tables for the particular Class of building concerned.	Capable of Complying		
	A loadbearing internal wall and a loadbearing fire wall (including those that are part of a loadbearing shaft) must be constructed from concrete or masonry. The FRLs specified in Table S5C11c for an external column apply also to those parts of an internal column that face and are within 1.5 m of a window and are exposed through that window to a fire-source feature.			
	<ul> <li>S5C12 Concessions for floors</li> <li>A floor need not comply with Table S5C11g if:</li> <li>(d) it is laid directly on the ground; or in a Class 2, 3, 5 or 9 building, the space below is not a storey, does not accommodate motor vehicles, is not a storage or work area, and is not used for any other ancillary purpose; or</li> <li>(e) it is an open-access floor (for the accommodation of electrical and electronic services and the like) above a floor with the required FRL.</li> </ul>	Capable of Complying		
	S5C15 Roof: Concession A roof need not comply with Table S5C11g if its covering is non-combustible and the building has a rise in storeys of 3 or less	Performance Solution		



BCA Clause	Assessment and Comment	Status
	Building A & B (united building) has a rise in storeys of four (4) and is required to be provided with an FRL as per S5C11g or alternatively addressed in a performance solution.	
	S5C16 Roof lights	Note
	There are no proposed roof lights to the building.	
	S5C17 Internal columns and walls: Concession	Capable of
	Internal columns, internal walls (other than fire walls and shaft wall) immediately below the roof are permitted to achieve an FRL of 60/60/60. This concession does not apply to internal columns within 1.5m from the external windows	Complying
	Type C fire-resisting construction-Building C	
	S5C24 Type C fire-resisting construction — fire-resistance of building elements	Capable of Complying
	A building element listed in Tables S5C24a, S5C24b, S5C24c, S5C24d and S5C24e and any beam or column incorporated in it, must have an FRL not less than that listed in the Table for the particular Class of building concerned.	
	An external wall that is required by Table S5C24a to have an FRL need only be tested from the outside to satisfy the requirement.	
	A fire wall must comply with Specification 6 if it is of lightweight construction and is required to have an FRL.	
	Where prescriptive non-compliance with DTS provisions is not achievable, a performance solution to rationalize the separation FRL requirements will be sought.	
C2D9 Lightweight	Lightweight construction must comply with Specification 6 if it is used in a wall system:	Capable of Complying
construction	(a) that is required to have an FRL; or	
	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.	
C2D10 Non- combustible building elements	1. In Building A & B which is required to be of Type A construction, the following building elements and their components must be non-combustible:	Capable of Complying
	(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.	



BCA Clause	As	ssessment and Comment	Status
	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 building required to be of Type A construction; and	
	3.	A loadbearing internal wall and a loadbearing fire wall, including those that are part of a loadbearing shafts, 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:	
		(i) glazing systems; or	
		(ii) external wall systems, where the thermal breaks:	
		<ul> <li>(A) are no larger than necessary to achieve thermal objectives; and</li> </ul>	
		(B) do not extend beyond one storey; and	
		(C) 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:	
		(i) construction packers and shims; or	
		(ii) blocking for fixing fixtures; or	
		(iii) fixings, including fixing accessories; or	
		(IV) acoustic mounts.	
		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.	
		<ul> <li>Weather sealing materials, applied to gaps not wider than 50 mm, used within and between concrete elements.</li> </ul>	
		(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. Adhesives, including tapes, associated with stiffeners for cladding systems.	
		(p) Fire-protective materials and components required for the protection of penetrations.	
	5.	The following materials, when entirely composed of itself, are non- combustible and may be used wherever a non-combustible material is required:	
		(a) Concrete.	
		(b) Steel, including metallic coated steel.	
		(c) Masonry, including mortar.	
		(d) Aluminium, including aluminium alloy.	



BCA Clause	Assessment and Comment	Status
	(e) Autoclaved aerated concrete, including mortar.	
	(f) Iron.	
	(g) Terracotta.	
	(h) Porcelain.	
	(i) Ceramic.	
	(j) Natural stone.	
	(k) Copper.	
	(I) Zinc.	
	(m) Lead.	
	(n) Bronze.	
	(o) Brass.	
	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	
	<ul> <li>(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</li> </ul>	
	<ul> <li>(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</li> </ul>	
	(iv) when located externally, are fixed in accordance with C2D15.	
NSW C2D11 Fire hazard properties	Proposed internal linings, materials and assemblies are to be selected to comply with the required fire hazard properties of Specification 7. Evidence of compliance (test certificates) shall be obtained from the supplier or manufacturer.	Capable of Complying
C2D14 Ancillary Elements	In Building A & B, which is required to be of Type A construction, an ancillary element must not be fixed, installed, attached to or supported by the concealed internal parts or external face of an external wall that is required to be non-combustible unless it is one of the following:	Capable of Complying
	(a) An ancillary element that is non-combustible.	
	(b) A gutter, downpipe or other plumbing fixture or fitting.	
	(c) A flashing.	
	(d) A grate, grille or similar cover not more than 2 m <sup>2</sup> in area associated with a building service.	
	(e) An electrical switch, socket-outlet, cover plate or the like.	
	(f) A light fitting.	
	(g) A required sign.	
	(h) A sign other than one provided under (a) or (g) that:	
	(i) achieves a group number of 1 or 2; and	



BCA Clause	Assessment and Comment	Status
	<ul> <li>(ii) does not extend beyond one storey; and does not extend beyond one fire compartment; and</li> </ul>	
	(iii) is separated vertically from other signs permitted under (h) by at least 2 storeys.	
	( <i>i</i> ) An awning, sunshade, canopy, blind or shading hood other than one provided under (a) that:	
	<ul> <li>(i) meets the relevant requirements of Table S7C7 as for an internal element; and</li> </ul>	
	(ii) serves a storey:	
	(A) at ground level; or	
	(B) immediately above a storey at ground level; and	
	(iii) does not serve an exit, where it would render the exit unusable in a fire.	
	(j) A part of a security, intercom or announcement system.	
	(k) Wiring.	
	(I) Waterproofing material installed in accordance with AS 4654.2 and applied to an adjacent floor surface, including vertical upturn, or a roof surface.	
	(m) Collars, sleeves and insulation associated with service installations.	
	(n) Screens applied to vents, weepholes and gaps complying with AS 3959.	
	(o) Wiper and brush seals associated with doors, windows or other openings.	
	<ul><li>(p) A gasket, caulking, sealant or adhesive directly associated with (a) to (o).</li></ul>	
	<i>Limitations:</i> C2D14 does not apply to ancillary elements fixed, installed or attached to the internal face or lining of an external wall.	
	<b>Notes:</b> C2D14 does not prevent the mounting of domestic air-conditioning condenser units on external walls.	
	<b>Explanatory information:</b> Ancillary elements fixed, installed or attached to the internal face or lining of an external wall may be subject to other provisions such as C2D11.	
C2D15 Fixing of	1. In a Building A & B, which is required to be of Type A construction, externally located bonded laminated cladding panels must have all layers of cladding mechanically supported or restrained to the supporting frame.	Capable of Complying
laminated cladding	2. An externally located bonded laminated cladding panel need not comply with (1) if it is one of the following:	
panels	(a) A laminated glass system.	
	(b) Layered plasterboard product.	
	(c) Perforated gypsum lath with a normal paper finish. Fibrous-plaster sheet.	
	(d) Fibre-reinforced cement sheeting.	
	(e) A component of a garage door.	
Part C3 Compa	artmentation and Separation	
C3D3	The following maximum fire compartmentation floor area and volume	Capable of
General floor area and	limitations apply to the Class 5/9b fire compartments:	Complying
volume	Building C: Type C construction	
mmanons	Floor area – 3,000 m <sup>2</sup>	
	Volume – 18,000 m <sup>3</sup>	



