

APPENDIX 11

BCA report (Vic Lilli & Partners)

BCA REPORT

PREPARED FOR

Hanave Pty Ltd

BUILDING CODE OF AUSTRALIA ASSESSMENT REPORT

PREMISES

**7-15 Randle Street
Surry Hills**

Reference: J160053

Date: 4 April 2016

BCA FIRE LEGAL

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2.0 BUILDING DESCRIPTION

For the purposes of the Building Code of Australia 2015 (BCA) the development may be described as follows.

2.1 Rise in Storeys (Clause C1.2)

The building has a rise in storeys of 9 and contains 9

2.2 Classification (Clause A3.2)

The building has been classified as follows:-

3, 5, and 6

2.3 Effective Height (Clause A1.1)

The building has an effective height of greater than 25.0 metres. The buildings has a height of 29.84 metres as determined by the definition of Effective Height rules. (RL 25.84 to RL 55.48)

2.4 Type of Construction Required (Table C1.1)

Type A

2.5 Floor Area and Volume Limitations (Table C2.2)

The building is subject to maximum floor area and volume limits of :-

Class 5	Maximum Floor Area	8,000 m ²
	Maximum Volume	48,000 m ³
Class 6	Maximum Floor Area	5,000 m ²
	Maximum Volume	30,000 m ³

Note:

No Floor area and volume limitations are applicable to building portions of Class 3 Classifications. The compartmentation and separation provisions to Class 3 is controlled by Table 3 of Spec C1.1 and Clause C3.11 of the BCA.

2.6 BCA Matters of Significant consideration

- a) The proposed Development is deemed to have a Effective Height of > 25m (both 2015 and 2016 definitions). Except for the matters listed below it is considered that the proposal can comply with the requirements relating to >25m matters.
- b) The buildings structure is a classic example of timber beams, columns and flooring structures. These matters have consistently proven themselves to be readily addressable via Fire Engineering Solutions (Performance Solutions as of BCA 2016). The timber beams and columns potentially may be readily addressed by AS 1720.4. It is noted the large timber beams connection to the timber columns is via steel heels/seats. This element of the structure will require additional treatment. The method (if any) of the seating of major timber beams into supporting brick walls is unknown (i.e. whether the beams have been traditionally "Fire Cut") and this will need further destructive investigation. The flooring structure and boards may prove slightly more problematic in that the joists will fail early in a fire and the floor boarding may allow smoke and fire to easily progress upwards through the stories of the building. (It is noted the building is required to be fire sprinklered). The underside of these may need fire protective treatment depending on the

consultations with the appointed Fire Engineer. A Fire Engineer is needed to be consulted on the achievability of the all the afore said matters.

- c) A Bird cage lift is proposed. This will also prove quite problematic in that it will allow fire and smoke to readily flue through the shaft to the upper floors. On each of the floors the shaft also exposes persons in the path of travel to the northern fire stair to the effects of smoke and fire and may entrap persons. A Performance Solution has potential if the bird cage architectural presentation of the same is limited to several lower floors only and have the shaft enclosed with glazing and protected with drenchers I.e. Part C3.4 BCA. A Fire Engineer is needed to be consulted on the achievability of the all the afore said matters
- d) It is assumed all the existing non-compliant timber stairs acting as Fire Isolated Stairs at present are to be removed and this aspect is recommended as they simply do not and cannot comply. The Fire Isolation of those existing stairs is also wholly non-compliant and cannot achieve compliance without total reconstruction.
- e) The existing fire hydrant and sprinkler design and booster systems are wholly non-compliant to the extent they will need to be re designed to current standards and replaced. These matters cannot be fire engineered.
- f) The existing timber framed windows are assumed as the original windows of the building, as opposed to the steel frame windows that have replaced them and exist in areas of the façade. Part C1.10(e) can cope with the combustibility of the elements but the Fire Engineer appointed will have to be alerted to the presence of them for his holistic approach to the building.
- g) The glazing to these windows is clearly float glass and in this day and age cannot be tolerated as a building element. It is strongly recommended this dangerous product be replaced. In addition all windows existing or new will be subject to the Barriers to prevent falls requirements of Part D2.16
- h) It is noted that travel distances to a choice of exits from Class 3 areas exceed the maximum of 6m however these distances fall within the acceptable parameters of known Fire Engineered Solutions. Corridor lengths also exceed the maximum of 40 metres for smoke control however these matters can also be readily achieved via Fire Engineered Solutions
- i) The existing goods lift shaft to be re utilised is required to be thoroughly checked for compliance issues in relation to the associated penetrations and the ability of the same to spread fire and or smoke.
- j) No pressurisation of the proposed 2 new fire isolated stairs are indicated and the same is required. Note the size of the stairs may be impacted by the new requirements for accessible handrails to those stairs.
- k) The proposal, because of its size and nature, will naturally attract a requirement for a Part J report by specialists.

