BCA REPORT

MACLEAN CIVIC HALL
PROJECT ADDRESS

REFERENCE 220044 **REVISION 3** **20/04/2023** **ATTENTION Nimbus**

Revision History

Rev	Date	Version	Prepared By	Reviewed By
1	21/11/2022	Initial Issue	 **Tom Clark** Building Surveyor (Unrestricted) BDC04800 21/11/2022	 **Nikki Jackson** Building Surveyor (Unrestricted) BPB3048 21/11/2022
2	02/02/2023	Revision 2	 **Tom Clark** Building Surveyor (Unrestricted) BDC04800 02/02/2023	 **Nikki Jackson** Building Surveyor (Unrestricted) BPB3048 02/02/2023
3	20/04/2023	DA Issue	 **Tom Clark** Building Surveyor (Unrestricted) BDC04800 20/04/2023	 **Nikki Jackson** Building Surveyor (Unrestricted) BPB3048 20/04/2023

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1.0 EXECUTIVE SUMMARY

1.1. General

This executive summary has been prepared to provide a summary of the possible compliance issues identified and addressed in the assessment. This report documents the relevant clause by clause assessment of the proposed works against the deemed to satisfy requirements of the National Construction Code Building Code of Australia Volume One 2019 Amendment 1 (BCA) for the purpose of the Development Application lodgement.

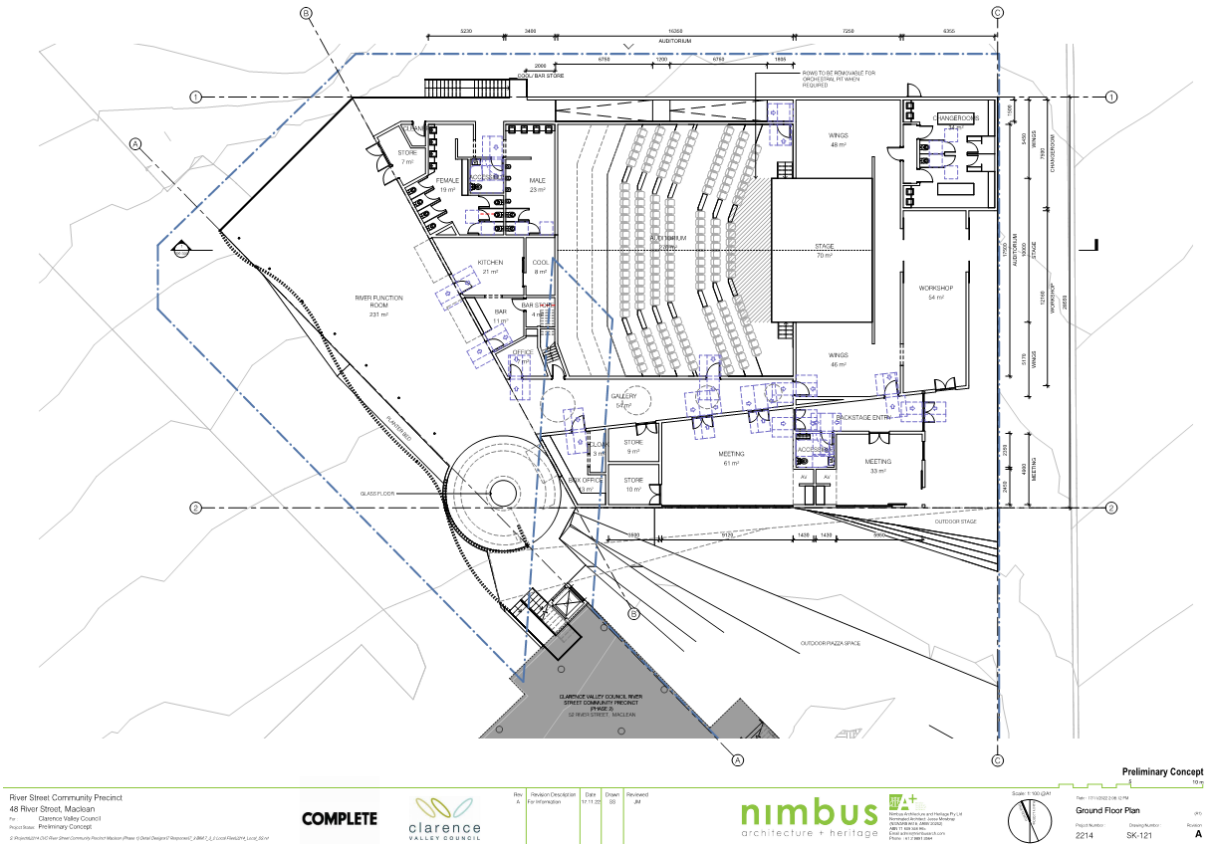
The Client is to ensure that the relevant stakeholders and services consultants that are involved with the project receives a copy of the report to ensure all compliance issues and documentation is provided. Furthermore, it is the responsibility of the designers and consultants to complete the detailed design of the various matters in accordance with the relevant design and installation Australian Standards and in accordance with the requirements listed in this report.