BCA Clause	Assessment and Comment	Status
	<ul> <li>Building A &amp; B: Type A construction</li> <li>Floor area – 8000 m<sup>2</sup></li> <li>Volume – 48,000 m<sup>3</sup></li> <li>The buildings comply with the general floor area and volume limitations identified by this clause. It is noted that the floor separating level on united Building A &amp; B would be provided to separate the buildings into compartments.</li> </ul>	
Volume 2 HP 9.2.4 Class 10a buildings	A Class 10a building must not significantly increase the risk of spread of fire between Class 2 to 9 buildings. The entry awning between the united building (A & B) and Building C is considered to be a class 10a structure and does not contribute to fire spread between the buildings. ML / 3b.UUU STAR DING C ALL F RL 736.000 ENTRY PLAZA BUILDI GF RL AWNING GF RL AWNING GF RL AVIA STAIR	Capable of Complying
NSW C3D6 Class 9 buildings	The requirements of this clause do not apply to Class 9b high schools.	N/A
C3D7 Vertical separation of openings in external walls	<ul><li>Building A &amp; B (united building) is required to be of Type A construction. Vertical separation of openings in external walls is required to be provided by way of fire rated spandrels or horizontal slab projections in accordance with this clause.</li><li>Window or other opening means that part of the external wall of a building that does not have an FRL of 60/60/60 or greater.</li></ul>	Capable of Complying
C3D8 Separation by fire walls	There are no proposed fire walls.	N/A
C3D9 Separation of classifications in the same storey	<ul> <li>If a building has parts of different classifications located alongside one another in the same storey:</li> <li>(a) each building element in that storey must have the higher FRL prescribed in Specification 5 for that element for the classifications concerned; or</li> <li>(b) the parts must be separated in that storey by a fire wall.</li> <li>Building A &amp; B (united building) uses would be Class 5 (administration) or</li> </ul>	Capable of Complying



BCA Clause	Assessment and Comment	Status
	Class 9b (school use) In these instances their FRL requirements are the	
	same (120 minutes) therefore there are no additional provisions required	
	under this clause.	
	Building C has stores over 10% so the store use is not ancillary. It is noted	
	that the building is only required to be of Type C construction therefore the	
	FRL of any components need only be 90 minutes regardless of	
	classification. Therefore, the building will be need not be separated or	
	higher FRL components needed.	
C3D10 Separation of	If parts of different classification are situated one above the other in adjoining storeys, they must be separated for Type A construction as follows:	Capable of Complying
classifications	• The floor between the adjoining parts must have an FRL of not less	
in different storeys	than that prescribed in Specification 5 for the classification of the lower storey.	
	Building A & B has different classifications between levels (Class 5 and 9b)	
	however, these attract the same FRL requirements and will be able to comply with this clause without further separation.	
C3D11	1 Any lift connecting more than 2 storeys must be separated from the	Capable of
Separation of	remainder of the building by enclosure in a shaft in which:	Complying
lift shafts	<ul> <li>(a) in a building required to be of Type A construction - the walls have the relevant FRL prescribed by Specification 5; and</li> </ul>	
	2. Openings for lift landing doors and services must be protected in accordance with the Deemed-to-Satisfy Provisions of Part C4.	
C3D12 Stairways and	A stairway and lift must not be in the same shaft if either the stairway or the lift is required to be in a fire-resisting shaft.	Capable of Complying
lifts in one shaft		
C3D13	The following equipment is required to be fire separated from the remainder	Capable of
Separation of	of the building by 120/120/120 FRL construction:	Complying
equipment	<ul> <li>Lift motor rooms and lift control panels.</li> </ul>	
	<ul> <li>Emergency Generators.</li> </ul>	
	<ul> <li>Central smoke control plant.</li> <li>Beilere</li> </ul>	
	<ul> <li>Bollers.</li> <li>Battery systems installed in the building that has a total voltage of 12</li> </ul>	
	volts or more and a storage capacity of 200 kWh or more.	
	Separation of on-site fire pumps must comply with the requirements of AS	
	2419.1. That is, where the building is not sprinkler protected throughout according to AS 2118.1, internal pump rooms should have an FRL not less	
	that required for a firewall, with fire resistant doorways with a FRL of the fire	
	wall except the insulation level should not be less than 30 min. Construction	
	6.11.2, AS2419.1-2021)	
	Details to be provided for compliance in detailed design documentation.	
C3D14 Electricity	Any main switchboard located in the building which sustains emergency equipment operating in emergency mode, is required to be fire separated	Capable of Complying
supply system	from the remainder of the building by 2 hr fire resisting construction.	
	Electrical conductors and switchboards are required to comply with this clause.	
	All switchboards in the electrical distribution system, which sustain the electricity supply to the emergency equipment, must provide full segregation	







BCA Clause	Assessment and Comment	Status
	Building A & B (united building) are located more 6 metres from Building C so do not need protection to openings as discussed under this clause.	
C4D4 Separation of external walls and associated openings in different fire compartments	The building does not contain external walls or openings required to be protected under this clause.	Note
C4D5	1. Where protection is required, doorways, windows and other openings must be protected as follows:	Note
Acceptable method of protection	<ul> <li>(a) Doorways - internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing or automatic closing; or –/60/30 fire doors that are self-closing or automatic closing.</li> </ul>	
	(b) Windows - internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or-/60/- fire windows that are automatic closing or permanently fixed in the closed position; or-/60/- automatic closing fire shutters.	
	(c) Other openings (excluding voids) - internal or external wall-wetting sprinklers, as appropriate; or construction having an FRL not less than -/60/	
	<ol> <li>Fire doors, fire windows and fire shutters must comply with Specification 12.</li> </ol>	
C4D6 Doorways in fire walls	N/A	N/A
C4D9 Openings in fire isolated exits	The fire-isolated exits are not proposed, external stairs in lieu of fire stairs are proposed. Refer to clause D2D13.	Note
C4D11 Openings in fire isolated lift shafts	The lift doors are required to be -/60/- fire doors and comply with this provision. A lift call panel, indicator panel or other panel in the wall of a fire-isolated lift shaft must be backed by construction having an FRL of not less than -/60/60 if it exceeds 35,000 mm <sup>2</sup> in area.	Capable of Complying
C4D13 Openings in floors and ceilings for services.	Fire separation between floors is required to be maintained where services penetrate though floors in accordance with this clause.	Capable of Complying
C4D14 Openings in shafts	Opening in shafts to Building A & B (United building) are required to be protected in accordance with this clause.	Capable of Complying
C4D15 Openings for service installations	Services that penetrate a building element that is required to have an FRL must be protected utilising one of the options listed under this clause. Test certificates describing each individual service penetration and configuration will be required at the construction certificate stage.	Capable of Complying
C4D16	Construction joints in building elements required to be fire resistant are required to be protected in accordance with this clause.	Capable of Complying



BCA Clause	Assessment and Comment	Status
Construction joints		
C4D17 Columns protected with lightweight construction to achieve an FRL	Any columns protected with fire resisting lightweight construction to achieve an FRL must be installed in a manner that's identical to the tested prototype.	Capable of Complying

## 4.3. Access and Egress (BCA Section D)

BCA Clause	Assessment and Comment	Status
Part D2 Provision	on for escape	
NSW D2D3 Number of exits required	Not less than 2 exits are required to any storey in a Class 9b storey in a secondary school with a rise in storeys of 2 or more. Otherwise in a Class 9b building any storey that accommodates more than 50 persons is required to have two exits.	Performance Solution
	The above requirements do not apply to a part of a storey that-	
	(i) is a plant room, machinery room, storeroom, lift-machine room or the like;	
	(ii) is provided with direct egress to a road, open space or a fire- isolated exit complying with D2D12(2); and	
	(iii) satisfies D2D5 by the provision of 1 exit.	
	Therefore, all buildings are required to be provided with a minimum of two exit(s).	
D2D4 When fire isolated exits are required	All stairs serving Building A & B (United Building) are required to be fire isolated stairs as they connect or pass through more than 2 storeys of Class 9b use and are not sprinklered to AS 2118.1 throughout (to allow an additional storey over 2).	Note
	The main egress stairs are configured as external stairs and therefore have been considered under the provisions of D2D13 below as external stairs in lieu of fire-isolated stairs.	
D2D5 Exit travel distances	Class 5, and 9b parts - No point on a floor must be more than 20 m from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40m.	Performance Solution
	The following areas require clarification:	
	2) Identify the entry door to the sports equipment store:	



























BCA Clause	Assessment and Comment	Status
BCA Clause D2D6 Distance between alternative exits	Assessment and Comment Exits that are required to serve as alternative means of egress must not be more than 60m apart. Exits required as alternative means of egress must be located not less than 9m apart and located so that the alternative paths of travel do not converge such that they become less than 6m apart. The following alternative paths of travel converge such that they are less than 6m apart: 2) Building B level 1 Wood workshop & the GLS.	Status Performance Solution
	2) Building A level 2 travel distance between alternative exits is 78.57m in lieu of 60m.	







