



## BCA COMPLIANCE ASSESSMENT REPORT

Development location      8 Dawn Fraser Avenue, Olympic Park  
Development proposal      Alterations to entertainment and dining pavillion

### Contents and sections of this report

Section B	Structure
Section C	Fire resistance
Section D	Access and egress
Section E	Services and equipment
Section F	Health and amenity
Section G	Ancillary provisions
Section J	Energy efficiency

Report date	15.11.2023
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## 1. Basis of assessment

### 1.1 Location and description

The building development, the subject of this report, is located at 8 Dawn Fraser Avenue, Sydney Olympic Park where it is proposed to alter an existing entertainment and dining pavilion. The building will contain 2 levels accessed by stairs and a lift directly to Dawn Fraser Avenue.



### 1.2 Purpose

The purpose of this report is to assess the current design proposal against the Deemed-to-Satisfy Provisions of National Construction Code's Building Code of Australia 2022 (BCA), and to clearly outline those areas (if any) where compliance is not achieved, where areas may warrant redesign to achieve strict BCA compliance or where areas may be able to be assessed against the relevant performance criteria of BCA. Such assessment against relevant performance criteria will need to be addressed by means of a separate performance-based assessment report.

### 1.3 Basis of this report

The key basis of this report is to address compliance with the BCA 2022 edition. The scope of services is limited to Section C – Fire Resistance, Section D - Access & Egress, Section E – Services & Equipment, Section F – Health and Amenity, Section G – Ancillary provisions and Section J – Energy efficiency of the BCA.

This report is based on a desktop assessment of the proposed plans, with specific reference to the following:

Plan No./s	Revision/s	Prepared by	Date
DA 000 – DA 801	-	BKA Architecture	06.06.2023





#### 1.4 Building Code of Australia

This report is based on the Deemed-to-Satisfy Provisions of the National Construction Code Series Volume 1 – Building Code of Australia 2022, incorporating the State variations where applicable. The version of the BCA applicable to new building works is the version applicable at the time of the lodgement of the Construction Certificate application to the Certifying Authority.

#### 1.5 Limitations

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

- Assessment of any structural elements or geotechnical matters relating to the construction of the building.
- Consideration of detailed fire services operations (including hydraulic, electrical or other systems).
- Assessment of plumbing and drainage installations, including stormwater.
- Assessment of mechanical plant operations, electrical systems or security systems.
- Consideration of Council's local planning policies, environmental or planning issues.
- Provision of any construction approvals or certification under the *Environmental Planning & Assessment Act 1979*.
- Assessment of compliance against section D4 – Access for people with a disability and the requirements of the *Disability (Access to Premises - Buildings) Standards 2010*, unless identified in Part 4.
- A detailed section J assessment including glazing, shading, lighting calculations and the like required by Section J of the BCA.

## 2. Building description

BCA Building Classification/s	Class 6 – restaurant/ bar/ dining
Building Rise in Storeys	2
Type of Construction	C
General Floor area limitations	Floor area and volume limitations are in accordance with BCA Part C3D3.
Effective height	Under 12m.

## 3. Matters for further consideration

### 3.1 General

Assessment of the architectural design documentation against the Deemed-to-Satisfy Provisions of the BCA has revealed the building is capable of complying with the BCA in its current design. There are areas where compliance with the BCA may require further consideration as identified in bold throughout the report and/or areas which may involve assessment as performance based performance solutions. Any Performance Solutions will be required to clearly indicate methodologies for achieving compliance with the relevant Performance Requirements. Part 4 to this report provides a detailed assessment of the proposal against all relevant Deemed-to-Satisfy Provisions of the BCA.





#### 4. BCA ASSESSMENT SUMMARY

##### Class 2-9 Buildings

The following table details the BCA compliance of the assessed design

Capable of complying	The documents provided demonstrate compliance with the clause is possible. Further construction documentation and specifications are required at Construction Certificate application phase
Complies	The documents provided offer enough information to demonstrate compliance with the clause.
Performance solution	The documents provided demonstrate compliance with the clause is not achievable and a performance solution is required to satisfy the performance requirements.
Note	For information
N/A	This clause is not applicable to this development.

##### Structure (BCA Section B1)

BCA Clause	Title	Assessment and Comment	Status
B1D2	Resistance to actions	The resistance of the building must be greater than the most critical action effects resulting from different combinations of actions in accordance with this clause.  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 AS1170.4-2007 Amdt 1 & 2, as relevant. Design certification is required to be provided by the relevant designers at construction certificate application stage.	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: <ul style="list-style-type: none"> <li>▪ Masonry</li> <li>▪ Concrete</li> <li>▪ Steel construction</li> <li>▪ Composite steel and concrete</li> </ul>	Capable of Complying

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# CD CERTIFICATION

BCA Clause	Title	Assessment and Comment	Status
		<ul style="list-style-type: none"> <li>▪ Aluminium construction</li> <li>▪ Timber construction</li> <li>▪ Piling</li> <li>▪ Glazing assemblies</li> <li>▪ Termite risk management</li> <li>▪ Roof construction</li> <li>▪ Particleboard structural flooring</li> <li>▪ Garage doors</li> <li>▪ Lift shafts</li> </ul> <p>The method of termite control shall be to use primary building elements (as defined by BCA) that are of a material that is not subject to termite attack, i.e primary building elements must not be timber unless the timber is naturally termite resistant, or preservative treated in accordance with AS 3660.1.</p> <p>The structural design is to be completed by a Structural Engineer to meet the requirements of this provision.</p>	
B1D5	Structural Software	Structural software used in computer aided design is to comply with the requirements of this provision. Endorsement or certification from structural designer is required to meet the requirements of this provision.	Capable of Complying
B1D6	Construction of buildings in flood hazard areas	NA – not affected.	N/A

## Fire Resistance (BCA Section C)

BCA Clause	Title	Assessment and Comment	Status
Part C2 - Fire resistance and stability			
C2D2	Type of construction required	<p>The minimum Type of fire-resisting construction of a building must be determined in accordance with Table C2D2, except for certain Class 2, 3 or 9c buildings in C1.5 and a Class 4 part located on the top storey in C2D4(2) and open spectator stands and indoor sports stadiums in C2D8.</p> <p>The type of fire resisting construction in accordance with Table C2D2, being Class 6 having a rise in storeys of 2 is Type C construction.</p>	Note

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BCA Clause	Title	Assessment and Comment	Status
C2D3	Calculation of rise in storeys	The building contains a RIS of 2.	Note
C2D4	Buildings of multiple classifications	NA – the building has a single classification.	N/A
C2D5	Mixed types of construction	NA – the building has a single Type of Construction.	N/A
C2D6	Two storey Class 2, 3 or 9c buildings	NA – Class not affected.	N/A
C2D7	Class 4 parts of buildings	NA – Class 4 parts are not proposed.	N/A
C2D8	Open spectator stands and indoors sports stadiums	NA – spectator stands and indoor stadiums are not proposed.	N/A
C2D9	Lightweight construction	Any proposed fire resisting lightweight walls or fire resisting lightweight protection to steel columns is to comply with Specification 6. Lightweight fire resistant systems are to meet the resistance to impact damage required by Specification 6. Construction details and test certificates demonstrating compliance are required to be provided to the PCA at Construction Certificate application.	Capable of Complying
C2D10	Non-combustible building elements	NA – Type C construction not affected.	N/A
C2D11	Fire hazard properties	Fire hazard properties of internal linings, materials and assemblies must comply with C2D11 of the BCA and Specification 7, including floor, wall and ceiling linings, air-handling ductwork, lift cars, insulation, sarking-type materials and attachments, or be considered non-combustible. Materials and linings specification and schedule and evidence of compliance through test certificates shall be obtained from the supplier or manufacturer and provided to the PCA at Construction Certificate application.	Capable of Complying
C2D12	Performance of external wall in fire	Concrete external walls that could collapse as complete panels, in a building having a rise in storeys of more not more than 2, must comply with Specification 8.	Capable of Complying

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BCA Clause	Title	Assessment and Comment	Status
		Construction details and test certificates demonstrating compliance with Specification 8 are required to be provided to the PCA at Construction Certificate application.	
C2D13	Fire protected timber: Concession	NA – fire protected timber is not proposed.	N/A
C2D14	Ancillary Elements	NA – Type C construction not affected.	N/A
C2D15	Fixing of bonded laminated cladding panels	NA – Type C construction not affected.	N/A
<b>Part C3 - Compartmentation and separation</b>			
C3D3	General floor area and volume limitations	The following maximum fire compartmentation floor area and volume limitations apply to the Class 6 fire compartments: Floor area – 2,000 m <sup>2</sup> Volume – 12,000 m <sup>3</sup> The building complies with the general floor area and volume limitations identified by this clause.	Complies
C3D4	Large Isolated buildings	NA – building is not considered to be large isolated.	N/A
C3D5	Requirements for open space and vehicular access	NA – building is not considered to be large isolated.	N/A
C3D6 NSW C3D6(3)	Class 9 Buildings	NA – affected classes are not proposed.	N/A
C3D7	Vertical separation of openings in external walls	NA – Type C construction not affected.	N/A
C3D8	Separation by fire walls	NA – Firewalls are not proposed.	N/A