3.0 STATEMENT OF COMPLIANCE

The architectural design documentation as referred to in this report has been assessed against the applicable provisions of the Building Code of Australia 2015 (BCA) and it is considered that such documentation complies or is capable of complying (as outlined in Annexure A) with that Code.

Signed,



Greg Tomkins
for **Vic Lilli & Partners**

ANNEXURE A

DETAILED ASSESSMENT OF THE DEEMED-TO-SATISFY PROVISIONS OF THE BUILDING CODE OF AUSTRALIA

1.0 BUILDING ASSESSMENT

1.1 Compliance Basis

Outlined below is a detailed assessment of the relevant Deemed-to-Satisfy provisions of The Building Code of Australia.

All Deemed-to-Satisfy clauses that are applicable to the subject building have been referred to below, including a comment adjacent to each clause of the proposal's ability to satisfy each respective clause.

1.2 Identification Method

The abbreviations outlined below have been used in the following tables:-

N/A	-	Not Applicable. The Deemed-to-Satisfy clause does not apply to the subject building.
Complies	-	The relevant provisions of the Deemed-to-Satisfy clause have been satisfied by the proposed design.
CRA	-	'COMPLIANCE READILY ACHIEVABLE'. It is considered that there was not enough information included in the architectural documentation to accurately determine strict compliance with the individual clause requirements. However, subject to noting the requirements of each clause, compliance can be readily achieved. This information may be included in other documentation, which was not forwarded to this office for assessment, such as door schedules, electrical, mechanical and hydraulic design documentation.
FI	-	Further Information is necessary to determine the compliance potential of the building design.
AS	-	Alternative Solution with respect to this Deemed-to-Satisfy Provision is necessary to satisfy the relevant Performance Requirements.
DNC	-	Does Not Comply

DEEMED TO SATISY CLAUSE ASSESSMENT SUMMARY

BCA Provision	Comment	Status
SECTION B: STRUCTURE		
PART B1 – STRUCTURAL PROVISIONS		
B1.0: Deemed-to-Satisfy Provisions	Noted	
B1.1: Resistance to Actions	For Information Only – Structural Engineer to certify. Noted a preliminary report by Mott MacDonald dated 21.1.16 has been prepared	
B1.2: Determination of Individual Actions	For Information Only – Structural Engineer to certify. Noted a preliminary report by Mott MacDonald dated 21.1.16 has been prepared	
B1.3 Loads	For Information Only – Structural Engineer to certify. Noted a preliminary report by Mott MacDonald dated 21.1.16 has been prepared	
B1.4: Determination of Structural Resistance of Materials and Forms of Construction	For Information Only – Structural Engineer to certify. Noted a preliminary report by Mott MacDonald dated 21.1.16 has been prepared.	
SECTION C: FIRE RESISTANCE		
PART C1 – FIRE RESISTANCE AND STABILITY		
C1.0: Deemed-to-Satisfy Provisions	Noted	
C1.1: Type of Construction Required	The building is to be of Type A Construction.	CRA
C1.2: Calculation of Rise in Storeys	The building has a rise in storeys of 9 and contains 9.	
C1.3: Buildings of Multiple Classification	The building is to be of Type A Construction.	CRA
C1.4: Mixed Types of Construction	The building is to be of Type A Construction.	CRA
C1.5: Two storey Class 2, 3 or 9c buildings		N/A
C1.6: Class 4 parts of buildings		N/A
C1.7: Open spectator stands & indoor sports stadiums		N/A
C1.8: Lightweight Construction	Should any lightweight fire ratings be proposed the must comply with this Clause and Specification. The type of material and proposed system to be used together with fire test for the product is required to be submitted at CC stage	CRA
C1.10: Fire Hazard Properties	The clause is applicable. See Specification C1.10	FI +CRA
NSWC1.10: Fire hazard properties	The clause is applicable. See Specification C1.10	FI +CRA
C1.11: Performance of External Walls in Fire		N/A
C1.12: Non-combustible Materials	Information only.	-
PART C2 - COMPARTMENTATION AND SEPARATION		
C2.0: Deemed-to-Satisfy Provisions	Noted	-
C2.1: Application of Part	Noted	-
C2.2: General Floor Area and Volume Limitations		Complies
C2.3: Large isolated buildings		N/A
NSW C2.3: Large isolated buildings		N/A
C2.4: Requirements for open spaces & vehicular access		N/A
C2.5: Class 9a & 9c buildings		N/A
C2.6: Vertical separation of openings in external walls	This clause is N/A. The building is required to be sprinkler protected.	N/A
C2.7: Separation by Fire Walls	Nil required and Nil proposed	-
C2.8: Separation of Classifications in the Same Storey	The Clause is applicable to the dividing walls of the ground floor office/foyer areas and the Class 3 areas.	CRA
C2.9: Separation of Classifications in Different Storeys	The Clause is applicable to the dividing floors of the office/class 3 area and to the Class 3 floors above.	AS + CRA
C2.10: Separation of Lift Shafts	The clause is applicable. Note emergency lifts are to be in shafts 120/120/120. Design statement at CC stage will be required	CRA
C2.11: Stairways and Lifts in One Shaft	This is not proposed	Complies