BCA Clause	Assessment and Comment	Status
to exits and doorways		
NSW D2D8 Width of exits and paths of travel to exits	The unobstructed width of each required exit or path of travel to an exit, except for ladders provided in accordance with D2D21 or D3D23 and doorways, must be not less than 1 m.	Capable of Complying
	D2D8 further requires:	
	<ol> <li>Where a storey accommodates more than 100 persons but not more than 200 persons, the aggregate unobstructed width of required exits or paths of travel to an exit, except for doorways, must be not less than 1m plus 250mm for each 25 persons (or part) in excess of 100.</li> </ol>	
	(2) Where the storey accommodates more than 200 persons, the aggregate unobstructed width of required exits or paths of travel to an exit, except for doorways, must be not less than-	
	(i) 2m plus 500mm for every 60 persons (or part) in excess of 200 persons if egress involves a change in floor level by a stairway or ramp with a gradient steeper than 1 in 12; or	
	(ii) in any other case, 2m plus 500mm for every 75 persons (or part) in excess of 200.	
	It has been advised by SINSW* that the capacity of the school is for a minimum of 600 students with an additional 67 staff (47 teachers, 20 non-teaching staff).	
	*Email Norman Johnston Colliers 17.10.24	
	These occupancy numbers would be shared between the buildings and would require a total egress width of 6m (taking worst case egress from above ground calculations under this clause). This is easily accounted for by the numbers of exits available.	
NSW D2D9 Width of doorways in exits or paths of travel to exits	In a required exit or path of travel to an exit, the unobstructed width of a doorway must be not less than the unobstructed width of each exit provided to comply with D2D8(1), (2), (3) or (4), minus 250 mm.	Capable of Complying
D2D10 Exit width not to diminish in direction of travel	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).	Capable of Complying
D2D11 Determination and measurement of exits and paths of travel to exits	The required width of stairs and ramps is to be measured in accordance with this clause.	Note
D2D12 Travel via fire isolated exits	All stairs serving Building A & B (United Building) are required to be fire isolated stairs. As they are configured as external stairs they have been considered under the provisions of D2D13 below as external stairs in lieu of fire-isolated stairs.	Note
D2D13	External stairs are provided in lieu of fire isolated exits.	Performance Solution



BCA Clause	Assessment and Comment	Status
BCA Clause External Stairs or ramps in lieu of Fire-isolated exits	Assessment and Comment Building A & B (United Building) has external stairs provided in lieu of fire isolated exits. The design of external stairs in lieu of fire-isolated stairs is intended to provide an equivalence of fire isolation. For prescriptive compliance the following design principles are to be followed: (1) Stair to be non-combustible throughout and protection within 6m of the external wall of the building it serves. (2) Protection to be provided as follows: (a) the part of the external wall of the building to which the wall is exposed must have- (i) external wall of the building should have an FRL not less than 60/60/60 (ii) no openings less than 3m from the exit (except a -/60/30 fire door serving the exit in accordance with C4D19(1)) (iii) Openings 3m or more but less than 6m should be protected in accordance with C4D5) and if wall wetting sprinklers are used they should be located internally. NCC 2022 guide indicates this protection described in (2)(a) as below:	Status
	The exit incorporates part of the external balcony as the communal thoroughfare for occupants exiting via the external stair and is therefore considered part of the external exit	
	C External stair	
	External wall having an FRL of 60/60/60 for a distance of 6 metres from external stairway External balcony Windows less than 3 metres from the external exit not permissable per D2D13(3)(a)(ii) MITERNAL PART OF BUILDING Doorway serving the exit to be protected in accordance with C4D5 per D2D13(3)(a)(iii)	
	OR (b) the exit must be protected by construction of a wall, roof, floor or other shielding element from any part of the external wall of the building having an FRL of less than 60/60/60 and any openings in the external wall. The wall, roof, floor or other shielding element must – (i) have an FRL of not less than 60/60/60; and (ii) have no openings less than 3m from the external wall of the building (except a -/60/30 fire door serving the exit in accordance with C4D10(1); and	
	(iii) have any opening 3m or more but less than 6m from any part of the external wall of the building in accordance with C4D5 and wall wetting sprinklers should be located on the side exposed to the external wall	



















BCA Clause	Assessment and Comment	Status
	and the second sec	
	STAIR 2	
D2D14	There are no non-fire isolated stairs to the building.	N/A
Travel via non- fire-isolated stairways or ramps		
NSW D2D15 Discharge from exits	1. An exit must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the exit, or access to it.	Capable of Complying
	2. If a required exit leads to an open space, the path of travel to the road must have an unobstructed width throughout of not less than the minimum width of the required exit; or 1 m, whichever is the greater.	
	3. Where there is a change of level, the path must contain a complying stair or ramp.	
	4. The discharge point of alternative exits must be located as far apart as practical.	
	The site is steeply sloping and as such a number of stairs and ramps will be	
	utilised to provide suitable egress from the site. The design and detailing of these steps will be provided through detailed design.	
D2D16 Horizontal exits	Horizontal exits are not proposed.	N/A
D2D17 Non-required stairways, ramps or escalators	Non-required stairways, ramps or travellators are not proposed.	N/A
NSW D2D18 Number of persons accommodated	It has been advised by SINSW* that the capacity of the school is for a minimum of 600 students with an additional 67 staff (47 teachers, 20 non-teaching staff). Egress widths and sanitary numbers advise has been based upon this.	Note
	*Email Norman Johnston Colliers 17.10.24	



BCA Clause	Assessment and Comment	Status
D2D22 Access to lift pits	Access to lift pits is to be in accordance with this clause.	Capable of Complying
Part D3 Constru	uction of exits	1
D3D3 Fire-isolated stairways and ramps	A stairway or ramp (including any landings) that is required to be within a fire- resisting shaft must be constructed of non-combustible materials and so that if there is local failure it will not cause structural damage to or impair the fire- resistance of the shaft.	Capable of Complying
D3D4 Non-fire isolated stairs and ramps	Non-fire isolated stairs are not proposed.	N/A
D3D8 Installation in exits and paths of travel	Access to service shafts and services other than to firefighting or detection equipment as permitted in the Deemed-to-Satisfy provisions of Section E, must not be provided from a fire-isolated stairway, fire-isolated passageway, or fire-isolated ramp. Gas or other fuel services must not be installed in a required exit. Electrical or telecommunications cupboards opening onto a corridor, or the like must be of non-combustible construction and smoke sealed from the corridor (including metal lining to inside face of door and smoke seals to door). Only electrical wiring associated with services specified in the clause, are permitted to be installed in a fire isolated exit.	Capable of Complying
D3D9 Enclosure of space under stairs and ramps	The space below the required fire-isolated stairways must not be enclosed to form a cupboard or similar enclosed space.	Complies
D3D10 Width of stairways	A required stairway or ramp that exceeds 2m in width is counted as having a width of only 2m unless it is divided by a handrail or barrier continuous between landings and each division has a width of not more than 2m.	Capable of Complying
D3D11 Pedestrian ramps	<ol> <li>A ramp must:         <ul> <li>(a) where the ramp is also serving as an accessible ramp under Part D4, be in accordance with AS 1428.1; or</li> <li>(b) in any other case, have a gradient not steeper than 1:8.</li> </ul> </li> <li>The floor surface of a ramp must have a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586.</li> <li>It is noted that the site is a steeply sloping site, however it is proposed to ensure that the ramps comply with the above.</li> </ol>	Capable of Complying
NSW D3D14 Goings and risers	Goings and risers are to be designed in accordance with this clause. The documentation does not provide this level of detail at present. Details to be provided in detailed design documentation to show compliance.	Capable of Complying
D3D15 Landings	Landings are to be designed in accordance with this clause.	Capable of Complying
NSW D3D16 Thresholds	Doorway thresholds are to be designed in accordance with this clause.	Capable of Complying