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BCA Clause	Title	Assessment and Comment	Status
C3D9	Separation of classifications in the same storey	NA – separate classifications are not proposed.	N/A
C3D10	Separation of classifications in different storeys	NA – separate classifications are not proposed.	Capable of Complying
C3D11	Separation of lift shafts	NA – lifts does not connect more than 2 storeys.	N/A
C3D12	Stairways and lifts in one shaft	NA – stairways not in lift shaft.	N/A
C3D13	Separation of equipment	NA – the building does not contain any of the rooms identified by this clause.	N/A
C3D14	Electricity supply system	<p>Any main switchboard located in the building which sustains emergency equipment operating in emergency mode, is required to be fire separated from the remainder of the building by 2 hr fire resisting construction.</p> <p>Construction should achieve an FRL of 120/120/120, doorways are required achieve an FRL of -/120/30 and to be self-closing and all penetrations in enclosures are to be appropriately fire stopped.</p> <p>All switchboards in the electrical distribution system, which sustain the electricity supply to the emergency equipment, must provide full segregation by way of enclosed metal partitions designed to prevent the spread of any fault from non-emergency equipment switchgear to the emergency equipment switchgear.</p> <p>Electrical conductors and switchboards are required to comply with this clause.</p> <p>Construction details and appropriate FRL details demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	Capable of Complying
C3D15	Public corridors in Class 2 & 3 buildings	NA – Class not affected.	N/A

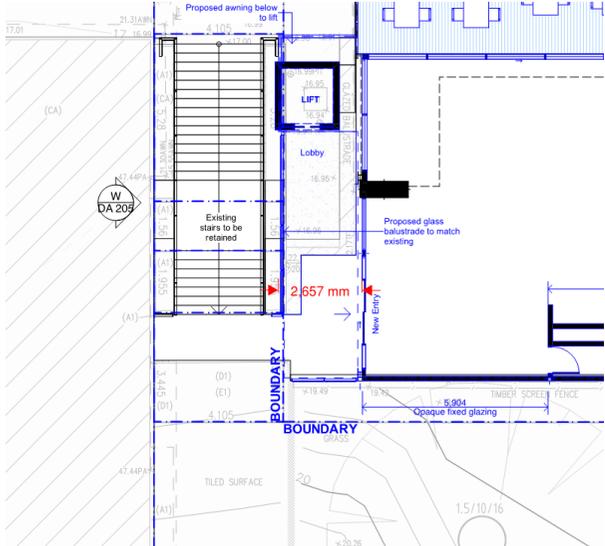
Part C4 – Protection of openings

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# CD CERTIFICATION

BCA Clause	Title	Assessment and Comment	Status
C4D3	Protection of openings in external walls	<p>Openings in an external wall that is required to have an FRL must be protected in accordance with C4D5 if the distance between the opening and the fire-source feature is:</p> <ul style="list-style-type: none"> <li>less than 3 m from a side or rear boundary; or</li> <li>less than 6 m from the far boundary of a road, river, lake or the like adjoining the allotment, if not located in a storey at or near ground level; or</li> <li>less than 6 m from another building on the allotment that is not Class 10; and</li> </ul> <p>if required to be protected under (a), not occupy more than 1/3 of the area of the external wall of the storey in which it is located unless they are in a Class 9b building used as an open spectator stand.</p> <p>Where wall-wetting sprinklers are used, they must be located externally.</p> <p>The following new openings are located less than 3m from the allotment boundary and are require protection in accordance with Clause C4D5.</p> 	Capable of Complying





# CD CERTIFICATION

BCA Clause	Title	Assessment and Comment	Status
		<p>The boundary lines are required to be identified and justified. The building encroaches over side boundaries and the nature of these lots is required to be provided to the PCA at Construction Certificate application.</p> <p>Construction details identifying FRL details and protection measures for openings are required to be provided to the PCA at Construction Certificate application.</p>	
C4D4	Separation of external walls and associated openings in different fire compartments	NA – separate fire compartments are not provided.	N/A
C4D5	Acceptable method of protection	<p>Where protection is required, openings must be protected as follows:</p> <p>Doorways:</p> <ul style="list-style-type: none"> <li>Internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing; or</li> <li>–/60/30 fire doors that are self-closing.</li> </ul> <p>Windows:</p> <ul style="list-style-type: none"> <li>Internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or</li> <li>–60/– fire windows that are automatically closing or permanently fixed in the closed position; or</li> <li>–/60/– automatic closing fire shutters.</li> </ul> <p>Other openings:</p> <ul style="list-style-type: none"> <li>Excluding voids – internal or external wall wetting sprinklers; or</li> <li>Construction having an FRL not less than –/60/– Fire doors, fire windows and fire shutters must comply with BCA Specification 12.</li> </ul>	Capable of Complying
C4D6	Doorways in fire walls	NA – firewalls are not proposed.	N/A
C4D7	Sliding fire doors	NA – sliding fire doors are not proposed.	N/A
C4D8	Protection of doorways in horizontal exits	NA – horizontal exits are not proposed.	N/A
C4D9	Openings in fire isolated exits	NA – fire isolated exits are not proposed.	N/A

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# CD CERTIFICATION

BCA Clause	Title	Assessment and Comment	Status
C4D10	Service penetrations in fire isolated exits	NA – fire isolated exits are not proposed.	N/A
C4D11	Openings in fire-isolated lift shafts	NA – fire isolated lift shaft are not proposed.	N/A
C4D12 NSW C4D12(4, 5, 10)	Bounding construction Class 2, 3 and 4 buildings	NA – Class not affected.	N/A
C4D13	Openings in floors and ceilings for services.	NA – floors and ceilings do not require an FRL.	N/A
C4D14	Openings in shafts	NA – Type C construction not affected.	N/A
C4D15	Openings for service installations	NA – not affected.	N/A
C4D16	Construction joints	Construction joints, spaces and the like in and between building elements required to be fire-resisting with respect to integrity and insulation must be protected in a manner identical with a prototype tested in accordance with AS 4072.1 and AS 1530.4 to achieve the required FRL. Test certificates demonstrating compliance are required to be provided to the PCA at Construction Certificate application.	Capable of Complying
C4D17	Columns protected with lightweight construction to achieve an FRL	NA – lightweight construction is not proposed.	N/A

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#### Fire-Resisting Construction (Specification 5)

BCA Clause	Title	Assessment and Comment	Status
S5C2	Exposure to fire source features	Exposure to fire source features is to be determine in accordance with this cause.	Note
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. Where a part of a building required to have an FRL depends upon direct vertical or lateral support from another part to maintain its FRL, that supporting part must have an FRL not less than that required by other provisions of this Specification; and if located within the same fire compartment as the part it supports have an FRL in respect of structural adequacy the greater of that required for the supporting part itself and for the part it supports. Construction details demonstrating compliance are required to be provided to the PCA at Construction Certificate application.	Capable of Complying
S5C4	Lintels	A lintel must have the FRL required for the part of the building in which it is situated unless it does not contribute to the support of a fire door, fire window or fire shutter and meets the requirements of this clause. Construction details demonstrating compliance are required to be provided to the PCA at Construction Certificate application.	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. Construction details demonstrating compliance are required to be provided to the PCA at Construction Certificate application.	Capable of Complying
S5C6	General concessions	NA – concessions are not applicable.	N/A
S5C7	Mezzanine floors: concession	NA – the building does not contain mezzanines that are subject to this provision.	N/A
S5C8	Enclosure of shafts	NA – shafts are not proposed.	N/A
S5C9	Carparks in Class 2 and 3 buildings	NA – class not affected.	N/A
S5C10	Residential care building: Concession	NA – class not affected.	N/A

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BCA Clause	Title	Assessment and Comment	Status
S5C24	Type C fire-resisting construction - fire resistance of building elements	Building elements are required to achieve the FRL's for Type C construction.	Capable of Complying

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

BCA Clause	Title	Assessment and Comment	Status
Part D2 – Provisions for escape			
D2D3	Number of exits required	Every building must have at least one exit from each storey. Without passing through another sole-occupancy unit, every occupant of a storey or part of a storey must have access to an exit. The building is required to be provided with a minimum of 1 exit from each storey. The number of exits provided comply with the requirements of this clause.	Complies
D2D4	When fire isolated stairways and ramps are required	NA – fire isolated exits are not required.	N/A
D2D5	Exit travel distances	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. Travel distances to the proposed work complies with the requirements of this clause. Existing travel distances are not affected by the proposed development.	Complies
D2D6	Distance between alternative exits	Exits that are required to serve as alternative means of egress must not be more than 45m apart in a residential building and not more than 60m in all other parts. 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 exits comply with the requirements above. Existing distances are not affected by the proposed development.	Complies
D2D7	Height of exits, paths of travel to exits and doorways	In a required exit or path of travel to an exit the unobstructed height throughout must be not less than 2m, except at a doorway where the height can be reduced to 1980mm.	Complies