The reader should note the sections of this document that outline the scope of works, the purpose of the report, limitations and assessment matters documented in this report. A list of definitions and terms are listed in the Appendix at the end of the Report.

The executive summary must always be read in the context of the report as a whole. The following key information has been identified in relation to the building.

1.2. Building Description

The subject development is the proposed Maclean Civic Hall. The proposed ground floor is shown in the below drawing extract:



1.3. Development Summary

Item	Description
Building Classification(s)	Class 7a (Car park) Class 9b (Function Room/Auditorium/Theatre) Note: the office is not considered Class 5 as it does not make up more than 10% of the storey in which it is contained. It has been assumed the meeting rooms are associated with the use as a theatre. *(Determined in accordance with C1.1 of the BCA)*
Minimum Type of Construction	Type A
Effective Building height	6.65m. *Effective height: The vertical distance between the floor of the lowest storey included in the calculation of rise in storeys and the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units).*
Rise in Storeys	3 Note: the basement is included in the calculation in rise in storeys as it is shown more than 1m above the adjacent ground level. *(Determined in accordance with C1.2 of the BCA).*
Number of Storeys Contained	3
Climate Zone	6 *(Determined in accordance with ABCB Climate Zone Map)*

1.4. Identified Performance Solutions

The following items have been identified as being capable of compliance against the performance requirements of the BCA but would be required to be addressed as a performance solution by a suitably qualified and experienced professional. All performance solutions should be discussed and agreed with the Principal Certifier.

Performance Requirement	BCA Clause	Assessment Comments
CP2	**Protection of openings**	Openings in external walls that are less than: i) 3 m from side and rear boundaries

Performance Requirement	BCA Clause	Assessment Comments
	in external walls C3.2	ii) 6m from far boundary iii) 6m from another building on the allotment will require protection as per C3.4. This will require further assessment at the detailed design stage however it appears that the building will have openings within 3m of side boundaries. Protection of openings will therefore need to be provided in accordance with C3.4 or as otherwise addressed by performance solution by a fire safety engineer.
DP6	**Dimension of exits and path of travel to exits** D1.6 NSWD1.6 (9b buildings)	A minimum 1000mm path of travel to an exit is required. This is not achieved in the kitchen. Consultation should be made with the Principal Certifier to determine their compliance expectations. Alternatively consultation should be made with a fire safety engineer as compliance could be demonstrated by performance solution.
FP2.4	**Accessible sanitary facilities** F2.4	The accessible sanitary facility is provided separately to the sanitary facilities in the dressing room area. Compliance could be addressed by performance solution from an access consultant.
FP1.4	F1.0	Performance Requirement FP1.4, for the prevention of the penetration of water through external walls, must be complied with: A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause— (a) unhealthy or dangerous conditions, or loss of amenity for occupants; and (b) undue dampness or deterioration of building elements. There are no Deemed-to-Satisfy Provisions for this Performance Requirement in respect of external walls. A performance solution will be required to demonstrate compliance.

If all the compliance issues are address and all other items within the report are incorporated within the design, the proposed development will be capable of compliance with the National Construction Code, Building Code of Australia 2019, Volume One, Amendment One.