BCA Clause	Assessment and Comment	Status
D3D17 Barriers to prevent falls	Balustrades are to be designed in accordance with this clause. The documentation does not provide this level of detail at present. Details to be provided in detailed design documentation to show compliance.	Capable of Complying
NSW D3D18 Height of barriers	Balustrades are to be designed in accordance with this clause. The documentation does not provide this level of detail at present. Details to be provided in detailed design documentation to show compliance.	Capable of Complying
D3D19 Openings in barriers	Balustrades are to be designed in accordance with this clause. The documentation does not provide this level of detail at present. Details to be provided in detailed design documentation to show compliance.	Capable of Complying
D3D20 Barrier climbability	Balustrades are to be designed in accordance with this clause. The documentation does not provide this level of detail at present. Details to be provided in detailed design documentation to show compliance.	Capable of Complying
D3D21 Wire barriers	Wire balustrades are to be designed in accordance with this clause. The documentation does not provide this level of detail at present. Details to be provided in detailed design documentation to show compliance.	Capable of Complying
D3D22 Handrails	Handrails are required to be designed in accordance with this clause. The documentation does not provide this level of detail at present. Details to be provided in detailed design documentation to show compliance.	Capable of Complying
NSW D3D24 Doorways and doors	<ul> <li>Doorways and doors are to be designed in accordance with this clause.</li> <li>A doorway serving as a required exit or forming part of a required exit, must not be fitted with a roller shutter or tilt-up door unless— <ul> <li>(i) it serves a Class 6, 7 or 8 building or part with a floor area not more than 200 m2; and</li> <li>(ii) the doorway is the only required exit from the building or part; and</li> <li>(iii) it is held in the open position while the building or part is lawfully occupied.</li> </ul> </li> </ul>	Capable of Complying
D3D25 Swinging doors	A swinging door must not encroach and impede the path of travel/exit width by more than 500mm at any part of it swing. When in the fully open position, it must not encroach into the path of travel/exit width by more than or 100mm. Doors in or serving as a required exit must swing in the direction of egress unless they are subject to the concession in this clause. Concessions to this clause allows the swinging door to not swing in the direction of egress: (a)where the building or part has a floor area not more than 200m <sup>2</sup> , it is the only required exit from the building or part, and it is fitted with a device for holding it in the open position; OR (b) it serves a sanitary compartment or airlock (in which case it may swing in either direction) The below door in Building B Level 1 is required to swing in the direction of exit.	Capable of Complying



BCA Clause	Assessment and Comment	Status
	METAL WORKSHOP B.R1.10 119.67 m <sup>2</sup> HIS303.2 HIS303.2 HIS303.2 HIS303.2 HIS303.3 HIS303.3 HIS303.3 HIS303.4 HIS3	
NSW D3D26 Operation of latch	Door hardware is to comply with this clause.	Capable of Complying
D3D27 Re-entry from fire-isolated exits	This clause is not applicable.	N/A
D3D28 Signs on doors	This clause is not applicable.	N/A
D3D29 Protection of openable windows	All windows throughout the school building where the floor below the window is 4m more above the surface beneath the window, should have protection in accordance with the provisions of D3D29 (3).	Capable of Complying
Part D4 Access for People With Disabilities		
D4D2 – D4D13 Access requirements	Access and facilities required for persons with disabilities to be clarified in the access report.	Note

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

BCA Clause	Assessment & Comment	Status	
Part E1 Firefighting Equipment			



BCA Clause	Assessment & Comment	Status
E1D2 Fire hydrants	A fire hydrant system must be provided in accordance with this clause to serve the whole building and must also be installed in accordance with AS 2419.1-2021. Where internal hydrants are provided, they must only serve the storey in which they are located, except where permitted by this clause.	Capable of Complying
	The location of the fire hydrant booster to be provided in accordance with clause 7.3.3 and 7.3.4 of AS2419.1-2021 as applicable.	
	Location of the fire hydrant booster to be assessed by the hydraulic fire consultant	
	The locate of the fire pump room is proposed under the Building B in its own enclosure. The pump room should have:	
	<ul> <li>fire rated walls, floor, and roof as applicable to the FRL of a firewall for the building (120/120/120),</li> </ul>	
	<ul> <li>Doorways protected in accordance with -/120/30</li> </ul>	
	<ul> <li>Construction joints, service penetrations and other openings protected to maintain FRL</li> </ul>	
	<ul> <li>Door leading directly to road/open space or to a fire-isolated pressurised passageway/stair</li> </ul>	
	Details to be provided in detailed design development.	
E1D3	A fire hose reel system must be provided –	Capable of
Fire hose reels	(a) to serve the whole building where one or more internal fire hydrants are installed; or	Complying
	(b) where internal fire hydrants are not installed, to serve any fire compartment with a floor area greater than $500m^2$	
	However, fire hose reel systems are not required to all of the buildings and the following exclusions apply:	
	<ul> <li>classrooms and associated corridors in the school</li> </ul>	
	administration and office areas in the primary school	
	It has been queried by the hydraulic consultant as to whether plant areas to the school need to be provided with fire hose reels (i.e. do they meet this concession. The plant use itself does not achieve a classification in the most part and would generally not require fire hose reel coverage however it would be more conservative to follow the specific wording of this clause for compliance and provide fire hose reels for DTS compliance.	
	This is supported by the Guide to the NCC which advises that the concession is based on normal school use when teachers or school staff could be expected to be in control of students for the purpose of evacuation." It further clarified in the Guide to the NCC 2022 that "fire hose reels are required in other areas of the school such as halls, gymnasiums, etc where activities take place outside normal school hours and with outside organisations that are not under the control of teachers or school staff.	
	Therefore, it could be that the plant areas will at some point not be under the control of school staff and part of activities that would take place in normal school hours. Whilst portable extinguishers are also to	