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# CD CERTIFICATION

BCA Clause	Title	Assessment and Comment	Status
		Height of exits comply with the requirements of this clause.	
D2D8	Width of exits and paths of travel to exits	<p>In a required exit or path of travel to an exit–</p> <ul style="list-style-type: none"> <li>▪ the unobstructed width of each exit or path of travel to an exit, except for ladders provided in accordance with D2D21, D3D23 or I3D5, and doorways must be not less than 1m;</li> <li>▪ the required width of a stairway or ramp must be measured clear of all obstructions such as handrails.</li> </ul> <p>Where 101 to 200 people are accommodated on the floor</p> <ul style="list-style-type: none"> <li>▪ 1m + 250mm for each 25 people.</li> </ul> <p>Where more than 200 people are accommodated on the floor</p> <ul style="list-style-type: none"> <li>▪ 2m + 500mm for every 60 persons where egress includes use of a stair or ramp.</li> <li>▪ 2m + 500mm for every 75 persons.</li> </ul> <p>The total number of occupants is required to be provided to the PCA at Construction Certificate application stage. The aggregate widths of exits to Floor 1 provide for a maximum number of 275 occupants.</p>	Capable of Complying
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, minus 250mm.	Note
D2D10	Exit width not to diminish in the 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). Exit widths do not diminish in the direction of travel.	Complies
D2D11	Determination and measurements of exits and paths of travel to exits	The unobstructed height of a stair is to be a minimum of 2m, except for a cornice, above nosings or the floor surface of a ramp or landing.	Note
D2D12	Travel via fire isolated exits	NA – fire isolated exits are not proposed.	N/A





BCA Clause	Title	Assessment and Comment	Status
D2D13	External Stairs or ramps in lieu of Fire-isolated exits	NA – fire isolated exits are not proposed.	N/A
D2D14	Travel via non-fire-isolated stairways or ramps	A non-fire-isolated stairway serving as a required exit must provide a continuous means of travel by its own flights and landings from every storey served to the level at which egress to a road or open space is provided. Travel via non-fire-isolated stairways or ramps demonstrates compliance with the requirements of this clause.	Complies
D2D15	Discharge from exits	Exits must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the exit. If a required exit leads to open space, the path of travel to the road must have an unobstructed width of not less than 1m. If an exit discharges to open space that is at a different level that the public road to which it is connected, the path of travel to the road must be by a ramp or other incline not steeper than 1:8, or a BCA compliant stairway. The discharge points of alternative exits must be as far apart as practical. Discharge from exits demonstrates compliance with the requirements of this clause.	Complies
D2D16	Horizontal exits	NA – horizontal exits are not proposed.	N/A
D2D17	Non-required stairways, ramps or escalators	NA – non-required stairways are not proposed.	N/A
D2D18	Number of persons accommodated	Populations have been assessed in accordance with Table D2D18. The floor area provide for approximately 600 people on Level 1 and 280 on Ground floor. Exit widths and sanitary facilities are the limiting factor for permissible number of occupants to the building.	Note
D2D19	Measurement of distances	For information	Note
D2D20	Method of measurement	For information	Note
D2D21	Plant rooms and lift machine rooms,	NA – plant rooms are not proposed.	N/A

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BCA Clause	Title	Assessment and Comment	Status
	electricity network substations: Concession		
D2D22	Access to lift pits	<p>Access to lift pits must-</p> <ul style="list-style-type: none"> <li>▪ where the pit depth is not more than 3m, be through the lowest landing doors</li> <li>▪ where the pit depth is more than 3m, be provided through an access doorway, stairs and provided with signage complying with the requirements of this clause.</li> </ul> <p>Construction details demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	Capable of Complying
D2D23	Egress from primary schools	NA – not affected.	N/A
Part D3 – Construction of exits			
D3D3	Fire-isolated stairways and ramps	NA – fire-isolated exits are not proposed.	N/A
D3D4	Non-fire isolated stairs and ramps	NA – existing stairs are not affected.	N/A
D3D5	Separation of rising and descending stair flights	NA – fire-isolated exits are not proposed.	N/A
D3D6	Open access ramps and balconies	NA – open access ramps and balconies are not provided.	N/A
D3D7	Smoke lobbies	NA – smoke lobbies are not proposed.	N/A
D3D8	Installation in exits and paths of travel	<p>Gas or other fuel services must not be installed in a required exit.</p> <p>Any electricity meters, distribution boards or ducts, or telecommunications distribution boards or equipment installed in corridors/hallways/lobbies or the like must be enclosed with non-combustible construction or a fire protective covering with doorways suitably sealed against smoke spread.</p> <p>Construction details demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	Capable of Complying

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BCA Clause	Title	Assessment and Comment	Status
D3D9	Enclosure of space under stairs and ramps	NA – the existing enclosure beneath stairs is not affected.	N/A
D3D10	Width of required stairways and ramps	NA – existing stairs not affected.	N/A
D3D11	Pedestrian ramps	NA – existing ramps are not affected.	N/A
D3D12	Fire-isolated passageways	NA – fire-isolated exits are not proposed.	N/A
D3D13	Roof as open space	NA – not affected.	N/A
D3D14 NSW D3D14 (1)	Goings & risers	NA – existing stairs not affected.	N/A
D3D15	Landings	NA – existing landings are not affected.	N/A
NSW D3D16	Thresholds	<p>The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless–</p> <ul style="list-style-type: none"> <li>▪ in a building required to be accessible, the doorway opens to a road or open space; and is provided with a threshold ramp or step ramp in accordance with AS 1428.1:2009; or</li> <li>▪ in other cases– the doorway opens to a road or open space, external stair landing or external balcony; and the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway opens.</li> </ul> <p>Construction details for threshold or step ramps demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	Capable of Complying
D3D17	Barriers to prevent falls	<p>A continuous barrier must be constructed in accordance with D3D18, D3D19, D3D20 and be provided along the side of–</p> <ul style="list-style-type: none"> <li>▪ a roof to which general access is provided</li> <li>▪ a stairway or ramp</li> <li>▪ a floor, corridor, hallway, balcony, deck, verandah, mezzanine, access bridge or the like</li> <li>▪ any delineated path of access to a building</li> </ul>	Capable of Complying

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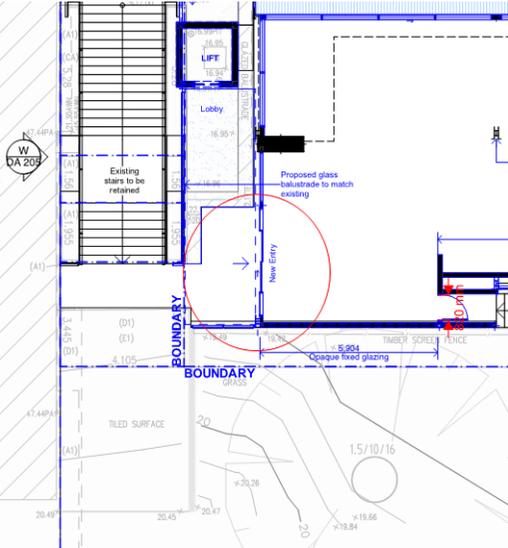




# CD CERTIFICATION

BCA Clause	Title	Assessment and Comment	Status
		<p>Glazing used in a barrier to prevent falls must be one of the options provided for in AS1288 Part 7.3. Where a fall of 1m or more is provided structural glazing is required with single, two or three edge support and must include an interlinking handrail. Where an interlinking handrail is not proposed a performance solution is required to demonstrate compliance with the performance requirements. Where spigots or pin fixings are proposed to any glass balustrades a performance solution is required to demonstrate compliance with the performance requirements.</p> <p>Construction details for fall protection demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	
D3D18	Height of barriers	<p>Barrier minimum heights</p> <ul style="list-style-type: none"> <li>▪ 865 mm above stair nosings;</li> <li>▪ 865 mm above landings to a stair where the barrier is provided along the inside edge of the landing and does not exceed 500 mm in length; and</li> <li>▪ 1 m in all other locations.</li> </ul> <p>Construction details for fall protection demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	Capable of Complying
D3D19	Openings in barriers	<p>A 125 mm sphere must not be able to pass through any openings of a <u>required</u> barrier and for stairways, the 125 mm is measured above the nosing line of the stair treads.</p> <p>For face mounted balustrades - where a <u>required</u> barrier is fixed to the vertical face forming an edge of a landing, balcony, deck, stairway or the like, the opening formed between the barrier and the face must not exceed 40mm.</p> <p>Construction details for fall protection demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	Capable of Complying
D3D20	Barrier climbability	<p>Floors more than 4m above the surface beneath, the balustrade must not incorporate any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that could facilitate climbing.</p> <p>Construction details for fall protection demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	Capable of Complying
D3D21	Wire barriers	NA – wire barriers are not proposed.	N/A
D3D22	Handrails	NA – existing stairs are not affected.	N/A



BCA Clause	Title	Assessment and Comment	Status
D3D23	Fixed platforms, walkways, stairways & ladders	NA – fixed platforms are not proposed.	N/A
NSW D3D24(2)	Doorways and doors	<p>Sliding doors serving as exit doors must be openable manually under a force of not more than 110N and lead directly to a road or open space.</p> <p>Exit doors that are power operated must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source and if leading directly to road or open space, open automatically if there is a power failure or on the activation of a fire or smoke alarm anywhere in the fire compartment served by the door.</p> <p>A power operated door in a path of travel to a required exit must be able to be opened manually under a force of not more than 110 N if there is a malfunction of the power source.</p>  <p>Construction details and specifications for door operation demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	Capable of Complying