2.0 INTRODUCTION

2.1. General

This Report and has been prepared by Atelier Consultancy for Nimbus Architecture to identify major non-compliances with the National Construction Code Building Code of Australia 2019 Amendment 1

Volume One (NCC BCA) and to outline information that would be required from the Principal Certifier to proceed with a Construction Certificate with respect to BCA compliance

The subject development is the proposed Maclean Civic Hall located at 48 River Street, Maclean NSW.

The development is located within the local government area of Clarence Valley Council.

Supporting Documentation has been listed in the Appendix at the back of this report.

The executive summary identifies the items requiring further information which must be addressed prior to the issue of the Final Report.

The report is split into sections, with each section providing a detailed checklist and/or assessment of the development against the particular referenced legislation or administrative requirements.

2.2. Limitations

This report does not include nor imply compliance with:

- the structural adequacy or design of the building;
- the inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to); and
- the design basis and/or operating capabilities of any proposed electrical, mechanical or
- hydraulic fire protection services.
- the National Construction Code – Plumbing Code of Australia Volume 3
- the Disability Discrimination Act 1992 including the Disability (Access To Premises) Standards;
- Demolition Standards not referred to by the BCA;
- Work Health and Safety Act 2011;
- Requirements of other Regulatory Authorities including, but not limited to, Telstra,
- Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority,
- Work Cover, Roads and Maritime Services (RMS), Local Council, ARTC, Department of Planning and the like; and

This document does not constitute a report for the purposes of obtaining a Construction Certificate. The compliance comments in this report are for the purpose of the Development Approval design. The level of detail provided is consistent with the design intent for this stage. Further assessment will be required at the Construction Certificate stage. This will include an assessment against NCC 2022 as applicable.

3.0 NATIONAL CONSTRUCTION CODE BUILDING CODE OF AUSTRALIA & DISABILITY (ACCESS TO PREMISES-BUILDINGS) STANDARDS

The NCC BCA is a performance-based code. Compliance can be met by either meeting the deemed to satisfy provisions, by a performance solution or by a combination of both.

This section of the report sets out so each deemed to satisfy clause of the NCC BCA. Assessment comments are provided against each clause. Where performance solutions are applicable additional reports and assessments will be required.

Performance solutions can only be considered if they are undertaken by a suitably qualified and experienced professional using one of the prescribed methodologies set out in the NCC BCA. Where performance solutions are applicable supporting CV's and evidence of qualifications will be required.

As the Disability (Access to Premises- Building) Standards aligns with the NCC BCA for new building work this section also considers the requirements under the Access Code.

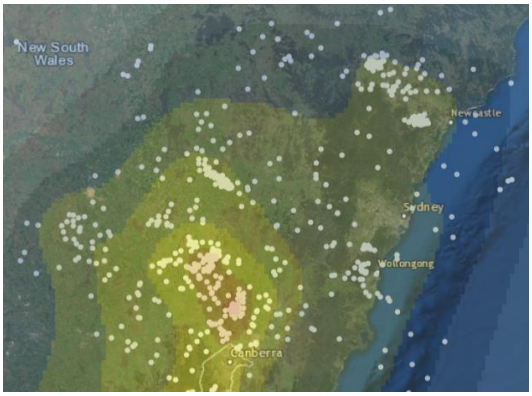
Section A – General Provisions

Section A – General Provisions		
Clause	**Assessment Comments**	**Status**
Compliance with the NCC A2	A2.2(4) Where a Performance Requirement is proposed to be satisfied by a Performance Solution, the following steps must be undertaken; a) Prepare a performance-based design brief in consultation with the relevant stakeholders. b) Carry out analysis, using on ore more of the Assessment Methods as proposed by the performance-based design brief. c) Evaluate results from b) against the acceptance criteria of the performance-based design brief. d) Prepare a final report that includes – i) All Performance Requirements and/or DTS Provisions identified through A2.2(3) or A2.4(3) as applicable; and ii) Identification of all Assessment Methods used; and iii) Details of steps a) to c); and iv) Confirmation that the Performance Requirement has been met; and v) Details of conditions or limitations, if any exist, regarding the Performance Solution.	Note
Documentation of design & construction A5	This Part explains the evidence needed to show that the NCC requirements are met and the solution is "fit for purpose". It covers the use of materials, products, forms of construction and designs. It details separate requirements for the BCA and PCA. Examples of evidence to be prepared and retained include certificates, reports, calculations and any other documents or information showing compliance with the NCC requirements.	Note