BCA Provision	Commentary	Status
C2.12: Separation of Equipment	This clause is applicable. Design statement at CC stage will be required	CRA
C2.13: Electricity Supply System	Any proposed substations are required to be enclosed with 120/120/120 as do the main switchboards. Electrical conductors must have a classification of Min AS/NZS 3013 WS 53W or WS 52W as applicable and also be enclosed in FRL 120/120/120. Certification from a Electrical Engineer in respect to subclause (c) to (e) is required at CC Stage	FI +CRA
C2.14: Public corridors in Class 2 & 3 buildings	The Clause is applicable. The floors at present exceed the 40 m rule.	DNC + CRA
PART C3 – PROTECTION OF OPENINGS		
C3.0: Deemed to satisfy provisions	Information Only	-
C3.1: Application of part	Information Only	-
C3.2: Protection of openings in external walls	The site is bounded by 2 roads and is not fire source exposed	N/A
C3.3: Separation of external walls and associated openings in different fire compartments	Noted that Class 3 sole occupancy units are not separate fire compartments and are not subject to this requirement	N/A
C3.4: Acceptable methods of protection	The Clause is applicable to various elements of the building	FI +CRA
C3.5: Doorways in fire walls		N/A
C3.6: Sliding fire doors		N/A
C3.7: Protection of doorways in horizontal exits		N/A
C3.8: Openings in fire isolated exits	The Clause is applicable and self explanatory	CRA
C3.9: Service penetrations in fire isolated exits	The clause is applicable	CRA
C3.10: Openings in fire-isolated lift shafts	The clause is applicable	CRA
C3.11: Bounding construction: Class 2, 3 & 4 buildings	The clause is applicable	CRA
NSW C3.11: Bounding construction: Class 2, 3, 4 & 9b buildings	The Clause is applicable	CRA
C3.12: Openings in floors & ceilings for services	The Clause is applicable. Noted penetrations plans are required indicating each type of floor penetration and the proposed method of protection at CC plan stage. The Fire Engineer is required to be notified of the types and positions of penetrations as part of his considerations	CRA
C3.13: Openings in shafts	The Clause is applicable. Provide a Design statement or penetrations plans for each type of floor penetration and proposed method of protection at CC plan stage. The Fire Engineer is required to be notified of the types and positions of penetrations as part of his considerations	CRA
C3.15: Openings for service installations	The Clause is applicable. Provide a Design statement or penetrations plans for each type of floor penetration and proposed method of protection at CC plan stage. The Fire Engineer is required to be notified of the types and positions of penetrations as part of his considerations	CRA
C3.16: Construction joints	The Clause is applicable	CRA
C3.17: Columns protected with lightweight construction to achieve an FRL	None specified at this stage	N/A
SPECIFICATION C1.1 –FIRE RESISTING CONSTRUCTION		
2.1: Exposure to fire source features	N/A	
2.2: Fire protection for a support of another part	The Clause is applicable	CRA
2.3: Lintels	The Clause may be applicable	FI +CRA