BCA Clause	Assessment & Comment	Status			
	be provided to cover normal Class A fire risks in accordance with E1D14 conservative prescriptive compliance would be to also provide fire hose reels to plant areas.				
	The hose reel system must be installed in accordance with this clause and AS 2441. Details to be provided in detailed design.				
	Where the design team provide advice that a performance solution is acceptable to not providing fire hose reels, a fire engineered solution may also be available justifying the performance requirements of this clause.				
E1D4	A sprinkler system must:	Note			
Sprinklers	<ul> <li>(a) be installed in a building or part of a building when required by E1D5 to E1D13 as applicable; and</li> <li>(a) comply with Specification 17 and Specification 18 as applicable.</li> </ul>				
E1D11	<ol> <li>In a Class 9b building other than an early childhood centre, See Part 11 for requirements</li> </ol>	Note			
Where sprinklers are required: Class 9b buildings	<ol> <li>In a Class 9b early childhood centre and in a building containing a Class 9b early childhood centre, sprinklers are required throughout the whole building, including any part of another class. No early childhood centre is proposed.</li> </ol>				
E1D14 Portable fire extinguishers	Portable fire extinguishers are to be provided in accordance with this clause and comply with this provision and sections 1, 2, 3 and 4 of AS 2444.	Capable of Complying			
E1D15 Fire control centres	A fire control centre is not required as the total floor area of the development is under 18,000m <sup>2.</sup>	N/A			
E1D16 Fire precautions during construction	In a building under construction not less than one fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each storey adjacent to each required exit or temporary stairway or exit.	Capable of Complying			
	After the building has reached an effective height of 12 m the required fire hydrants and fire hose reels must be operational in at least every storey that is covered by the roof or the floor structure above, except the 2 uppermost storeys and any required booster connections must be installed.				
E1D17 Provision for	No special hazards have been identified.	N/A			
special hazards					
Part E2 Smoke Ha	azard Management				
E2D3 General requirements	<ol> <li>An air-handling system which does not form part of a smoke hazard management system in accordance with E2D4 to E2D20 and which recycles air from one fire compartment to another fire compartment or operates in a manner that may unduly contribute to the spread of smoke from one fire compartment to another fire compartment must, subject to (2), be designed and installed:</li> </ol>	Capable of Complying			
	<ul><li>(a) to operate as a smoke control system in accordance with AS 1668.1; or</li><li>(b) such that it:</li></ul>				



BCA Clause	Assessment & Comment	Status			
	<ul> <li>(i) incorporates smoke dampers where the air-handling ducts penetrate any elements separating the fire compartments served; and</li> </ul>				
	(i) is arranged such that the air-handling system is shut down and the smoke dampers are activated to close automatically by smoke detectors complying with clause 7.5 of AS 1670.1.				
	2. Miscellaneous air-handling systems covered by Sections 5 and 6 of AS 1668.1 serving more than one fire compartment (other than a carpark ventilation system) and not forming part of a smoke hazard management system must comply with these Sections of the Standard.				
E2D9 Buildings not more than 25 m in effective height: Class 5, 6, 7b, 8 and 9b buildings	<ul> <li>The following smoke hazard management measures are required to the Class 5, and 9b building united Building A &amp; B which has a rise in storeys of more than 3:</li> <li>(a) an automatic smoke detection and alarm system complying with Specification 20; or</li> <li>(b) a sprinkler system (other than a FPAA101D or FPAA101H system) compliance with Specification 47.</li> </ul>	Capable of Complying			
	System) complying with Specification 17.	Capable of			
Class 9b -	buildings and is therefore applicable to all buildings on the site:	Complying			
assembly buildings: All	<ol> <li>a building or part of a building used as an assembly building must be provided with automatic shutdown of any air-handling system (other than non-ducted individual room units with a capacity of not more than 1000 L/s and miscellaneous exhaust air systems installed in accordance with Sections 5 and 6 of AS 1668.1) which does not form part of the smoke hazard management system, on the activation of-</li> </ol>				
	(i) smoke detectors installed complying with S20C6: and				
	<ul> <li>(ii) any other installed fire detection and alarm system, including a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17.</li> </ul>				
NSW E2D19 Class 9b - assembly	In a Class 9b buildings or parts of buildings where the floor area of the fire compartment is more than $2000m^2$ , the fire compartment must be provided with –	Capable of Complying			
buildings: other assembly buildings (not listed in NSW E2D16 to E2D18)	<ul> <li>(a) an automatic smoke exhaust system complying with Specification 21: or</li> </ul>				
	<ul> <li>(b) roof mounted automatic smoke-and-heat vents complying with Specification 22, in a single storey building or the top storey of a multi-storey building; or</li> </ul>				
	(c) if the floor area of the fire compartment is not more than 5,000m <sup>2</sup> and the building is has a rise in storeys of not more than 2-				
	(i) an automatic smoke detection and alarm system complying with Specification 20 or				
	(ii) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17.				
	School classrooms are exempt from the above provisions.				



BCA Clause	Assessment & Comment	Status				
	Building A & B (united building) or its individual blocks, has each floor level under 2000m <sup>2</sup> in floor area. Therefore, for the purposes of compartment limits each floor level forms its own compartment under 2000m <sup>2</sup> and each block has been considered as separate. However, where the balcony at Level 2 and 3 are enclosed the whole of the connected building would be over 2000m <sup>2</sup> as one block.					
	Specification 20 Smoke detection and alarm systems					
	S20C2 Type of system Building A & B (united building) should be provided with a smoke detection system complying with S20C4	Capable of Complying				
	S20C4 Smoke detection system Building A & B (united building) smoke detection system should comply with the requirements of this clause.	Capable of Complying				
	S20C6 Smoke detection for smoke control systems Building A & B (united building) smoke detection system should comply with the requirements of this clause.	Capable of Complying				
E2D21 Provision for special hazards	No special hazards have been identified.	N/A				
Part E3 Lift Instal	lations					
E3D2 Lift installations	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification 24.	Refer below				
	Specification 24 Lift installations					
	S24C2 Lift cars exposed to solar radiation	Capable of Complying				
	S24C3 Lift car emergency lighting	Capable of Complying				
	S24C4 Cooling of lift shaft	Capable of Complying				
	S24C5 Lift foyer access	Capable of Complying				
	S24C6 Emergency access doors in a single enclosed lift shaft	Capable of Complying				
E3D3 Stretcher facility in lifts	The lift/s specified in this clause, must be able to accommodate a raised stretcher with a patient lying on it horizontally by providing a clear space not less than 600 mm wide x 2000 mm long x 1400 mm high above the floor level.	Capable of Complying				
E3D4 Warning against use of lifts in fire	Warning signs must be displayed near every lift call button in accordance with this clause.	Capable of Complying				
E3D6 Landings	Access and egress to and from lift well landings must comply with the DTS provision of Parts D2, D3 & D4	Capable of Complying				
E3D7 Passenger lift types and their limitations	Lift types are to be selected in accordance with this clause.	Capable of Complying				



BCA Clause	Assessment & Comment	Status
E3D8 Accessible features required for passenger lifts	Lifts are to have features in accordance with this clause.	Capable of Complying
E3D9 Fire service controls	Fire service controls are required to every lift serving any storey above an effective height of 12m.	Capable of Complying
E3D11	A group of lifts must be provided with a fire service recall control switch in accordance with this clause. There is only one lift proposed to the development.	N/A
E3D12 Lift car fire service drive control switch	Lift car fire service drive control switch required by E3D9 must be activated from within the car and the switch must comply with the requirements of this clause.	Capable of Complying
Part E4 Visibility i	in an Emergency, Exit Signs and Warning Systems	
E4D2 to E4D4 Emergency lighting requirements	Emergency lighting must be provided in accordance with these clauses. Emergency lighting is required to comply with AS 2293.1-2018.	Capable of Complying
E4D5 to E4D8 Exit signs	Exit signage must be provided in accordance with these clauses. Exit signage is required to comply with AS 2293.1-2018 and be clearly visible at all times.	Capable of Complying
E4D9 Emergency warning and intercom systems	EWIS is required in accordance with this clause to AS 1670. 4 to Building A & B (United Building) as the building is used as a school and has a rise in storeys of more than 3.	Capable of Complying

# 4.5. Health and Amenity (BCA Section F)

BCA Clause	Assessment and Comment	Status				
Part F1 Surface	Part F1 Surface Water Management, Rising Damp and External Waterproofing					
F1D2 Application of Part	<ol> <li>F1D4 and F1D5 do not apply to a roof with a covering complying with F3D2(a) to (d).</li> <li>F1D3 to F1D5 do not apply to a balcony, podium or similar horizontal surface part of a building - where the flooring is of timber decking or other perforated flooring; or which is located directly above ground.</li> </ol>	Note				
F1D3 Stormwater drainage	Stormwater drainage is required to be designed to comply with AS/NZS 3500.3-2021.	Capable of Complying				
F1D4 Exposed joints	<ul> <li>Exposed joints in the drainage surface on a roof, balcony, podium or similar horizontal surface part of a building must:</li> <li>(a) be protected in accordance with Section 2.9 of AS 4654.2; and</li> <li>(b) not be located beneath or run through a planter box, water feature or similar part of the building.</li> </ul>	Capable of Complying				
F1D5	A roof, balcony, podium or similar horizontal surface part of a building must be provided with a waterproofing membrane - consisting of	Capable of Complying				