Classification A6	The classifications for the building are: • Class 7a (Car park) • Class 9b (Function Room/Auditorium/Theatre) Note: the office is not considered Class 5 as it does not make up more than 10% of the storey in which it is contained. It has been assumed the meeting rooms are associated with the use as a theatre.	Note
United Building	Not applicable based on the current design.	Not applicable

Section B – Structure

Section B – Structure		
Clause	**Assessment Comments**	**Status**
Structural Provisions B1.1- B1.4	Structural drawings and design certificates for structural elements will need to be provided to the Principal Certifier. This may include, but is not limited to: a) Foundations b) Any relevant sub-structure design c) Floor slabs d) Glazed Assemblies e) Roof f) Any relevant super-structure design g) The importance level of the building has been determined as 3. *The building is likely to contain an area where more than 300 people can congregate in one area. The auditorium has seating for 298 and with staff, participants considered this number will be over 300.* h) Permanent Formwork Systems (eg Dincel) Notes: Glazing must comply with AS 1288-2006 and AS 2047-2014. Termite control must comply with AS3660.1-2000 where any primary building elements are of timber. Geoscience Australia recognises that Sydney falls within an area of seismic activity within the National Seismic Hazard Assessment.	Capable of compliance

Section B – Structure		
Clause	**Assessment Comments**	**Status**
	 The structural engineer should consider, as appropriate and based on their expertise, the application of AS 1170.4 – Earthquake Actions in Australia.	
Structural software B1.5	Structural software used in the design of the building or structure must comply with the ABCB Protocol for Structural Software. Structural software can only be used for buildings within the following geometrical limits: i) The distance from ground level to the underside of eaves must not exceed 6 m. ii) The distance from ground level to the highest point of the roof, neglecting chimneys, must not exceed 8.5 m. iii) The building width including roofed verandahs, excluding eaves, must not exceed 16 m. iv) The building length must not exceed five times the building width. v) The roof pitch must not exceed 35 degrees.	Note
Construction of buildings in flood hazard areas B1.6	Not applicable based on the proposed Building Classification. It should be noted that while this Clause does not apply to the proposed Building Classifications, the building is identified as being located in a flood hazard area. The client should be made aware and any appropriate flood hazard measures incorporated into the design to limit future loss of amenity due to flooding.	Note
Specification B1.2 Design of buildings in cyclonic areas		
Clause 1 - 2	Not applicable based on the current design. The subject development is not identified as being in a cyclonic area.	Not applicable

Section C – Fire Safety

Section C – Fire Safety		
Clause	**Assessment Comments**	**Status**
Part C1 Fire Resistance & Stability		
Type of construction required C1.1	A Class 7a and 9b building with a rise in storeys of 3 requires Type A construction.	Note
Calculation of rise in storeys C1.2	The building has a rise in storeys of 3.	Note
Buildings of multiple classification C1.3	In a building of multiple classifications, the type of construction required for the building is the most fire-resisting type resulting from the application of Table C1.1 on the basis that the classification applying to the top storey applies to all storeys. Type A construction applies to this building.	Note
Mixed types of construction C1.4	Not applicable based on the current design.	Not applicable
Two storey Class 2, 3 or 9c buildings C1.5	Not applicable based on the current design.	Not applicable
Class 4 parts of buildings C1.6	Not applicable based on the current design.	Not applicable
Open spectator stands and indoor sports stadiums C1.7	Not applicable based on the current design.	Not applicable
Lightweight construction C1.8	Lightweight construction must comply with Specification C1.8 if it is used in a wall system— a) that is required to have an FRL; or b) for a lift shaft, stair shaft or service shaft or an external wall bounding a public corridor including a non-fire-isolated passageway or non-fire-isolated ramp, in a spectator stand, sports stadium, cinema or theatre, railway station, bus station or airport terminal. If lightweight construction is used for the fire-resisting covering of a steel column or the like, and if—	Capable of compliance