BCA Provision	Commentary	Status
2.4: Attachments not to impair fire resistance	The Clause is applicable and specifically subclause (iii). Caution should be exercised in the construction of any wind, privacy or Energy Efficiency screens or articulation attachments as they have the potential to contribute to the spread of fire vertically on the façade of the building. This of course will depend on the fire hazard properties of the materials proposed to be used.	CRA
2.5: General concessions		N/A
2.6: Mezzanine floors: Concession		N/A
2.7: Enclosure of shafts	The Clause is applicable	FI +CRA
2.8: Carparks in Class 2 & 3 buildings		N/A
2.9: Residential aged care buildings		N/A
3.1: Fire resistance of building elements – Type A construction (including Table 3)		AS + CRA
3.2: Concessions for floors		N/A
3.3: Floor loading of Class 5 & 9b buildings: Concession		N/A
3.4: Roof superimposed on concrete slab	The Clause may be applicable	FI +CRA
3.5: Roof – concession	The Clause is applicable. Design of the sole occupancy walls is to clearly identify the extent of the wall in relation to the roof cladding. Any proposed ceiling against the incipient spread of fire is to be clearly identified at CC stage.	FI +CRA
3.6: Roof lights	The Clause is applicable if roof lights are installed	CRA
3.7: Internal columns & walls: Concession	This concession is unavailable for the building	CRA
3.8: Open spectator stands & indoor sports stadiums: Concession		N/A
3.9: Carparks (including Table 3.9)		N/A
3.10: Class 2 buildings: Concession		N/A
4.1: Fire resistance of building elements – Type B construction (including Table 4)		N/A
5.1: Fire resistance of building elements – Type C construction (including Table 5)	-	N/A
SPECIFICATION C1.10 –FIRE HAZARD PROPERTIES – GENERAL		
1: Scope	Information	
2: Class 2 to 9 buildings: General requirements	The Clause is applicable. A Design Statement or Schedule of generic finishes to areas is required for each covering at CC plan stage. Inclusive of the Fire Control Centre	CRA
3: Fire isolated exits	The Clause is applicable. See above comment	CRA
4: Class 2, 3 & 9 buildings	The Clause is applicable. See above comment	CRA
NSW 4: Class 2, 3, 4 & 9b buildings	The Clause is applicable. See above comment	CRA
6: Air handling ductwork	The Clause is applicable. Mechanical Eng design certification is required	CRA
9: Lift cars	The Clause is applicable. Lift provider is to certify	CRA
SPECIFICATION C1.10a –FIRE HAZARD PROPERTIES – FLOORS WALLS AND CEILINGS		
1: Scope	Information.	-
2: Floor materials & floor coverings	The Clause is applicable. See above comment	FI +CRA
3: Walls & ceilings	The Clause is applicable. See above comment	FI +CRA
4: Lift cars	The Clause is applicable. See above comment	FI +CRA
SPECIFICATION C1.11 – PERFORMANCE OF EXTERNAL WALLS IN FIRE		
1: Scope		N/A
2: Application	-	N/A
3: General requirements for external wall panels	-	N/A
4: Additional requirements for vertically spanning external wall panels adjacent to columns	-	N/A
SPECIFICATION C2.5 – SMOKE-PROOF WALLS IN HEALTH CARE & AGED CARE BUILDINGS		
1: Scope		N/A
2: Class 9a health care buildings		N/A