BCA Clause	Assessment and Comment	Status
External above ground membranes	materials complying with AS 4654.1; and designed and installed in accordance with AS 4654.2.	
F1D6 Damp-proofing	Damp proofing is required to be provided in accordance with this clause.	Capable of Complying
F1D7	Damp proofing is required to be provided in accordance with this clause.	Capable of
Damp-proofing of floor on ground		Complying
F1D8	The sub-floor space between the suspended floor of a building and the	Capable of
Sub-floor ventilation	ground must be provided with cross ventilation, be cleared of all debris, and graded to prevent ponding and evenly spaced ventilation openings in accordance with this clause.	Complying
Part F2 Wet Are	as and Overflow Protection	
F2D2	Wet areas, as required by this clause, must be water resistant or	Capable of
Wet area construction	waterproof in accordance with Specification 26; and comply with AS 3740-2021	Complying
F2D3	Rooms containing urinals are to be designed in accordance with this	Capable of
Rooms	clause.	Complying
urinals		
F2D4	Where a floor waste is installed, falls to floor wastes are required to be	Capable of
Floor wastes	provided in accordance with this clause.	Complying
Part F3 Roof and	d Wall Cladding	
F3D2	A roof must be covered with:	Capable of
Roof coverings	(a) roof tiles complying with AS 2049-2002, fixed in accordance with AS 2050; or	Complying
	(b) metal sheet roofing complying with AS 1562.1-2018; or	
	(c) plastic sheet roofing designed and installed in accordance with AS 1562.3-206; or	
	<ul> <li>(d) terracotta, fibre-cement and timber slates and shingles designed and installed in accordance with AS 4597-1999, except in cyclonic areas; or</li> </ul>	
	(e) an external waterproofing membrane complying with F1D5.	
F3D3 Sarking	Sarking-type material used for weatherproofing of roofs and walls must comply with AS 4200.1-2017 and AS 4200.2-2017.	Capable of Complying
F3D4 Glazed assemblies	Glazed assemblies to comply with AS 2047-2014, as applicable.	Capable of Complying
F3D5 Wall cladding	External wall cladding must comply with one or a combination of the following:	Performance solution
, v	(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.	
	(a) External wall cladding, other than specified above, will require performance justification.	



BCA Clause	Assessment and Comment					Status	
Part F4 Sanitary and Other Facilities							
NSW F4D4 Facilities in Class 3 to 9 buildings	<ul> <li>The following should generally be provided:</li> <li>1. Separate sanitary facilities for males and females must be provided for Class 5 and 9 buildings, except where permitted for accessible facilities, in accordance with Tables, F4D4f, F4D4g as appropriate.</li> <li>2. Employees and the public are not permitted to share the same facilities in a school.</li> <li>3.Adequate means of disposal of sanitary products must be provided in sanitary facilities for use by females.</li> <li>4. Not less than one washbasin must be provided where closet pans or urinals are provided.</li> <li>It has been advised by DoE* that the capacity of the school is for a minimum of 600 students with an additional 67 staff (47 teachers, 20 non-teaching staff).</li> <li>School Sanitary Facilities Required:</li> </ul>					Capable of Complying	
		Occupancy users	Occupancy numbers	WC	Urinals	Basins	
	Male	Employees	34	2	2	2	
	Female	Employees	34	3	N/A	2	
					1		
	Male	Students	300	5	4	6	
	Female	Students	300	9	N/A	6	
	Note: each unis can be utilised a of facilities. The numbers o In addition to th are needed in a	sex accessible as one for each f sanitary facilit e above requir accordance F4[	toilet provided sex (abled boo ties show on th ements access D5 and F4D6 b	for pe lied) in e plans sible ar elow.	ople with calculating s comply. nd ambula	disabilities g numbers nt facilities	
F4D5 Accessible sanitary facilities	Accessible unisex and ambulant sanitary facilities are required in accordance with clause. The design of accessible sanitary facilities is to comply with AS1428.1-2009.						
F4D6			sanitary facilit	aucess	to be p	iu. Iovided in	Note
Accessible unisex sanitary compartments	accordance with this clause. Comments on compliance to be provided in Note by access consultant.						
F4D8 Construction of sanitary compartments	Sanitary compartments must have doors and partitions that separate compartments and that extend-(i)From floor level to the ceiling in the case of a unisex facility; or(ii)1.8m above the floor in all other cases						Capable of Complying



BCA Clause	Assessment and Comment	Status			
	Where sanitary compartment doors swing into the sanitary compartment room and the hinge side of the door is less than 1.2 m from the WC pan, lift off hinges are required to the door.				
	In an early childhood centre, facilities for the use of the children must have each sanitary compartment screened by a partition which, except for the doorway, is opaque for a height of at least 900mm but not more then 1200mm above the floor level.				
	Details for compliance with these requirements to be provided in detailed documentation.				
Part F5 Room he	eights				
F5D2 Height of rooms and other spaces	The height of rooms and other spaces is to be in accordance with this clause.	Capable of Complying			
Part F6 Light and	d Ventilation				
F6D2 Provision of natural light	Natural light must be provided in a Class 9b building to all general purpose classrooms in secondary schools;	Performance solution			
	The below GLS classrooms are not provided with natural lighting.				
	Building B Level 1:				
	GLS - FTH         B.R1.21         64.27 m <sup>2</sup> HS304.1         HS304.1         Details of how compliance is achieved in accordance with F6D3 below, for measurement of natural light, is to be provided in detailed design documentation.				
F6D3 Methods and extent of natural light	The methods and extent of natural light is to be in accordance with this clause. Required natural light must be provided by-	Capable of Complying			



BCA Clause	Assessment and Comment	Status				
	(a) Windows, excluding roof lights, that-					
	<ul> <li>have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 10% of the floor area of the room; and</li> </ul>					
	<ul> <li>(ii) are open to the sky or face a court or other space open to the sky or an open verandah, carport or the like; or</li> </ul>					
	(b) Roof lights, that					
	<ul> <li>Have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 3% of the floor area of the room; and</li> </ul>					
	(ii) are open to the sky;					
	A proportional combination of windows and rooflights required by (a) and (b)					
F6D4 Natural light borrowed from adjoining room	Required natural light (F6D2) cannot be borrowed from another room for Class 9b buildings.	Note				
F6D5 Artificial lighting	Artificial lighting is to be provided in accordance with AS/NZS1680.0 to spaces required by this clause.	Capable of Complying				
NSW F6D6 Ventilation of rooms	Ventilation is to be provided by natural or mechanical means in accordance with this provision and Clause F6D6.	Capable of Complying				
F6D7 Natural ventilation	Natural ventilation is to comply with this clause. Details of compliance to be provided in detailed design documentation.	Capable of Complying				
F6D8 Ventilation borrowed from adjoining room	Natural ventilation can be borrowed from adjoining room is compliance with this clause.	Capable of Complying				
	documentation.					
F6D9	A sanitary compartment must not open directly into-	Capable of				
Restriction on	(a) a kitchen or pantry; or	Complying				
sanitary	(b) a public dining room or restaurant; or					
compartments	(c) a dormitory in a Class 3 building; or					
	(d) a room used for public assembly (which is not an early childhood centre, primary school or open spectator stand); or					
	(e) a workplace normally occupied by more than one person.					
	The use of all rooms to determine their use has not been fully detailed in masterplan documentation.					
	Details of compliance to be provided in concept planning documentation.					
F6D10 Airlocks	If a sanitary compartment is prohibited under F6D9 from opening directly to another room in a Class 5/9b building-	Capable of Complying				



BCA Clause	Assessment and Comment	Status
	<ul> <li>access must be by an airlock, hallway or other room with a floor area of not less than 1.1m2 and fitted with self-closing doors at all access doorways; or</li> </ul>	
	(ii) the sanitary compartment must be provided with mechanical exhaust ventilation and the doorway to the room adequately screened from view.	
F6D12 Kitchen local exhaust ventilation	Where a commercial kitchen is located on the school premises it must provided with a kitchen exhaust hood complying with AS 1668.1 and AS 1668.2 for:	Capable of Complying
	(a) any cooking apparatus has a total maximum electrical power input exceeding 8 kW; or a total gas power input exceeding 29 MJ/h; or	
	(a) the total maximum power input to more than one apparatus exceeds 0.5 kW electrical power; or1.8 MJ/hour gas, per m <sup>2</sup> of floor area of the room or enclosure.	