# CD CERTIFICATION

BCA Clause	Title	Assessment and Comment	Status
D3D25	Swinging doors	<p>Swinging doors in a required exit must not encroach–</p> <ul style="list-style-type: none"> <li>▪ at any part of its swing by more than 500 mm on the required 1m width of the exit and</li> <li>▪ when fully open, by more than 100 mm on the required 1m exit width; and</li> <li>▪ the measurement of encroachment in each case is to include door handles or other furniture or attachments to the door.</li> </ul> <p>A swinging door in a required exit must swing in the direction of egress unless–</p> <ul style="list-style-type: none"> <li>▪ it serves a building or part with 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</li> <li>▪ it serves a sanitary compartment or airlock (in which case it may swing in either direction).</li> </ul> <p>Swinging doors provided on the plans demonstrate compliance with the requirements of this clause.</p>	Capable of Complying
D3D26 NSW D3D26 (5), (6)	Operation of latch	<p>All doors in a required exit or forming part of a required exit AND doors in a path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by–</p> <ul style="list-style-type: none"> <li>▪ a single hand downward action or pushing action on a single device which is located between 900mm and 1.1 m from the floor and if serving an area required to be accessible by Part D4 – <ul style="list-style-type: none"> <li>(i) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and</li> <li>(ii) have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35mm and not more than 45mm; or</li> </ul> </li> <li>▪ a single hand pushing action on a single device which is located between 900mm and 1.2m from the floor.</li> </ul> <p>Where the latch operation device referred above is not located on the door leaf itself—</p> <p>(a) manual controls to power-operated doors must be at least 25 mm wide, proud of the surrounding surface and located—</p> <ul style="list-style-type: none"> <li>(i) not less than 500 mm from an internal corner; and</li> <li>(ii) for a hinged door, between 1 m and 2 m from the door leaf in any position; and</li> <li>(iii) for a sliding door, within 2 m of the doorway and clear of a surface mounted door in the open position.</li> </ul> <p>(B) braille and tactile signage complying with S15C3 and S15C6 must identify the latch operation device.</p> <p>The above requirements do not apply to a door that –</p> <ul style="list-style-type: none"> <li>▪ serves only or is within a sole-occupancy unit in a Class 2 building; or</li> <li>▪ serves a sole-occupancy unit in a Class 5, 6, 7 or 8 building with a floor area not more than 200m<sup>2</sup> ; or</li> </ul>	Capable of Complying





# CD CERTIFICATION

BCA Clause	Title	Assessment and Comment	Status
		<ul style="list-style-type: none"> <li>are fitted with a fail-safe device which automatically unlocks the door upon the activation of an AS 1670.1 detection system installed throughout the building and is readily openable when unlocked.</li> </ul> <p>Construction details and specifications for door hardware demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	
D3D27	Re-entry from fire-isolated exits	NA – fire isolated exits are not proposed.	N/A
D3D28	Signs on doors	NA – not affected.	N/A
D3D29	Protection of openable windows	NA – not affected.	N/A
D3D30	Timber stairways: Concession	NA – timber stairways subject to this clause are not proposed.	N/A
<b>Part D4 – Access for people with a disability</b>			
D4D2	General building access requirements	In accordance with D4D2, access is to be available to and within all areas normally used by the occupants.	Capable of Complying
D4D3	Access to buildings	<p>An accessway must be provided to a building required to be accessible:</p> <ul style="list-style-type: none"> <li>from the main points of a pedestrian entry at the allotment boundary; and</li> <li>from another accessible building connected by a pedestrian link; and</li> <li>from the required accessible carparking spaces on the allotment</li> </ul> <p>An accessway must be provided through the principal pedestrian entrance, and through not less than 50% of all pedestrian entrances including the principal pedestrian entrance and in a building less than 500m<sup>2</sup> a pedestrian entrance which is not accessible must not be located more than 50m from an accessible entrance.</p> <p>Doorways, with multiple leaves, on any accessway are required to achieve a clear opening width of not less than 850mm for one of the leaves in accordance with AS 1428.1-2009.</p>	Capable of Complying
D4D4	Parts of building to be accessible	<p>Every ramp and stairway must comply with:</p> <ul style="list-style-type: none"> <li>for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and</li> <li>for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and</li> </ul>	Capable of Complying

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# CD CERTIFICATION

BCA Clause	Title	Assessment and Comment	Status
		<ul style="list-style-type: none"> <li>for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1-2009.</li> </ul> Every passenger lift is required to comply with E3D7. Accessways must have passing and turning spaces in accordance with this clause.	
D4D5	Exemptions	NA – exemptions are not proposed.	N/A
D4D6	Accessible carparking	NA – not affected.	N/A
D4D7	Signage	Braille and tactile signage complying with this clause and Specification 15 must identify each sanitary facility and room containing a hearing augmentation system.	Capable of Complying
D4D8	Hearing augmentation	NA – not affected.	N/A
D4D9	Tactile indicators	Tactile ground surface indicators (TGSI) are required to all stairs, ramps, moving walks, and overhead obstructions in accordance with Sections 1 & 2 of AS/NZS 1428.4.1. Tactiles are required at the principle entrance where the accessway meets the vehicular way.	Capable of Complying
D4D10	Wheelchair seating spaces in Class 9b assembly buildings	NA – not affected.	N/A
D4D11	Swimming Pools	NA – not affected.	N/A
D4D12	Ramps	NA – not affected.	N/A
D4D13	Glazing on an accessway	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS 1428.1.	Capable of Complying

## Services and Equipment (BCA Section E)

BCA Clause	Title	Assessment & Comment	Status
Part E1 – Fire fighting equipment			

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BCA Clause	Title	Assessment & Comment	Status
E1D2	Fire hydrants	<p>As the building has a floor area greater than 500m<sup>2</sup>, a fire hydrant system is required to serve the building.</p> <p>A fire hydrant system must be provided in accordance with this clause and must also be installed in accordance with AS 2419.1. Where internal hydrants are provided, they must only serve the storey in which they are located.</p> <p>A booster assembly is required where internal fire hydrants are installed and shall be located in accordance with the requirements if AS2419.1.</p> <p>The internal pump room is required to be accessed by a door opening to a road or open space, or a door opening to a fire isolated passage or stair which leads to a road or open space. Except where the building is sprinkler protected, the enclosing walls require an FRL not less than that prescribed for a firewall for the particular building classification served by the fire hydrant system.</p> <p>Construction detail and hydraulic services drawings demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p> <p>Note: Consideration should be given to the location of Electrical Substations on adjoining sites in regards to proximity to Fire Hydrant Boosters being within 10.0m</p>	Capable of Complying
E1D3	Fire hose reels	<p>A hose reel system must be provided to serve the building. The hose reel system must be installed to serve the whole building (excluding Class 2, 3, 4, 5, 8 and 9c parts). in accordance with this clause and AS 2441.</p> <p>Fire hose reels are required to be located adjacent to an internal fire hydrant (other than fire isolated exit).</p> <p>Where hydrants aren't installed, fire hose reels are required to be installed within 4m of an exit. Additional hose reels may be located in paths of travel to an exit to achieve coverage.</p> <p>All points on a floor shall be within reach of a 4 m hose stream issuing from a nozzle at the end of the hose laid on floor. The hose length shall not exceed 36 m. Fire hose reels must be located so that the fire hose will not need to pass through doorways fitted with fire or smoke doors, except—</p> <ul style="list-style-type: none"> <li>▪ doorways in walls referred to in C2.5(a)(v) in a Class 9a building or C2.5(a)(v) in a Class 9b building; and</li> <li>▪ doorways in walls referred to in C2.12 or C2.13 separating equipment or electrical supply systems; and</li> <li>▪ doorway openings to shafts referred to in C3.13.</li> </ul> <p>Where normal water supply cannot achieve the flow and pressure required by AS 2441 or is unreliable, a pump or water storage facility or both is required to provide the minimum flow and pressure required by clause 6.1 of AS 2441.</p> <p>Construction detail and hydraulic services drawings demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	Capable of Complying
E1D4	Sprinklers	NA – not affected.	N/A





BCA Clause	Title	Assessment & Comment	Status
E1D8	Where sprinklers are required: Class 6 building	NA – floor area under 3,500m <sup>2</sup> .	N/A
E1D14	Portable fire extinguishers	<p>Portable fire extinguishers must be provided in accordance with clause E1D14 of the BCA and must be selected, located and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444:2001.</p> <p>Class 2, 3 or 4 parts:</p> <p>An ABE type fire extinguisher being a minimum size of 2.5 kg and distributed outside a sole-occupancy unit to serve only the storey at which they are located and 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</p> <p>Class 2-9 buildings, except SOUs of Class 9c buildings:</p> <p>To cover Class AE or E fire risks associated with emergency services switchboards.</p> <p>To cover Class F fire risks involving cooking oils and fats in kitchens.</p> <p>To cover Class B fire risks in locations where flammable liquids in excess of 50 litres are stored or used (not including that held in fuel tanks of vehicles).</p> <p>To cover Class A fire risks in normally occupied fire compartments less than 500 m<sup>2</sup> not provided with fire hose reels (excluding open-deck carparks).</p> <p>To cover Class A fire risks in classrooms and associated corridors in primary and secondary schools not provided with fire hose reels.</p> <p>To cover Class A fire risks associated with a Class 2, 3 or 5 building or Class 4 part of a building.</p>	Capable of Complying
E1D15	Fire control centres	NA – not affected.	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
E1D17	Provision for special hazards	NA – special hazards have not been identified.	N/A
Part E2 – Smoke hazard management			
E2D2	Application of part	NA – the requirements affected by this clause are not affected	N/A