BCA Provision	Commentary	Status
3: Class 9c aged care buildings	-	N/A
SPECIFICATION C3.4 – FIRE DOORS, SMOKE DOORS, FIRE WINDOWS AND SHUTTERS		
1: Scope	Information	
2: Fire doors	The clause is applicable	CRA
3: Smoke doors	The clause is applicable. See Table 3 attached to this report	CRA
4: Fire shutters	-	N/A
5: Fire windows	-	N/A
SPECIFICATION 3.15 – PENETRATION OF WALLS, FLOORS & CEILINGS		
1: Scope	Information	
2: Application	The clause is applicable, See Part C3.15 comment	CRA
3: Metal pipe systems	The clause is applicable. See Part C3.15 comment	CRA
4: Pipes penetrating sanitary compartments	The clause is applicable. See Part C3.15 comment	CRA
5: Wires & cables	The clause is applicable. See Part C3.15 comment	CRA
6: Electrical switches & outlets	The clause is applicable. See Part C3.15 comment	CRA
7: Fire stopping	The clause is applicable. See Part C3.15 comment	CRA
SECTION D: ACCESS AND EGRESS		
PART D1 – PROVISION FOR ESCAPE		
D1.0: Deemed-to-Satisfy Provisions		
D1.1: Application of Part	Noted .	
D1.2: Number of Exits Required		Complies
NSW D1.2: Number of exits required		Complies
D1.3: When Fire-Isolated Stairways and Ramps are Required		Complies
D1.4: Exit travel distances	Areas of the floors are >6m to an exit or a choice of directions to an Exit	AS + CRA
D1.5: Distance Between Alternative Exits		Complies
D1.6: Dimensions of Exits and Paths of Travel to Exits	The Clause is applicable.	CRA
NSW D1.6: Dimensions of exits	The Clause is applicable	CRA
D1.7: Travel via Fire-Isolated Exits	The Clause is applicable. Noted Northern FIS discharges potentially beneath the 1st floor and may be fire source exposed to the ground floor occupancies	AS + CRA
D1.8: External stairways or ramps in lieu of fire-isolated exits		N/A
D1.9: Travel by Non Fire-Isolated Stairways or Ramps	The Clause is applicable.	CRA
D1.10: Discharge from Exits	The Clause is applicable	FI +CRA
NSW D1.10: Discharge from exits	The Clause is applicable	FI +CRA
D1.11: Horizontal exits		N/A
D1.12: Non-required stairways or ramps		N/A
D1.13: Number of Persons Accommodated	Information only also see comment Part D1.5	-
D1.14: Measurement of Distances	Information only.	-
D1.15: Method of Measurement	Information only.	-
D1.16: Plant Rooms and Lift Motor Rooms: Concession	The Clause is applicable	CRA
D1.17: Access to Lift Pits	The Clause is applicable for all lifts including the existing goods lift proposed to be re-utilised. Details of Access arrangements to be made at CC stage.	CRA
PART D2 – CONSTRUCTION OF EXITS		
D2.0: Deemed-to-Satisfy Provisions	-	
D2.1: Application of Part	Information Only	
NSW D2.1: Application of part	Information Only	
D2.2: Fire-Isolated Stairways and Ramps	See Part D1.2	FI +CRA
D2.3: Non-Fire-Isolated Stairways and Ramps	The clause is applicable	Complies
D2.4: Separation of Rising and Descending Stair Flights	See Part D1.7 comment. To be discussed	CRA

BCA Provision	Commentary	Status
D2.5: Open access ramps & balconies		N/A
D2.6: Smoke lobbies		N/A
D2.7: Installations in Exits and Paths of Travel	The Clause is applicable	CRA
D2.8: Enclosure of Space Under Stairs and Ramps	The Clause may be applicable	CRA
D2.9: Width of Stairways	The Clause is applicable	CRA
D2.10: Pedestrian Ramps	The Clause is applicable	CRA
D2.11: Fire-Isolated Passageways	The Clause is applicable	CRA
D2.12: Roof as open space		N/A
D2.13: Goings and Risers	The Clause is applicable	CRA
NSW D2.13: Goings & risers	The Clause is applicable. Note new slip resistance requirements are to be to Table D2.14 and AS 4586	CRA
D2.14: Landings	The Clause is applicable. Note new slip resistance requirements are to be to Table D2.14 and AS 4586	CRA
D2.15: Thresholds	The Clause is applicable. Note new slip resistance requirements are to be to Table D2.14 and AS 4586	CRA
NSW D2.15: Thresholds	The Clause is applicable	CRA
D2.16: Balustrades or other barriers	The Clause is applicable. Any external balcony/ balustrade types are required to be identified. Design Statement or details of methods of compliance provided at CC stage.	CRA
NSW D2.16: Balustrades & other barriers	The Clause is applicable.	FI +CRA
D2.17: Handrails	The Clause is applicable. Ensure all accessible stairs are provided with double handrails and still remain at 1 metre in clear width.	FI +CRA
D2.18: Fixed Platforms, Walkways Stairways and Ladders	The Clause is applicable to the plant rooms	CRA
D2.19: Doorways and Doors	The Clause is applicable. Ensure all fire exit doors and doors in paths of travel for the development swing in the direction of egress.	CRA
NSW D2.19: Doorways & doors	The Clause is applicable	CRA
D2.20: Swinging Doors	The Clause is applicable	CRA
D2.21: Operation of Latch	The Clause is applicable	CRA
NSW D2.21: Operation of latch	The Clause is applicable	CRA
D2.22: Re-entry from Fire-Isolated Exits	The Clause is applicable	CRA
D2.23: Signs on Doors	The Clause is applicable	CRA
D2.24: Protection of openable windows	The Clause is applicable. All window types particularly the existing windows to be retained are to be identified by a schedule. Design statement or details of the proposed protection methods submitted with CC plans	CRA
PART D3 – ACCESS FOR PEOPLE WITH DISABILITIES		
D3.0: Deemed-to-Satisfy Provisions		CRA
D3.1: Application of Part	Information Only	
D3.2: General Building Access Requirements	The Clause is applicable.	CRA
D3.3: Parts of Buildings to be Accessible	The applicant is advised a Access Report will need to be obtained to address all relevant matters. Incl but not limited to:- - Public entry, Lift areas and access areas associated with Class 3 areas. - All basement commercial areas and access to those areas - Ensure all carpet specified for residential common areas has a pile height max 11m, backing max 4mm and total max thickness 15mm	CRA