Section C – Fire Safety		
Clause	**Assessment Comments**	**Status**
	a) the covering is not in continuous contact with the column, then the void must be filled solid, to a height of not less than 1.2 m above the floor to prevent indenting: and b) the column is liable to be damaged from the movement of vehicles, materials, or equipment, then the covering must be protected by steel or other suitable material.	
Non-combustible building elements C1.9	In a building required to be of Type A or B construction, the following building elements and their components must be non-combustible: i) External walls and common walls, including all components incorporated in them including the facade covering, framing and insulation. ii) The flooring and floor framing of lift pits. iii) Non-loadbearing internal walls where they are required to be fire-resisting. If a Permanent Formwork System is proposed as an external wall, then a performance solution may be required and submitted to NSWFR. e.g. Dincel. *In addition, there may also be further restrictions on the use of combustible cladding material in any other part of a building.* *For more information on what products this includes please visit* ***https://www.fairtrading.nsw.gov.au/trades-and-businesses/construction-and-trade-essentials/building-products/aluminium-composite-panel-ban*** A detailed schedule of the external wall components, with associated fire test certificates in accordance with this requirement, should be submitted to the Principal Certifier for assessment prior to the issue of the Construction Certificate.	Capable of compliance
Fire Hazard Properties C1.10 NSWC1.10 (9b buildings)	Fire test reports shall be provided for all wall linings, floor linings and coverings, ceiling linings, air handling ductwork and lift cars to show compliance with fire hazard properties of Specification C1.10. Test reports for floor linings must show critical radiant flux and smoke development rates. Wall and ceiling linings require a Group Number. If a Permanent Formwork System is proposed as an external wall, then a performance solution may be required and submitted to NSWFR. e.g. Dincel. Note: where carpet is used, any underlay must be the same product used in the test under AS ISO 9239.1. A finishes schedule will be required, with associated fire test certificates in accordance with this requirement. This will need to	Capable of compliance

Section C – Fire Safety		
Clause	**Assessment Comments**	**Status**
	be provided to the Principal Certifier prior to the issue of the Construction Certificate.	
Performance of external walls in fire C1.11	Where tilt-up panels are proposed in the development, compliance with C1.11 is required.	Capable of compliance
C.12 ***	Deleted Clause	Not applicable
Fire-protected timber: Concession C1.13	Not applicable based on the current design.	Not applicable
Ancillary Elements C1.14	An ancillary element must not be fixed, installed or attached to the internal parts or external face of an external wall that is required to be non-combustible unless it is one of the following: a) An ancillary element that is non-combustible. b) A gutter, downpipe or other plumbing fixture or fitting. c) A flashing. d) A grate or grille not more than $2m^2$ in area associated with a building service. e) An electrical switch, socket-outlet, cover plate or the like f) A light fitting g) A required sign h) A sign other than one provided under a) or g) that – i) Achieves a group number of 1 or 2; and ii) Does not extend beyond one storey; and iii) Does not extend beyond one fire compartment; and iv) Is separated vertically from other signs permitted under h) by at least 2 storeys i) An awning, sunshade, canopy, blind or shading hood other than one provided under a) that – i) Meets the requirements of Table 4 of Specification C1.10 as for an internal element; and ii) Services a storey – a) At ground level; or b) Immediately above a storey at ground level; and c) Does not serve an exit, where it would render the exit unusable in a fire j) A part of a security, intercom or announcement system k) Wiring l) A paint, lacquer or similar finish	Capable of compliance