# 4.6. Ancillary Provisions (BCA Section G)

BCA Clause	Assessment and comment	Status		
Part G1 Minor Structures and Components				
G1D3 Refrigerated chambers, strong rooms & vaults	Refrigerated chambers, strong rooms & vaults to comply with the requirements of this provision. Details to be provided in detailed design documentation.	Capable of Complying		
NSW G1D5 Provision for cleaning windows	A building must provide for a safe manner of cleaning any windows located 3 or more storeys above ground level. A building satisfies this where the window can be cleaned wholly from within the building or provision is made for the cleaning of the windows by a method complying with the Work Health and Safety Act 2011 and regulations made under that Act.	Capable of Complying		
Part G5 Constr	uction in Bushfire Prone Areas			
NSW G5D2- G5D4 Protection - certain Class 9 buildings	<ul> <li>The Deemed-to-Satisfy Provisions of this Part apply in a designated bushfire prone area to:</li> <li>(a) a Class 2 or 3 building; or</li> <li>(b) a Class 4 part of a building; or</li> <li>(c) a Class 9 building that is a special fire protection purpose located in an area subject to a Bushfire Attack Level (BAL) not</li> </ul>	N/A		
	exceeding BAL—12.5, determined in accordance with Planning for Bush Fire Protection; or			
	<ul> <li>(d) a Class 10a building or deck immediately adjacent or connected to a building or part of a type in (a), (b) or (c).</li> </ul>			
	Advice has been provided by the design team that the building is not			
	located to in a bush fire prone area/			



## 4.7. Special Use Buildings (BCA Section I)

#### 4.7.1 Class 9b Buildings (Part I1)

BCA Clause	Assessment and Comment	Status
NSW I1D1 Application of Part	<ol> <li>For a Class 9b building or part of a building that is not an entertainment venue:         <ul> <li>(a) the Deemed-to-Satisfy Provisions of Part I11 apply to every enclosed Class 9b building or part of a building which—is a school assembly, church or community hall with a stage and any backstage area with a total floor area of more than 300 m<sup>2</sup>; or otherwise, has a stage and any backstage area with a total floor area of more than 200 m<sup>2</sup>; or has a stage with an associated rigging loft; and</li> <li>(b) notwithstanding (1)(a)—I1D4 applies to every open or enclosed Class 9b building; andI1D7 applies to every enclosed Class 9b building.</li> </ul> </li> <li>Currently there are no stages provided to the school buildings. Therefore, clauses I1D4 and I1D7 are the only applicable clauses to the school buildings.</li> </ol>	Note
I1D4 Seating area	This clause applies to every enclosed Class 9b building where seating areas are proposed. None are indicated on the plans provided.	N/A
I1D7 Aisle lights	In every enclosed Class 9b building, in any part of the auditorium, the general lighting is dimmed or extinguished during public occupation and the floor is stepped or is inclined at a slope steeper than 1 in 12, aisle lights must be provided to illuminate the full length of the aisle and tread of each step. Stepped or inclined floors are not indicted on plans provided.	N/A

## 4.8. Energy Efficiency (BCA Section J – Class 3 and 5 to 9 Buildings)

The below is based on BCA 2022.

BCA Clause	Assessment and Comment	Status
Part J4 Building Fabric		
NSW J4D2 Application of Part	The Deemed-to-Satisfy Provisions of this Part apply to building elements forming the envelope of a Class 3 and Class 5 to 9 building.	Note
NSW J4D3 Thermal construction - general	Insulation is to be provided in accordance with this clause.	Capable of Complying
J4D4 Roof and ceiling construction	A roof or ceiling must achieve a Total R-Value required by this clause.	Capable of Complying



BCA Clause	Assessment and Comment	Status
J4D5 Roof lights	There are no rooflights proposed.	N/A
J4D6 Walls and glazing	Walls and glazing must be designed to comply with this clause	Capable of Complying
J4D7 Floors	Floors must be designed to comply with this clause	Capable of Complying
Part J5 Building	Sealing	
NSW J5D2 Application of Part	The Deemed-to-Satisfy Provisions of this Part apply to building elements forming the envelope of a Class 3 and Class 5 to 9 building, other than areas exempt by this clause.	Note
J5D3 Chimneys and flues	There are no solid-fuel burning appliances proposed.	N/A
J5D4 Roof lights	There are no rooflights proposed.	N/A
NSW J5D5 Windows and doors	Windows and doors are to be designed in accordance with this clause, inclusive of: (b) windows compliant with AS 2047; (c) seals to restrict air infiltration; (d) unconditioned zones for cafes, restaurants, open front shop; and (e) rapid roller doors, as required by this clause. If the hall is a conditioned space the tilt up doors separating the hall from the COLA are required to be addressed in a performance solution.	Performance solution
J5D6 Exhaust fans	An exhaust fan must be fitted with a sealing device such as a self- closing damper or the like when serving a conditioned space; or a habitable room in climate zones 4, 5, 6, 7 or 8.	Capable of Complying
J5D7	Ceilings, walls, floors and any opening such as a window frame, door frame, roof light frame or the like must be constructed to minimise air	Capable of Complying



BCA Clause	Assessment and Comment	Status
Construction of ceilings, walls and floors	leakage in accordance with this clause when forming part of the envelope; or in climate zones 4, 5, 6, 7 or 8.	
J5D8 Evaporative coolers	An evaporative cooler must be fitted with a self-closing damper or the like when serving a heated space; or in climate zones 4, 5, 6, 7 or 8.	Capable of Complying
Part J6 Air-Cond	itioning and Ventilation	
NSW J6D2 Application of part	The Deemed-to-Satisfy Provisions of this Part do not apply to a Class 8 electricity network substation.	Note
J6D3 Air- conditioning system control	An air-conditioning system is to be designed in accordance with this clause.	Capable of Complying
J6D4 Mechanical ventilation system control	Mechanical ventilation control is to be designed in accordance with this clause.	Capable of Complying
J6D5 Fans and duct systems	Fans and duct systems to be designed in accordance with this clause.	Capable of Complying
J6D6 Ductwork insulation	Ductwork insulation to be provided in accordance with this clause.	Capable of Complying
J6D6 Ductwork sealing	Ductwork sealing is to be provided in accordance with this clause.	Capable of Complying
J6D8 Pump systems	Pumped systems are to be designed in accordance with this clause.	Capable of Complying
J6D9 Pipework insulation	Pipework insulation to be provided in accordance with this clause	Capable of Complying
NSW J6D10 Space heating	Space heating is to be provided in accordance with this clause	Capable of Complying
J6D11 Refrigerant chillers	Refrigerant chillers are to be designed in accordance with this clause.	Capable of Complying
J6D12 Unitary air-conditioning equipment	Unitary air-conditioning equipment are to be designed in accordance with this clause.	Capable of Complying
J6D13 Heat rejection equipment	Unitary air-conditioning equipment are to be designed in accordance with this clause.	Capable of Complying
Part J7 Artificial Lighting and Power		
NSW J7D2 Application of Part	J7D3, J7D4 and J7D6(1)(b) do not apply to a Class 8 electricity network substation.	Note
NSW J7D3 Artificial lighting	Artificial lighting is to be designed in accordance with this clause.	Capable of Complying