BCA Provision	Commentary	Status
D3.4: Concessions	The building is not entitled to concessions	-
D3.5: Car Parking	N/A	CRA
D3.6: Identification of Accessible Facilities, Services and Features	Report required	CRA
D3.7: Hearing augmentation	May apply. Report required	CRA
D3.8: Tactile Indicators	Report required	CRA
D3.10 Swimming pools	N/A	CRA
D3.11 Ramps	Report required	-
D3.12 Glazing	Appears N/A	CRA
SPECIFICATION D1.12 – NON-REQUIRED STAIRWAYS RAMPS AND ESCALATORS		
1: Scope		N/A
2: Requirements		N/A
SPECIFICATION D3.6 – BRAILLE AND TACTILE SIGNS		
1. Scope	The Clause is applicable. See above comments re a Accessible Report is required for all the below	CRA
2. Braille and Tactile Signage	The Clause is applicable	CRA
2.1 Location of Braille and Tactile Signs	The Clause is applicable	CRA
2.2 Braille and Tactile Sign Specification	The Clause is applicable	CRA
2.3 Luminance-contrast	The Clause is applicable	CRA
2.4 Lighting	The Clause is applicable	CRA
2.5 Braille	The Clause is applicable	CRA
SECTION E: SERVICES AND EQUIPMENT		
PART E1 – FIRE FIGHTING EQUIPMENT		
E1.0: Deemed-to-Satisfy Provisions	Information Only	
E1.3: Fire Hydrants	The Clause is applicable. The fire hydrant system and booster assembly currently does not comply	DNC + CRA
E1.4: Fire Hose Reels	Applicable for loading areas, Commercial areas and all other non Class 3 areas. Note Class 3 is now exempt	FI +CRA
E1.5: Sprinklers	Sprinklers are required to the whole of the building The fire sprinkler system and boosters currently do not comply	FI + CRA
E1.6: Portable Fire Extinguishers	Specifically Part E.6 (b) (iii) (B) requires extinguisher to the residential areas at max 10m intervals of a ABE Type and Min 2.5Kg in size	CRA
E1.8: Fire control centres	A required Fire Control Centre is required for this building. Note it must not involve a rise/descent from the main road of more that 300mm.	CRA
E1.9: Fire Precautions During Construction	The Clause is applicable. Proposed measures to be specified at CC plan stage.	FI +CRA
E1.10: Provision for special hazards	The Clause is applicable	N/A
SPECIFICATION E1.5 – FIRE SPRINKLER SYSTEMS		
1: Scope	Information Only	
2: Adoption of AS 2118	Information Only	
3: Separation of non and sprinklered areas		N/A
4: Protection of openings		N/A
5: Fast response sprinklers	The Clause may be applicable. Designer to specify at CC stage	N/A
6: Sprinkler valve enclosures	The Clause is applicable. No specified area has yet been set aside and the current area does not comply with BCA and the AS Code	CRA
7: Water supply	The Clause is applicable	N/A
8: Building occupant warning system	The Clause is applicable	N/A
9: Connection to other systems	The Clause is applicable	N/A
10: Anti-tamper devices	The Clause is applicable	N/A
11: Sprinkler systems in Carparks	.	N/A
12: Class 9c aged care buildings		N/A