Section C – Fire Safety		
Clause	**Assessment Comments**	**Status**
	m) A gasket, caulking, sealant or adhesive directly associated with a) or k) Details demonstrating compliance with this requirement will need to be incorporated into the Construction Certificate design and specification. Reference should also be made to C1.9. A schedule of ancillary elements, in accordance with this requirement, will need to be provided to the Principal Certifier prior to the issue of the Construction Certificate.	
Part C2 Compartmentation and Separation		
Application of Part C2.1	This Clause provides guidance on the application of Part C2. a) C2.2, C2.3 and C2.4 do not apply to a carpark provided with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification E1.5, an open-deck carpark or an open spectator stand. b) C2.12(a)(v) does not apply to a Class 8 electricity network substation.	Note
General floor area & volume limitations C2.2	The maximum fire compartments are Basement Levels 1, 2 and 3 which have a maximum floor area individually of approximately 1140m^2. The maximum floor area permissible under C2.2 for a Class 7a building of Type A construction is 5000m^2. The car park has an approximate floor area of 1357m^2. The maximum floor area permissible under C2.2 for a Class 9b building of Type A construction is 8000m^2. The Class 9b areas have an approximate total floor area of 1385m^2. The compartment size is within the limitations of this Clause. For the purpose of this assessment it has been assumed that the Class 7a car park and Class 9b part of the building will be separate fire compartments.	Complies
Large, isolated buildings C2.3	Not applicable based on the current design.	Not applicable
Requirements for open spaces and vehicular access	Not applicable based on the current design.	Not applicable

Section C – Fire Safety		
Clause	**Assessment Comments**	**Status**
C2.4		
Class 9a and 9c buildings C2.5 NSWC2.5	Not applicable based on the proposed Building Classification.	Not applicable
Vertical separation of openings in external walls C2.6	In a building of Type A construction, openings must be separated by a spandrel which is: a) is not less than 900 mm in height; and b) extends not less than 600 mm above the upper surface of the intervening floor; and c) is of non-combustible material having an FRL of not less than 60/60/60; or a slab or other horizontal construction that; a) projects outwards from the external face of the wall not less than 1100 mm; and b) extends along the wall not less than 450 mm beyond the openings concerned; and c) is non-combustible and has an FRL of not less than 60/60/60. For the purposes of C2.6, window or other opening means that part of the external wall of a building that does not have an FRL of 60/60/60 or greater. If the building is fitted with an AS 2118 sprinkler system, compliance with this requirement would be achieved. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.	Capable of compliance
Separation by fire walls C2.7	FRL of separating walls not noted on drawings provided for assessment. To be further assessed prior to the issue of the CC.	Capable of compliance
Separation of classifications in the same storey C2.8	FRL of separating walls not noted on drawings provided for assessment. To be further assessed prior to the issue of the CC.	Capable of compliance
Separation of classifications in different storeys C2.9	FRLs of separating construction will require assessment at the Construction Certificate stage. The floor separating the Class 7a and 9b part of the development will require an FRL of 120/120/120.	Capable of compliance

Section C – Fire Safety		
Clause	**Assessment Comments**	**Status**
Separation of lift shafts C2.10	FRL of separating structure not noted on drawings provided for assessment. To be further assessed prior to the issue of the CC. As the lift connects more than two storeys, or more than three storeys in a building that is sprinklered, separation of the lift shaft must occur in accordance with this clause. This will require an FRL of 120/120/120 for load-bearing walls and -/120/120 for non-load-bearing.	Capable of compliance
Stairways and lifts in one shaft C2.11	Not applicable based on the current design.	Not applicable
Separation of equipment C2.12	Any lift motors and lift control panels; or emergency generators used to sustain emergency equipment operating in the emergency mode; boilers; or certain types of batteries will need to be fire separated from the rest of the building.	Capable of compliance
Electricity supply system C2.13	Not applicable based on the current design. There is no main switchboard room or electrical substation within the building indicated in the current design.	Not applicable
Public corridors in Class 2 and 3 buildings C2.14	Not applicable based on the proposed Building Classification.	Not applicable
Part C3 Protection of Openings		
Application of Part C3.1	For the purposes of the Deemed-to-Satisfy Provisions of this Part, openings in building elements required to be fire-resisting include doorways, windows (including any associated fanlight), infill panels and fixed or openable glazed areas that do not have the required FRL, between building elements such as columns, beams and the like, in the plane formed at the construction edge or perimeter of the building, are deemed to be openings in an external wall	Note
Protection of openings in external walls C3.2	The potential fire source features to be considered for this building are the external wall of another building on the allotment which is not a Class 10 building, the side or rear of the allotment boundary or the far side of the road. In this instance the following setbacks are determined in respect to the fire source features applicable to the building - Front – South – Wharf Street	Performance solution required