BCA Clause	Assessment and Comment	Status
NSW J7D4 Interior artificial lighting and power control	Interior artificial lighting and power control is to be designed in accordance with this clause.	Capable of Complying
J7D5 Interior decorative and display lighting	Interior decorative and display lighting is to be designed in accordance with this clause.	Capable of Complying
J7D6 Exterior artificial lighting	Exterior artificial lighting is to be designed in accordance with this clause.	Capable of Complying
J7D7 Boiling water and chilled water storage units	Boiling water and chilled water storage units are to be designed in accordance with this clause.	Capable of Complying
J7D8 Lifts	Lifts are to be designed in accordance with this clause.	Capable of Complying
J7D9 Escalators and moving walkways	There are no escalators and moving walkways proposed.	N/A
Part J8 Heated W	Ater Supply and Swimming Pool and Spa Pool Plant	
J8D2 Heated water supply	A heated water supply system for food preparation and sanitary purposes must be designed and installed in accordance with Part B237 of NCC Volume Three - Plumbing Code of Australia.	Capable of Complying
NSW J8D3-J8D4 Swimming pool /spa heating and pumping	There is no swimming pool or spa associated with the development.	N/A
Part J9 Energy N	Ionitoring and On-site Distributed Energy Resources	
J9D2 Application of Part	The Deemed-to-Satisfy Provisions of this Part do not apply to a Class 8 electricity network substation.	Note
J9D3 Facilities for energy monitoring	Facilities for energy monitoring are to be designed in accordance with this clause.	Capable of Complying
J9D4 Facilities for electric vehicle charging equipment	There are no enclosed carparks associated with electric vehicle charging.	N/A
J9D5 Facilities for solar	Facilities for Facilities for solar photovoltaic and battery systems are to be designed in accordance with this clause.	Capable of Complying



BCA Clause	Assessment and Comment	Status
photovoltaic and		
battery systems		

## 5. CONCLUSION

The design as proposed is capable of complying with the Building Code of Australia and will be subject to construction documentation that will provide appropriate details to demonstrate compliance. This report has identified areas of non-compliance with the deemed-to-satisfy provisions and indicates the design intent to demonstrate compliance with the Performance Requirements of the BCA. Whilst the performance-based solutions are to be design developed, it is our view that the solutions will not impact on the current design.

Table 2 below identifies proposed performance solutions to be justified against the performance requirements of the BCA in accordance with BCA Clause A2.G2.



## ATTACHMENT 1 – ASSESSED PLANS

Assessed REF Arch plans prepared by NBRS & Partners Pty Ltd

# SHEET NO.

## SHEET NAME

000001	COVER & DRAWING LIST	
000010	SCHEDULE OF ACCOMMODATION	
000051	SITE ANALYSIS	
000100	STACKING PLAN	
000110	3D AXONOMETRIC DIAGRAM	
000180	SITE BOUNDARY PLAN	
000200	SITE PLAN	
000201	SITE GROUND FLOOR PLAN	
000202	PUBLIC DOMAIN WORKS	
001000	OVERALL GROUND PLAN	
001001	OVERALL LEVEL 1 PLAN	
001002	OVERALL LEVEL 2 PLAN	
001003	OVERALL LEVEL 3 PLAN	
001004	OVERALL ROOF PLAN	
002500	SHADOW DIAGRAMS	
003001	SITE ELEVATIONS	
004001	SITE SECTIONS	
005000	SIGNAGE PACKAGE	
005001	GEA PLANS	
003001	GFA FEANS	
011001	BLOCK & - GROUND PLAN	
011002	BLOCK A - LEVEL 1 PLAN	
011003	BLOCK A - LEVEL 2 PLAN	
011004	BLOCK A - ROOF PLAN	
013000	BLOCK A - ELEVATION 01	
013000	BLOCK A - ELEVATION 02	
014000	BLOCK & SECTIONS	
018000	BLOCK A - EXTERIOR FINISHES	
010000	SECONT ENTERIOT INGLES	
021000	BLOCK B - GROUND FLOOR PLAN	
021001	BLOCK B - LEVEL 1 FLOOR PLAN	
021002	BLOCK B - LEVEL 2 FLOOR PLAN	
021003	BLOCK B - LEVEL 3 FLOOR PLAN	
021005	BLOCK B - ROOF PLAN	
023000	BLOCK B - ELEVATIONS 01	
023001	BLOCK B - ELEVATIONS 02	
024000	BLOCK B - SECTIONS	
028000	BLOCK B - EXTERIOR FINISHES	
020000		
031001	BLOCK C - GROUND FLOOR PLAN	
031002	BLOCK C - ROOF PLAN	
033000	BLOCK C - ELEVATIONS 01	
033001	BLOCK C - ELEVATIONS 02	
034000	BLOCK C - SECTIONS 01	
034001	BLOCK C - SECTIONS 02	
035000	BLOCK C - EXTERNAL FINISHES	
041001	BLOCK D - PLANS REF	
043001	BLOCK D - ELEVATIONS REF	
044001	BLOCK D - SECTIONS REF	
044002	BLOCK D - EXTERIOR FINISHES REF	



## **ATTACHMENT 2 - EXCLUSIONS AND LIMITATIONS**

- 1. This report has been prepared by City Plan for NSW Department of Education and may only be used and relied on by NSW Department of Education for the purpose agreed between City Plan and NSW Department of Education, as set out in section 2.1 and 2.2 of this report.
- 2. City Plan otherwise disclaims responsibility to any person other than NSW Department of Education arising in connection with this report. City Plan also excludes implied warranties and conditions, to the extent legally permissible.
- 3. City Plan Services Pty Ltd undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document.
- 4. The services undertaken by City Plan in connection with preparing this report are limited to those specifically detailed within the report and subject to scope limitations as set out in the report but specifically exclude:
  - Structural design in any form or content.
  - The Disability Discrimination Act 1992.
  - Disability (Access to Premises Building) Standards 2010.
  - The existing level of Building Code of Australia compliance unless specifically identified in Section 2.3 within this report.
  - The operational capabilities or compliance of any existing services installed within the building.
  - Assessment of any existing Performance Solutions, including Fire Safety, addressing compliance with the Performance Requirements of the BCA.
- 5. This report is not a Part 6 compliance certificate under the Environmental Planning & Assessment Act 1979
- 6. The opinions, conclusions and any recommendations within this report are based on conditions encountered and information reviewed at the date of preparation of the report. City Plan has no responsibility or obligation to update this report to account for events or changes occurring after the date that the report was prepared.
- 7. The methodologies adopted within this report specifically relate to the subject building and must not be used for any other purpose.
- 8. City Plan has prepared this report based on information provided by others, including but not limited to Architectural Plans and Annual Fire Safety Statements. City Plan has not independently verified or checked beyond the agreed scope of work the validity of the documentation prepared and provided by others. City Plan accepts no liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions within the information relied upon.
- The documentation relied upon has been reviewed only to the degree reasonable as pertaining to City Plan's scope, as defined within the contract and fee agreement. It is expressly not City Plan's responsibility to:
  - Familiarise ourselves with all information and documentation relating to the project, or the potential BCA, Access, or fire safety aspect derivatives thereof,
  - Conduct a "full BCA audit or compliance assessment" in any way defined, implied, or assumed, for matters outside of City Plans scope.
  - Prepare a holistic BCA, Access or Fire Safety strategy for the building or carry out a full assessment of all information and documentation relating to the project, or the potential BCA, Access, or Fire Safety aspect derivatives thereof.
- 10. Where the report relied on a site inspection, the inspection was based on a visual, non-invasive check of representative samples of the building to which the report and scope applied, and to which safe and reasonable access was available/permitted on the date and time of the inspection. The inspection should not be considered as a testing, commissioning or maintenance procedure nor act as a guarantee or warranty of any kind.