BCA Provision	Commentary	Status
SPECIFICATION E1.8 – FIRE CONTROL CENTRES		
1: Scope	Information	
2: Purpose & content	Information	
3: Location of fire control centre	The clause is applicable	CRA
4: Equipment not permitted within a fire control centre	The clause is applicable	CRA
5: Ambient sound level for a fire control centre	The clause is applicable	CRA
6: Construction of a fire control centre	The clause is applicable	CRA
7: Protection of openings in a fire control room	The clause is applicable	CRA
8: Doors to a fire control room	The clause is applicable	CRA
9: Size & contents of a fire control room	The clause is applicable	CRA
10: Ventilation & power supply for a fire control room	The clause is applicable	CRA
11: Sign for a fire control room	The clause is applicable	CRA
12: Lighting for a fire control room	The clause is applicable	CRA
PART E2 – SMOKE HAZARD MANAGEMENT		
E2.0: Deemed-to-Satisfy Provisions	Noted	
E2.1: Application of Part	Noted	
E2.2: General Requirements (including Tables E2.2a and E2.2b)	- Provide a smoke detection and alarm system to Sec e2.2a - Fire isolated stairways and passageways are required to be pressurised	CRA
E2.3: Provision for special hazards		N/A
SPECIFICATION E2.2a – SMOKE DETECTION AND ALARM SYSTEMS		
1: Scope	Noted	
2: Type of System	The Clause is applicable	CRA
3: Smoke alarm system	The Clause is applicable	CRA
4: Smoke Detection System	The Clause is applicable	CRA
5: Smoke detection for smoke control systems	The Clause is applicable	CRA
6: Building Occupant Warning System	The Clause is applicable	CRA
7: System monitoring	The Clause is applicable	CRA
NSW 7: System monitoring	The Clause is applicable	CRA
SPECIFICATION E2.2b – SMOKE EXHAUST SYSTEMS		
BCA Provision	Commentary	Status
1: Scope		N/A
2: Smoke exhaust capacity	-	N/A
3: Smoke exhaust fans	-	N/A
4: Smoke reservoirs	-	N/A
5: Smoke exhaust fan & vent control	-	N/A
6: Make-up air	-	N/A
7: Smoke exhaust system control	-	N/A
8: Smoke detection	-	N/A
SPECIFICATION E2.2c – SMOKE AND HEAT VENTS		
1: Adoption of AS265		N/A
2: Controls		
PART E3 – LIFT INSTALLATIONS		
E3.0: Deemed-to-Satisfy Provisions	The Clause is applicable	CRA
E3.2: Stretcher facilities in lifts	The Clause is applicable	CRA
E3.3: Warning Against Use of Lifts in Fire	The Clause is applicable	CRA
E3.4: Emergency lifts	The Clause is applicable	CRA
E3.5: Landings	The Clause is applicable	CRA

BCA Provision	Comment	Status
E3.6: Facilities for People with Disabilities	The Clause is applicable. - Basement access to the Commercial areas - All other floors are also required to be accessible	CRA
E3.7: Fire Service Controls	The Clause is applicable	CRA
E3.8: Aged care buildings	-	N/A
PART E4 – EMERGENCY LIGHTING, EXIT SIGNS AND WARNING SYSTEMS		
E4.0: Deemed-to-Satisfy Provisions	Noted Information only.	
E4.2: Emergency Lighting Requirements	The Clause is applicable	CRA
E4.3: Measurement of Distance	The Clause is applicable	CRA
E4.4: Design and Operation of Emergency Lighting	The Clause is applicable	CRA
E4.5: Exit Signs	The Clause is applicable	CRA
E4.6: Direction Signs	The Clause is applicable	CRA
NSW E4.6: Direction signs	The Clause is applicable	CRA
E4.7: Class 2 & 3 buildings & Class 4 parts: Exemptions	The Clause is applicable	CRA
E4.8: Design and Operation of Exit Signs	The Clause is applicable	CRA
E4.9: Sound systems & intercom systems for emergency purposes	The Clause is applicable	CRA
SECTION F: HEALTH AND AMENITY		
PART F1 – DAMP AND WEATHERPROOFING		
F1.0: Deemed-to-Satisfy Provisions	Noted	
F1.1: Stormwater Drainage	Stormwater drainage to comply with AS 3500.3.2. and any Development Consent condition.	FI +CRA
F1.4 Wet Areas	Note Balcony wet area and water penetration requirements to AS 4654 are now in force	CRA
F1.5: Roof Coverings	Any metal roof covering is to comply with AS1562.1.	CRA
F1.6: Sarking	Any sarking is to comply with AS 4200.	CRA
F1.7: Water Proofing of Wet Areas in Buildings	Waterproofing to wet areas to comply with AS 3740. Note provide Design Statement or details of the proposed variable methods at CC plan stage	CRA
F1.9: Damp-proofing	The Clause is applicable	CRA
F1.10: Damp-proofing of Floors on the Ground	A vapour barrier in accordance with AS 2870 must be installed.	CRA
F1.11: Provision of Floor Wastes	The Clause is applicable. Also see Part F1.7 comments	CRA
F1.12: Sub-floor Ventilation		N/A.
F1.13: Glazed Assemblies	Glazed assemblies are to comply with AS 2047 and AS 1288. Note these may be impacted by Part F1.4 Wet area requirements AS 4654 depending on wind category and heights above ground	CRA
PART F2 – SANITARY AND OTHER FACILITIES		
F2.0: Deemed-to-Satisfy Provisions	Information Only	
F2.1: Facilities in residential buildings	The Clause is applicable. Ensure an accessible employees WC is provided at or near ground level	CRA
F2.2: Calculation of Number of Occupants and Facilities	The Clause is applicable	CRA
F2.3: Facilities in Class 3 to 9 Buildings (including Table F2.3)	The clause is applicable	CRA
F2.4: Facilities for People with Disabilities (including Table F2.4)	The Clause is applicable. Ensure an accessible employees WC is provided at or near ground level	FI +CRA
F2.5: Construction of Sanitary Compartments	The Clause is applicable	CRA
F2.6: Interpretation: Urinals and Washbasins	The Clause is applicable	CRA
F2.8: Waste management	-	N/A