<table>
<tr><th colspan="3">Section C – Fire Safety</th></tr>
<tr><th>Clause</th><th>Assessment Comments</th><th>Status</th></tr>
<tr><td></td><td>
- Side – North-West – 1 MacNaughton Place
- Side – South-East – 52 River Street
- Rear – North – River Street

Openings in external walls that are less than:

iv) 3 m from side and rear boundaries
v) 6m from far boundary
vi) 6m from another building on the allotment

will require protection as per C3.4.

This will require further assessment at the detailed design stage however it appears that the building will have openings within 3m of side boundaries. Protection of openings will therefore need to be provided in accordance with C3.4 or as otherwise addressed by performance solution by a fire safety engineer.
</td><td></td></tr>
<tr><td>Separation of external walls and associated openings in different fire compartment
C3.3</td><td>
Is the proposed adjoining River Street MacLean Community Precinct a separate building?

This will require further assessment at the detailed design stage.

Table C3.3 Distance between external walls and associated openings in different fire compartments

<table>
<tr><th>Angle between walls</th><th>Minimum distance (m)</th></tr>
<tr><td>0° (walls opposite)</td><td>6</td></tr>
<tr><td>more than 0° to 45°</td><td>5</td></tr>
<tr><td>more than 45° to 90°</td><td>4</td></tr>
<tr><td>more than 90° to 135°</td><td>3</td></tr>
<tr><td>more than 135° to less than 180°</td><td>2</td></tr>
<tr><td>180° or more</td><td>Nil</td></tr>
</table>

Where openings fall outside the minimum distances in Table C3,3 they will need to be protected in accordance with C3.4 or as otherwise addressed by performance solution by a fire safety engineer.

If they are separate buildings entirely, only the provisions of C3.2 would apply.
</td><td>Further information required</td></tr>
<tr><td>Acceptable methods of protection
C3.4</td><td>
Where protection is required, doorways, windows and other openings must be protected as follows:

i) Doorways—
a) internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing or automatic closing; or
b) –/60/30 fire doors that are self-closing or automatic closing.
ii) Windows—
a) internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or
b) –/60/– fire windows that are automatic closing or permanently fixed in the closed position; or
c) –/60/– automatic closing fire shutters.
</td><td>Capable of compliance</td></tr>
</table>

Section C – Fire Safety		
Clause	**Assessment Comments**	**Status**
	iii) Other openings— a) excluding voids — internal or external wall-wetting sprinklers, as appropriate; or b) construction having an FRL not less than –/60/–. Fire doors, fire windows and fire shutters must comply with Specification C3.4. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.	
Doorways in fire walls C3.5	Any doors that are within a wall that is required to have an FRL, must be provided with a self-closing or auto-closing fire door.	Capable of compliance
Sliding fire doors C3.6	Not applicable based on the current design. There are no sliding fire doors proposed.	Not applicable
Protection of doorways in horizontal exits C3.7	Not applicable based on the current design. There are no horizontal exits proposed.	Not applicable
Openings in fire isolated exits C3.8	Not applicable based on the current design. There are no fire-isolated exits required under D1.3.	Not applicable
Services penetrations in fire isolated exits C3.9	Not applicable based on the current design. There are no fire-isolated exits required under D1.3.	Not applicable
Openings in fire isolated lift shafts C3.10	Doorways — If a lift shaft is required to be fire-isolated, an entrance doorway to that shaft must be protected by –/60/– fire doors that— i) comply with AS 1735.11; and ii) are set to remain closed except when discharging or receiving passengers, goods or vehicles. Lift indicator panels — A lift call panel, indicator panel or other panel in the wall of a fire-isolated lift shaft must be backed by construction having an FRL of not less than –/60/60 if it exceeds 35,000mm^2 in area.	Capable of compliance