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BCA Clause	Title	Assessment & Comment	Status
E2D3	General requirements	NA – not more than 2 storeys.	N/A
E2D9	Buildings not more than 25 m in effective height: Class 5, 6, 7b, 8 and 9b buildings	NA – not more than 2 storeys.	N/A
E2D21	Provision for special hazards	NA – special hazards have not been identified.	N/A
<b>Part E3 – Lift installations</b>			
E3D2	Lift installations	<p>An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification 24.</p> <p>Lift shafts which are not required to have an FRL must;</p> <ul style="list-style-type: none"> <li>▪ be completely enclosed with non-perforated material between the bottom of the pit and the ceiling of the lift shaft except; at landing doors, low-rise and low-speed constant pressure lifts and small sized and low-speed automatic lifts</li> <li>▪ at atriums and observation areas, be protected with non-perforated material not less than 2.5m in height</li> <li>▪ be of non-brittle material</li> <li>▪ where glazing is used; comply with Table B1D4 or meet deflection criteria in S6C6.</li> </ul> <p>Construction detail and lift services specification demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	Capable of Complying
E3D3	Stretcher facility in lifts	NA – not affected.	N/A
E3D4	Warning against use of lifts in fire	Warning signs indicating “DO NOT USE LIFTS IF THERE IS A FIRE” shall be displayed near every call button for a passenger lift or group of lifts throughout the building.	Capable of Complying
E3D5	Emergency lifts	NA – not affected.	N/A
E3D6	Landings	<p>Access and egress to and from lift well landings must comply with the DTS provision of Parts D2, D3 and D4.</p> <p>Construction detail demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	Capable of Complying
E3D7	Passenger lift types and their limitations	The use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts have no limitations where not relying on constant pressure device for its operation if the lift car is fully enclosed.	Capable of Complying

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BCA Clause	Title	Assessment & Comment	Status
		<p>Stairway platform lifts must not</p> <ul style="list-style-type: none"> <li>(i) be used to serve a space in a building accommodating more than 100 persons calculated according to D2D18; or</li> <li>(ii) be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like; or</li> <li>(iii) be used where it is possible to install another type of passenger lift; or</li> <li>(iv) connect more than 2 storeys; or</li> <li>(v) where more than 1 stairway lift is installed, serve more than 2 consecutive storeys; or (vi) when in the folded position, encroach on the minimum width of a stairway required by D2D8 to D2D11.</li> </ul> <p>A low-rise platform lift must not travel more than 1000 mm.</p> <p>A low-rise, low-speed constant pressure lift must not</p> <ul style="list-style-type: none"> <li>(i) for an enclosed type, travel more than 4 m; or</li> <li>(ii) for an unenclosed type, travel more than 2 m; or</li> <li>(iii) be used in a high traffic public use areas in buildings such as a theatre, cinema, auditorium, transport interchange, shopping complex or the like.</li> </ul> <p>A small-sized, low-speed automatic lift must not travel more than 12 m.</p> <p>Construction detail and lift services specification demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	
E3D8	Accessible features required for passenger lifts	<p>In an accessible building, every passenger lift must have the following features where applicable:</p> <ul style="list-style-type: none"> <li>▪ A handrail complying with the provisions for a mandatory handrail in AS 1735.12 for all lifts except— <ul style="list-style-type: none"> <li>(i) a stairway platform lift; and</li> <li>(ii) a low-rise platform lift.</li> </ul> </li> <li>▪ Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12 m.</li> <li>▪ Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12 m, except a stairway platform lift.</li> <li>▪ Lift floor dimensions of not less than 810 mm wide x 1200 mm deep for a stairway platform lift.</li> <li>▪ Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift.</li> <li>▪ Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors.</li> <li>▪ Lift landing doors at the upper landing for all lifts except a stairway platform lift.</li> </ul>	Capable of Complying





# CD CERTIFICATION

BCA Clause	Title	Assessment & Comment	Status
		<ul style="list-style-type: none"> <li>▪ Lift car and landing control buttons complying with AS 1735.12 for all lifts except—</li> <li>▪ a stairway platform lift; and</li> <li>▪ a low-rise platform lift.</li> <li>▪ Lighting in accordance with AS 1735.12 for all enclosed lift cars.</li> <li>▪ For all lifts serving more than 2 levels—               <ul style="list-style-type: none"> <li>(i) automatic audible information within the lift car to identify the level each time the car stops; and</li> <li>(ii) audible and visual indication at each lift landing to indicate the arrival of the lift car; and</li> <li>(iii) audible information and audible indication required by (i) and (ii) is to be provided in a range of between 20 - 80 dB(A) at a maximum frequency of 1500 Hz.</li> </ul> </li> </ul> <p>Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received, for all lifts except a stairway platform lift.</p> <p>Construction detail and lift services specification demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	
E3D9	Fire service controls	NA – not affected.	N/A
E3D10	Residential care buildings	N/A – Class not proposed.	N/A
E3D11	Fire service recall control switch	NA – not affected.	N/A
E3D12	Lift car fire service drive control switch	NA – not affected.	N/A
<b>Part E4 – Visibility in an emergency, exit signs and warning systems</b>			
E4D2	Emergency lighting requirements	<p>Emergency lighting is required in</p> <ul style="list-style-type: none"> <li>▪ in every storey of a Class 5, 6, 7, 8 or 9 building where the storey has an area more than 300 m<sup>2</sup>—               <ul style="list-style-type: none"> <li>(i) in every passageway, corridor, hallway, or the like, that is part of the path of travel to an exit;</li> <li>(ii) in any room having a floor area more than 100 m<sup>2</sup> that does not open to a corridor or space that has emergency lighting or to a road or open space;</li> <li>(iii) and in any room having a floor area more than 300 m<sup>2</sup></li> </ul> </li> </ul>	Capable of Complying





# CD CERTIFICATION

BCA Clause	Title	Assessment & Comment	Status
		<ul style="list-style-type: none"> <li>▪ in every passageway, corridor, hallway, or the like, having a length of more than 6 m from the entrance doorway of any sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building to the nearest doorway opening directly to—               <ul style="list-style-type: none"> <li>(i) a fire-isolated stairway, fire-isolated passageway or fire-isolated ramp; or</li> <li>(ii) an external stairway serving instead of a fire-isolated stairway under D2D13; or</li> <li>(iii) an external balcony leading to a fire-isolated stairway, fire-isolated passageway or fire-isolated ramp; or</li> <li>(iv) a road or open space; and</li> </ul> </li> <li>▪ in every required non-fire-isolated stairway; and</li> <li>▪ in a sole-occupancy unit in a Class 5, 6 or 9 building if—               <ul style="list-style-type: none"> <li>(i) the floor area of the unit is more than 300 m<sup>2</sup> ; and</li> <li>(ii) an exit from the unit does not open to a road or open space or to an external stairway, passageway, balcony or ramp, leading directly to a road or open space; and</li> </ul> </li> <li>▪ in every room or space to which there is public access in every storey in a Class 6 or 9b building if—               <ul style="list-style-type: none"> <li>(i) the floor area in that storey is more than 300 m<sup>2</sup>; or</li> <li>(ii) any point on the floor of that storey is more than 20 m from the nearest doorway leading directly to a stairway, ramp, passageway, road or open space; or</li> <li>(iii) egress from that storey involves a vertical rise within the building of more than 1.5 m, or any vertical rise if the storey concerned does not admit sufficient light; or</li> <li>(iv) the storey provides a path of travel from any other storey required by (i), (ii) or (iii) to have emergency lighting; and</li> </ul> </li> </ul> <p>Emergency lighting must be provided in accordance with these clauses. Emergency lighting is required to comply with AS2293.1-2005. Construction detail and electrical services drawing and specification demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	
E4D3	Measurement of distance	Distances, other than vertical rise, must be measured along the shortest path of travel whether by straight lines, curves or a combination of both.	Note
E4D4	Design and operation of emergency lighting	Every required emergency lighting system must comply with AS/NZS 2293.1. Construction detail and electrical services drawing and specification demonstrating compliance are required to be provided to the PCA at Construction Certificate application.	Capable of Complying