BCA Provision	Commentary	Status
PART F3 – ROOM SIZES		
F3.0: Deemed-to-Satisfy Provisions	Information Only	
F3.1: Height of Rooms and Other Spaces	The Clause is applicable	CRA
PART F4 – LIGHT AND VENTILATION		
F4.0: Deemed-to-Satisfy Provisions	Information Only	
F4.1: Provision of Natural Light	The Clause is applicable	CRA
F4.2: Methods & extent of natural lighting	The Clause is applicable	CRA
F4.3: Natural light borrowed from adjoining room	The Clause is applicable	CRA
F4.4: Artificial Lighting	The Clause is applicable	CRA
F4.5: Ventilation of Rooms	The Clause is applicable	CRA
NSW F4.5: Ventilation of rooms	The Clause is applicable	CRA
F4.6: Natural ventilation	The Clause is applicable	CRA
F4.7: Ventilation borrowed from adjoining room	The Clause is applicable	CRA
F4.8: Restriction on Position of Water Closets and Urinals	The Clause is applicable	CRA
F4.9: Airlocks	The Clause is applicable	CRA
F4.11: Carparks	The Clause is applicable. Provide Mechanical Engineers details to AS 1668.2	CRA
F4.12: Kitchen Local Exhaust Ventilation		N/A
PART F5 – SOUND TRANSMISSION AND INSULATION		
F5.0: Deemed-to-Satisfy Provisions	Information Only	-
F5.1: Application of Part	Information Only	-
F5.2: Determination of airborne sound insulation ratings	Information only	
F5.3: Determination of impact sound insulation ratings	The Clause is applicable	CRA
F5.4: Sound Insulation rating of floors	The Clause is applicable	CRA
F5.5: Sound insulation rating of walls	The Clause is applicable	CRA
F5.6: Sound insulation rating of services	The Clause is applicable	CRA
F5.7: Sound isolation of pumps	The Clause is applicable	CRA
SECTION G: ANCILLARY PROVISIONS		
PART G1 – MINOR STRUCTURES AND COMPONENTS		
G1.0: Deemed-to-Satisfy Provisions	Information Only	
G1.1: Swimming pools		N/A
G1.2: Refrigerated chambers, strong rooms & vaults	None proposed at this stage	N/A
NSW G1.101: Provisions for cleaning windows	The Clause is applicable. Provide the proposed method of compliance at CC stage	FI +CRA
PART G2 – HEATING APPLIANCES, FIREPLACES, CHIMNEYS & FLUES		
G2.0: Deemed-to-Satisfy provisions		N/A
PART G3 – ATRIUM CONSTRUCTION		
G3.1: Atriums affected by this part	Not Applicable	N/A
SPECIFICATION G3.8 – FIRE & SMOKE CONTROL SYSTEMS IN BUILDINGS CONTAINING ATRIUMS		
1: Scope	Not Applicable	N/A
PART G4 – CONSTRUCTION IN ALPINE AREAS		
G4.0: Deemed-to-Satisfy provisions		N/A
PART G5 – CONSTRUCTION IN BUSHFIRE PRONE AREAS		
G5.0: Deemed-to-Satisfy provisions		N/A
SECTION J: ENERGY EFFICIENCY (Class 3 and 5-9)		
PART J1 – BUILDING FABRIC		
J1.0: Deemed-to-Satisfy Provisions	Note. ALL Part J requirements are applicable to ALL the Classifications within this development. A Part J report is required for this development. The report should be addressed at design stage rather than later to lessen impacts and the need for potential Sect 96 modifications at a future stage that may delay the project	CRA