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# CD CERTIFICATION

BCA Clause	Title	Assessment & Comment	Status
E4D5	Exit signs	<p>An exit sign must be clearly visible to persons approaching the exit, and must be installed on, above or adjacent to each—</p> <ul style="list-style-type: none"> <li>▪ door providing direct egress from a storey to— <ul style="list-style-type: none"> <li>(i) an enclosed stairway, passageway or ramp serving as a required exit; and</li> <li>(ii) an external stairway, passageway or ramp serving as a required exit; and</li> <li>(iii) an external access balcony leading to a required exit; and</li> </ul> </li> <li>▪ door from an enclosed stairway, passageway or ramp at every level of discharge to a road or open space; and</li> <li>▪ horizontal exit; and</li> <li>▪ door serving as, or forming part of, a required exit in a storey required to be provided with emergency lighting in accordance with E4D2.</li> </ul> <p>Construction detail and electrical services drawing and specification demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	Capable of Complying
E4D6	Direction signs	<p>If an exit is not readily apparent to persons occupying or visiting the building then exit signs must be installed in appropriate positions in corridors, hallways, lobbies, and the like, indicating the direction to a required exit.</p> <p>Construction detail and electrical services drawing and specification demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	Capable of Complying
E4D7	Class 2 and 3 buildings and Class 4 parts: exemptions	NA – not affected.	N/A
E4D8	Design an operation of exit signs	<p>Every required exit sign must— (a)</p> <ul style="list-style-type: none"> <li>▪ comply with— <ul style="list-style-type: none"> <li>(i) AS/NZS 2293.1; or</li> <li>(ii) for a photoluminescent exit sign, Specification 25; and</li> </ul> </li> <li>▪ be clearly visible at all times when the building is occupied by any person having the right of legal entry to the building.</li> </ul> <p>Construction detail and electrical services drawing and specification demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	Capable of Complying
E4D9	Emergency warning and intercom systems	NA – not affected.	N/A

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#### Health and Amenity (BCA Section F)

BCA Clause	Title	Assessment and Comment	Status
Part F1 – Surface water management, rising damp and external waterproofing			
F1D3	Stormwater drainage	Stormwater drainage is required to be designed to comply with AS/NZS 3500.3. Construction detail and hydraulic services drawing and specification demonstrating compliance are required to be provided to the PCA at Construction Certificate application.	Capable of Complying
F1D4	Exposed joints	Except for roof coverings complying with F3D2(a) to (d) or a balcony, podium and the like located directly above ground, exposed joints in the drainage surface on a roof, balcony, podium or similar horizontal surface part of a building must— <ul style="list-style-type: none"> <li>be protected in accordance with Section 2.9 of AS 4654.2; and</li> <li>not be located beneath or run through a planter box, water feature or similar part of the building.</li> </ul> Construction detail and waterproofing specification demonstrating compliance are required to be provided to the PCA at Construction Certificate application.	Capable of Complying
F1D5	External waterproofing membranes	A roof, balcony, podium or similar horizontal surface part of a building must be provided with a waterproofing membrane— <ul style="list-style-type: none"> <li>consisting of materials complying with AS 4654.1; and</li> <li>designed and installed in accordance with AS 4654.2.</li> </ul> Construction detail and waterproofing specification demonstrating compliance are required to be provided to the PCA at Construction Certificate application.	Capable of Complying
F1D6	Damp-proofing	NA – existing building not affected.	N/A
F1D7	Damp-proofing of floors on the ground	NA – existing building not affected.	N/A
F1D8	Subfloor ventilation	NA – existing building not affected.	N/A
Part F2 – Wet areas and overflow protection			
F2D2	Wet area construction	In a Class 2 and 3 building and a Class 4 part of a building, building elements in wet areas must— <ul style="list-style-type: none"> <li>be water resistant or waterproof in accordance with Specification 26; and</li> <li>comply with AS 3740. (2)</li> </ul>	Capable of Complying

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BCA Clause	Title	Assessment and Comment	Status
		<p>In a Class 5, 6, 7, 8 or 9 building, building elements in a bathroom or shower room, a slop hopper or sink compartment, a laundry or sanitary compartment must—</p> <ul style="list-style-type: none"> <li>▪ be water resistant or waterproof in accordance with Specification 26; and</li> <li>▪ comply with AS 3740, as if they were in a Class 2 or 3 building or a Class 4 part of a building.</li> </ul> <p>Construction detail and waterproofing specification demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	
F2D3	Rooms containing urinals	<p>Where a slab or stall type urinal is installed—</p> <ul style="list-style-type: none"> <li>▪ the floor surface of the room containing the urinal must be an impervious material; and               <ul style="list-style-type: none"> <li>(i) where no step is installed, must be graded to the urinal channel for a distance of 1.5 m from the urinal channel and have the remainder of the floor graded to a floor waste; and</li> <li>(ii) where a step is installed the step must have an impervious surface and be graded to the urinal channel and the floor behind the step must be graded to a floor waste; and</li> </ul> </li> <li>▪ the junction between the floor surface and the urinal channel must be impervious.</li> </ul> <p>Where a wall hung urinal is installed – the wall must be surfaced with impervious material extending from the floor to the top of the urinal and not less than 225 mm on each side of the urinal and the floor must be surfaced with an impervious material and be graded to a floor waste.</p> <p>In a room with timber or steel-framed walls and containing a urinal — the wall must be surfaced with an impervious material extending from the floor to not less than 100 mm above the floor surface and the junction of the floor surface and the wall surface must be impervious.</p> <p>Construction detail and waterproofing specification demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	Capable of Complying
F2D4	Floor wastes	<p>Where a floor waste is installed— the minimum continuous fall of a floor plane to the waste must be 1:80 and the maximum continuous fall of a floor plane to the waste must be 1:50</p> <p>Construction detail demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	Capable of Complying
Part F3 – Roof and wall cladding			
F3D2	Roof coverings	<p>A roof must be covered with—</p> <ul style="list-style-type: none"> <li>▪ roof tiles complying with AS 2049, fixed in accordance with AS 2050; or</li> <li>▪ metal sheet roofing complying with AS 1562.1; or</li> </ul>	Capable of Complying

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BCA Clause	Title	Assessment and Comment	Status
		<ul style="list-style-type: none"> <li>▪ plastic sheet roofing designed and installed in accordance with AS 1562.3; or</li> <li>▪ terracotta, fibre-cement and timber slates and shingles designed and installed in accordance with AS 4597, except in cyclonic areas; or</li> <li>▪ an external waterproofing membrane complying with F1D5.</li> </ul> <p>Construction detail and waterproofing specification demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	
F3D3	Sarking	NA – external roof not affected.	N/A
F3D4	Glazed assemblies	<p>Glazed assemblies in an external wall must comply with AS 2047 requirements for resistance to water penetration:</p> <ul style="list-style-type: none"> <li>▪ Windows</li> <li>▪ Sliding and swinging glazed doors with a frame, including French and bi-fold doors with a frame</li> <li>▪ Adjustable louvres</li> <li>▪ Shopfronts</li> <li>▪ Window walls with one piece framing</li> </ul> <p>The following buildings and glazed assemblies need not comply;</p> <ul style="list-style-type: none"> <li>▪ A Class 7 or 8 building where in the particular case there is no necessity for compliance. (b)</li> <li>▪ A garage, tool shed, sanitary compartment, or the like, forming part of a building used for other purposes, except where the construction of the garage, tool shed, sanitary compartment or the like contributes to the weatherproofing of the other part of the building.</li> <li>▪ An open spectator stand or open-deck carpark.</li> <li>▪ All glazed assemblies not in an external wall</li> <li>▪ Revolving doors</li> <li>▪ Fixed louvres</li> <li>▪ Skylights, roof lights and windows in other than the vertical plane</li> <li>▪ Sliding and swinging glazed doors without a frame</li> <li>▪ Windows constructed on site and architectural one-off windows, which are not design tested in accordance with AS 2047</li> <li>▪ Second-hand windows, re-used windows and recycled windows</li> </ul>	Capable of Complying





BCA Clause	Title	Assessment and Comment	Status
		<ul style="list-style-type: none"> <li>Heritage windows.</li> </ul> <p>Construction detail and glazing specification demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	
F3D5	Wall cladding	<p>External wall cladding must comply with one or a combination of the following:</p> <ul style="list-style-type: none"> <li>Masonry, including masonry veneer, unreinforced and reinforced masonry: AS 3700.</li> <li>Autoclaved aerated concrete: AS 5146.3.</li> <li>Metal wall cladding: AS 1562.1. (2)</li> </ul> <p>The following buildings need not comply- a Class 7 or 8 building where in the particular case there is no necessity for compliance, a garage, tool shed, sanitary compartment, or the like, forming part of a building used for other purposes, except where the construction of the garage, tool shed, sanitary compartment or the like contributed to the weatherproofing of another part of the building that is required to be weatherproofed or an open spectator stand or open deck carpark.</p> <p>Where concrete or other material is used as external cladding, a performance solution is required to demonstrate compliance with the performance requirements.</p> <p>Construction detail specification demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	Capable of Complying
Part F4 – Sanitary and other facilities			
F4D2	Facilities in residential buildings	NA – not affected.	N/A
F4D3	Calculation of number of occupants and facilities	<p>The number of persons accommodated must be calculated according to D2D18. Sanitary facilities must be provided on the basis of equal numbers of males and females, unless the premises are used predominately by one sex.</p> <p>A unisex facility required for people with a disability may be counted once for each sex.</p> <p><b>The number of occupants determined in accordance with D2D18 exceeds the number of sanitary facilities provided. The number of occupants to the building is required to be limited based on the number of facilities and exit widths as identified above.</b></p>	Note
F4D4	Facilities in Class 3 to 9 buildings	<p>Except where permitted by (3), (4), (7), F4D5(a) and F4D5(b), separate sanitary facilities for males and females must be provided for Class 3, 5, 6, 7, 8 or 9 buildings in accordance with F4D4a to l. Separate sanitary facilities must be provided where more than 10 people are employed.</p> <p>Adequate means of disposal of sanitary products must be provided in sanitary facilities for use by females.</p>	Capable of Complying

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# CD CERTIFICATION

BCA Clause	Title	Assessment and Comment	Status
		Construction details for number of sanitary facilities demonstrating compliance are required to be provided to the PCA at Construction Certificate application.	
F4D5	Accessible sanitary facilities	<p>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.</p> <p>Separate facilities are required for each sex, including the provision of ambulant facilities.</p> <p>Construction details for accessible facilities demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p> <p>Construction details for number of sanitary facilities demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	Capable of Complying
F4D6	Accessible unisex sanitary compartments	<p>Accessible unisex sanitary compartments are required to be provided to the classes of buildings as identified in this clause.</p> <p>Construction details for number of sanitary facilities demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	Capable of Complying
F4D7	Accessible unisex showers	NA – not affected.	N/A
F4D8	Construction of sanitary compartments	<p>The door to a fully enclosed sanitary compartment must—</p> <ul style="list-style-type: none"> <li>▪ open outwards; or</li> <li>▪ slide; or</li> <li>▪ be readily removable from the outside of the sanitary compartment, unless there is a clear space of at least 1.2 m, measured in accordance with Figure F2.5, between the closet pan within the sanitary compartment and the doorway.</li> </ul> <p>Construction details for construction of sanitary facilities demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	Capable of Complying
F4D9	Interpretation: Urinals and washbasins	<p>A urinal may be - an individual stall or wall-hung urinal; or each 600mm length of a continuous urinal trough, or a closet pan used in place of a urinal.</p> <p>A washbasin may be an individual basin, or a part of a hand washing trough served by a single water tap.</p>	Note
F4D10	Microbial (legionella) control	Hot water, warm water and cooling water systems in a building other than a system serving only a single sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building must be installed in accordance with AS/NZS 3666.1.	Capable of Complying
F4D11	Waste management	NA – not affected.	N/A

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BCA Clause	Title	Assessment and Comment	Status
F4D12	Accessible adult change facilities	NA – not affected.	N/A
Part F5 – Room heights			
F5D2	Height of rooms and other spaces	<p>The height of rooms and other spaces must be not less than—</p> <ul style="list-style-type: none"> <li>▪ except as allowed in (b) and (8) — 2.4 m; and</li> <li>▪ a corridor, passageway, or the like — 2.1 m;</li> <li>▪ a bathroom, shower room, sanitary compartment, airlock, tea preparation room, pantry, store room, garage, car parking area, or the like — 2.1 m; and</li> <li>▪ above a stairway, ramp, landing or the like — 2 m measured vertically above the nosing line of stairway treads or the floor surface of the ramp, landing or the like.</li> </ul> <p>Construction details being elevations and sections demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	Complies
Part F6 – Light and ventilation			
F6D2	Provision of natural light	NA – not affected.	N/A
F6D3	Methods and extent of natural lighting	NA – not affected.	N/A
F6D4	Natural light borrowed from an adjoining room	NA – not affected.	N/A
F6D5	Artificial lighting	<p>Artificial lighting is to be provided in accordance with AS/NZS1680.0 to</p> <ul style="list-style-type: none"> <li>▪ Required stairways, passageways and ramps,</li> <li>▪ Rooms and spaces where natural lighting is not provided in accordance with F6D3.</li> </ul> <p>Construction details and electrical drawings and specifications demonstrating compliance are required to be provided to the PCA at Construction Certificate application.</p>	Capable of Complying

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# CD CERTIFICATION

BCA Clause	Title	Assessment and Comment	Status
F6D6	Ventilation of rooms	Rooms to be provided with natural ventilation or a mechanical ventilation or airconditioning system complying with AS 1668.2 and AS/NZS 3666.1. Construction details and electrical drawings and specifications demonstrating compliance are required to be provided to the PCA at Construction Certificate application.	Capable of Complying
F6D7	Natural ventilation	Natural ventilation provided in accordance with F6D6 must consist of permanent openings, windows, doors or other devices which can be opened— <ul style="list-style-type: none"> <li>▪ with an aggregate opening or openable size not less than 5% of the floor area of the room required to be ventilated and open to— <ul style="list-style-type: none"> <li>(i) a suitably sized court, or space open to the sky; or</li> <li>(ii) an open verandah, carport, or the like; or</li> <li>(iii) an adjoining room in accordance with F6D8</li> </ul> </li> </ul> Construction details and door and window schedule demonstrating compliance are required to be provided to the PCA at Construction Certificate application.	Capable of Complying
F6D8	Ventilation borrowed from an adjoining room	NA – not affected.	N/A
F6D9	Restriction on location of sanitary compartments	A sanitary compartment must not open directly into a kitchen, a public dining room or restaurant, a room used for public assembly or a workplace normally occupied by more than one person unless fitted with an airlock complying with F6D10.	Capable of Complying
F6D10	Airlocks	If the room containing a closet pan or urinal must not open directly into rooms identified in F6D9 above then an airlock of not less than 1.1 m <sup>2</sup> and fitted with self-closing doors at all access doorways or the room containing the closet pan or urinal must be provided with mechanical ventilation and the doorway to the room adequately screened from view. Construction details and electrical and mechanical drawings and specifications demonstrating compliance are required to be provided to the PCA at Construction Certificate application.	Capable of Complying
F6D11	Carparks	NA – not affected.	N/A
F6D12	Kitchen local exhaust ventilation	A commercial kitchen must be provided with a kitchen exhaust hood complying with AS/NZS 1668.1 and AS 1668.2 as required by this clause.	Capable of Complying

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BCA Clause	Title	Assessment and Comment	Status
		Construction details and electrical and mechanical drawings and specifications demonstrating compliance are required to be provided to the PCA at Construction Certificate application.	
Part F7 – Sound transmission and insulation			
F7D2	Application of part	NA – not affected.	N/A
Part F8 – Condensation management			
F8D2	Application of part	NA – not affected.	Note

#### Ancillary Provisions (BCA Section G)

BCA Clause	Title	Assessment and comment	Status
Part G1 – Minor structures and components			
NSW G1D2	Swimming Pools	NA – not affected.	N/A
G1D3	Refrigerated chambers, strong rooms & vaults	<p>A refrigerated or cooling chamber, strongroom or vault which is of sufficient size for a person to enter must have—</p> <ul style="list-style-type: none"> <li>▪ a door which is capable of being opened by hand from inside without a key with a clear width of not less than 600 mm and a clear height not less than 1.5 m; and</li> <li>▪ internal lighting controlled only by a switch which is located adjacent to the entrance doorway inside the chamber, strongroom or vault; and</li> <li>▪ an indicator lamp positioned outside the chamber, strongroom or vault which is illuminated when the interior lights required by (b) are switched on; and</li> <li>▪ an alarm that is— located outside but controllable only from within the chamber, strongroom or vault; and able to achieve a sound pressure level outside the chamber, strongroom or vault of 90 dB(A) when measured 3 m from the sounding device.</li> </ul>	Capable of Complying
G1D4	Outdoor Play Spaces	NA – not affected.	N/A
NSW G1D5	Provision for cleaning windows	NA – not affected.	N/A
Part G2 – Boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues			

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# CD CERTIFICATION

BCA Clause	Title	Assessment and comment	Status
G2D2	Installation of appliances	NA – not affected.	N/A
G2D3	Open fireplaces	NA – open fireplaces are not proposed.	N/A
G2D4	Incinerator rooms	NA – incinerator rooms are not proposed.	N/A
Part G3 – Atrium construction			
G3D1	Application of part	NA – atriums are not proposed.	N/A
Part G5 – Construction in bushfire prone areas			
NSW G5D2	Protection in bushfire prone areas	NA – not bushfire affected.	N/A
Part G6 – Occupiable outdoor areas			
G6D1	Application of part	This part applies to occupiable outdoor areas. Except for G6.2, the Deemed-to-Satisfy Provisions of this Part do not apply to: <ul style="list-style-type: none"> <li>▪ an occupiable outdoor area of a sole-occupancy unit in a Class 2 or 3 building, Class 9c building or Class 4 part of a building; or</li> <li>▪ an occupiable outdoor area with an area less than 10m<sup>2</sup>.</li> </ul>	Note
G6D2	Fire hazard properties	A lining, material or assembly in an occupiable outdoor area must comply with C1.10 as for an internal element as specified in this clause.	Capable of Complying
G6D3	Fire separation	For the purposes of the Deemed-to-Satisfy Provisions of C2.7, C2.8 and C2.9, a reference to a storey includes an occupiable outdoor area, however a fire wall cannot be used to separate an occupiable outdoor area into different fire compartments.	Capable of Complying
G6D4	Provision for escape	For the purposes of the Deemed-to-Satisfy Provisions of Part D1, a reference to a storey or room includes an occupiable outdoor area.	Capable of Complying
G6D5	Construction of exits	For the purposes of the Deemed-to-Satisfy Provisions of Part D2, a reference to a storey or room includes an occupiable outdoor area.	Capable of Complying
G6D6	Firefighting equipment	Except for Clause 7(b)(i) of Specification E1.5, for the purposes of the Deemed-to-Satisfy Provisions of Part E1, a reference to a storey includes an occupiable outdoor area.	Capable of Complying

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BCA Clause	Title	Assessment and comment	Status
G6D7	Lift installations	For the purposes of the Deemed-to-Satisfy Provisions of Part E3, a reference to a storey includes an occupiable outdoor area.	Capable of Complying
G6D8	Visibility in an emergency, exit signs and warning systems	For the purposes of the Deemed-to-Satisfy Provisions of Part E4, a reference to a room includes an occupiable outdoor area.	Capable of Complying
G6D9	Light and ventilation	For the purposes of the Deemed-to-Satisfy Provisions of F4.4, F4.8 and F4.9, a reference to a room includes an occupiable outdoor area.	Capable of Complying

#### Energy Efficiency – Class 3 and 5 to 9 Buildings

An energy efficiency report is required to be provided to demonstrate compliance with energy efficiency requirements.

#### Building Fabric (Part J4)

BCA Clause	Title	Assessment and Comment	Status
J4D2	Application of part	The Deemed-to-Satisfy Provisions of this Part apply to building elements forming the envelope of a Class 3 and 5 to 9 building in accordance with this clause.	Note
J4D3	Thermal Construction - General	Required insulation, reflective insulation and bulk insulation is to be installed in accordance with this clause and AS/NZS 4859.1.	Capable of Complying
J4D4	Roof and Ceiling Construction	A roof or ceiling that is part of the envelope must achieve the Total R-Value in accordance with this clause.	Capable of Complying
J4D6	Walls & Glazing	External wall-glazing that are part of the envelope are required to comply with the requirements of this provision.	Capable of Complying
J4D7	Floors	Floors that are part of the envelope are required to comply with the requirements of this provision.	Capable of Complying

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#### Building Sealing (Part J5)

BCA Clause	Status	Assessment and Comment	Status
NSW J5D2	Application of part	The Deemed-to-Satisfy Provisions of this Part apply to building elements forming the envelope of a Class 3 & 5 to 9 building in accordance with this clause.	Note
J5D5	Windows and doors	Windows and doors forming part of the envelope are required to be sealed to restrict air infiltration in accordance with this clause.	Capable of Complying
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: <ul style="list-style-type: none"> <li>▪ conditioned space; or</li> <li>▪ a habitable room in climate zone 4, 6, 7 &amp; 8.</li> </ul>	Capable of Complying
J5D7	Construction of roofs, walls and floors	Roofs, ceilings, walls, floors and any openings are required to be designed and constructed to minimise air leakage in accordance with this clause.	Capable of Complying

#### Air Conditioning and Ventilation Systems (Part J6)

BCA Clause	Status	Assessment and Comment	Status
J6D3	Air Conditioning System control	Any proposed air-conditioning systems must be designed in accordance with this clause.	Capable of Complying
J6D4	Mechanical ventilation system control	Any proposed mechanical ventilation systems must be designed in accordance with this clause.	Capable of Complying
J6D5	Fan systems	Any proposed fan systems must be designed in accordance with this clause.	Capable of Complying
J6D6	Ductwork insulation	Ductwork and fittings in an air-conditioning system must be provided with insulation in accordance with this clause.	Capable of Complying

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BCA Clause	Status	Assessment and Comment	Status
J6D7	Ductwork sealing	Ductwork in an air-conditioning system with a capacity of 3000 L/s or greater, not located within the only or last room served by the system, must be sealed against air loss in accordance with the duct sealing requirements of AS 4254.1 and AS 4254.2 for the static pressure in the system.	Capable of Complying
J6D8	Pump systems	Pumps and pipework that form part of an air-conditioning system are to be designed in accordance with this clause.	Capable of Complying
J6D9	Pipework insulation	Piping, vessels, heat exchangers and tanks containing heating or cooling fluid, where the fluid is held at a heated or cooled temperature, that are part of an air-conditioning system, other than in appliances covered by MEPS, must be provided with insulation in accordance with this clause.	Capable of Complying
J6D10	Space heating	A heater used for air-conditioning or as part of an air-conditioning system must be provided with insulation in accordance with this clause	Capable of Complying
J6D11	Refrigerant chillers	An air-conditioning system refrigerant chiller must comply with MEPS and the full load operation energy efficiency ratio and integrated part load energy efficiency ratio in Table J5.10a or Table J5.10b when determined in accordance with AHRI 551/591.	Capable of Complying
J6D12	Unitary air conditioning equipment	Unitary air-conditioning equipment including packaged air-conditioners, split systems, and variable refrigerant flow systems must comply with MEPS and for a capacity greater than or equal to 65 kW <sub>r</sub> where required by this clause.	Capable of Complying
J6D13	Heat rejection equipment	The motor rated power of a fan in a cooling tower, closed circuit cooler or evaporative condenser must not exceed the allowances in Table J5.12. The fan in an air-cooled condenser must have a motor rated power in accordance with this clause.	Capable of Complying

#### Artificial Lighting and Power (Part J7)

BCA Clause	Status	Assessment and Comment	Status
J7D3	Artificial lighting	Artificial lighting is to be designed in accordance with this provision.	Capable of Complying

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BCA Clause	Status	Assessment and Comment	Status
J7D4	Interior artificial lighting and power control	Artificial lighting and power control are to be designed and provided in accordance with this provision.	Capable of Complying
J7D5	Interior decorative and display lighting	Interior decorative and display lighting, such as for foyer mural or art display, must be controlled in accordance with this clause.	Capable of Complying
J7D6	Exterior artificial lighting	Artificial lighting around the perimeter of a building must be designed to comply with this clause.	Capable of Complying
J7D7	Boiling water and chilled water storage units	Power supply to a boiling water or chilled water storage unit is required to be controlled by a time switch in accordance with Spec J6.	Capable of Complying
J7D8	Lifts	Lifts must be designed to comply with this clause.	Capable of Complying
J7D9	Escalators and moving walkways	Escalators and moving walkways must have the ability to slow to between 0.2 m/s and 0.05 m/s when unused for more than 15 minutes.	Capable of Complying

#### Heated Water Supply and Swimming Pool and Spa Pool Plant (Part J8)

BCA Clause	Status	Assessment and Comment	Status
J8D2	Heated Water Supply	A heated water supply system for food preparation and sanitary purposes must be designed and installed in accordance with Part B2 of NCC Volume Three — Plumbing Code of Australia.	Capable of Complying

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**Energy Monitoring and on-site distributed energy resources (Part J9)**

BCA Clause	Status	Assessment and Comment	Status
J9D3	Facilities for energy monitoring	Facilities for energy monitoring are required to be provided in accordance with this clause.	Capable of Complying
J9D4	Facilities for electric vehicle charging equipment	The building must be provided with electrical distribution boards dedicated to electric vehicle charging in accordance with Table J9D4 in each storey of the carpark	Capable of Complying
J9D5	Facilities for solar photovoltaic and battery systems	<p>The main electrical switchboard of a building must contain the items identified in this clause.</p> <p>At least 20% of the roof area of the building must be left clear for the installation of PV panels except</p> <ul style="list-style-type: none"> <li>- where PV is installed to at least 20% of the roof or equivalent installed elsewhere.</li> <li>- Where 100% of the roof area is shaded for more than 70% daylight hours</li> <li>- Where the roof area is not more than 55m<sup>2</sup>.</li> <li>- Where more than 50% of the roof area is used as a terrace, carpark, roof garden, roof light or the like.</li> </ul>	Capable of Complying





## 5. 0 Conclusion

The proposed development at 8 Dawn Fraser Avenue, Sydney Olympic Park has been assessed against the deemed to satisfy provisions of the BCA 2022. The primary purpose of this report is to identify the non-compliance matters in comparison to the current Deemed-to-Satisfy Provisions of the BCA, which are outlined in the reports introduction and further detailed in Section 4 above. Compliance with the recommendations of the report will ensure that the proposed building additions will be provided with a satisfactory level of fire safety and amenity to the building occupants.

### Fire Safety Measures

The fire safety measures within the building must be maintained to ensure correct operation at all times the building is occupied. All fire-fighting equipment should be tagged when tested/inspected and log books kept up-to-date for all smoke detection, warning systems and sprinkler systems (where installed).

An annual fire safety certificate must be submitted to the local consent authority and the NSW Fire Brigade each year indicating satisfactory performance of the fire safety measures contained within the building. The annual fire safety statement should be displayed in a prominent place within the building (i.e. the main entry foyer).

The correct operation and maintenance of the buildings fire safety measures is critical in affording an adequate level of fire safety.