Section C – Fire Safety		
Clause	**Assessment Comments**	**Status**
	Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.	
Bounding Construction: Class 2, 3 & 4 buildings C3.11 NSWC3.11	In a Class 9b building used as an entertainment venue, openings in construction required to separate one space from another must be protected in accordance with C3.4. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification. This will require further assessment.	Capable of compliance
Openings in floors and ceilings for services C3.12	A service that passes through a floor or ceiling that is required to have an FRL must be protected - i) in a building of Type A construction, by a shaft complying with Specification C1.1; or ii) in accordance with C3.15. A schedule of service penetrations and method of protection, including fire test certificates should be provided to the Principal Certifier prior to the issue of the Construction Certificate.	Capable of compliance
Openings in shafts C3.13	In a building of Type A construction, an opening in a wall providing access to a ventilating, pipe, garbage or other service shaft must be protected by— a) if it is in a sanitary compartment — a door or panel which, together with its frame, is non-combustible or has an FRL of not less than –/30/30; or b) a self-closing –/60/30 fire door or hopper; or c) an access panel having an FRL of not less than –/60/30; or d) if the shaft is a garbage shaft — a door or hopper of non-combustible construction. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.	Capable of compliance
C3.14***	Deleted clause.	Not applicable
Openings for service installation C3.15	Where an electrical, electronic, plumbing, mechanical ventilation, air-conditioning or other service penetrates a building element (other than an external wall or roof) that is required to have an FRL with respect to integrity or insulation or a resistance to the incipient spread of fire, that installation must comply with any one of the following: **Tested System -** Penetrations of fire rated elements such as floor slabs and fire rated walls are required to be suitably protected by a tested approved system to ensure the fire rated integrity and insulation of the element is maintained.	Capable of compliance

Section C – Fire Safety		
Clause	**Assessment Comments**	**Status**
	Ventilation and air-conditioning – In accordance with AS1668.1. **Compliance with Specification C3.15 –** Please refer to Specification C3.15 within report. A schedule listing all collars, dampers and other penetrations will be required prior to the mandatory stage inspection or prior to issue of Occupation Certificate. The products must be tested (NATA registered labs to Australian Standards) systems and be included as part of the Schedule. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.	
Construction joints C3.16	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 1530.4 to achieve the required FRL. The above requirements do not apply where joints, spaces and the like between fire-protected timber elements are provided with cavity barriers in accordance with Specification C1.13.	Capable of compliance
Columns protected with lightweight construction to achieve an FRL C3.17	A column protected by lightweight construction to achieve an FRL which passes through a building element that is required to have an FRL or a resistance to the incipient spread of fire, must be installed using a method and materials identical with a prototype assembly of the construction which has achieved the required FRL or resistance to the incipient spread of fire. The current design does not indicate any columns will be protected with lightweight construction to achieve an FRL, however this should be confirmed or otherwise compliance with this Clause will be required	Capable of compliance
Specification C1.1 – Fire Resisting Construction		
General Requirements		
Exposure to fire-source features 2.1	This clause gives guidance to define how a building element may be exposed to afire-source feature.	Note
Fire protection for a support of another part 2.2	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 - i) have an FRL not less than that required by other provisions of this Specification; and	Capable of compliance

Section C – Fire Safety		
Clause	**Assessment Comments**	**Status**
	ii) located within the same fire compartment as the part it supports have an FRL in respect of structural adequacy the greater of that required – a) for the supporting part itself; and b) for the part it supports; and iii) be non-combustible— a) if required by other provisions of this Specification; or b) if the part it supports is required to be non-combustible. This will need to be documented in the design statement from a qualified structural engineer at the Construction Certificate stage.	
Method of attachment not to reduce the fire-resistance of building elements 2.4	The method of attaching or installing a finish, lining, ancillary element or service installation to a building element must not reduce the fire-resistance of that element to below that required.	Note
General Concessions 2.5	Structures on roofs — A non-combustible structure situated on a roof need not comply with the other provisions of this Specification if it only contains— (i) lift motor equipment; or (ii) one or more of the following: (A) Hot water or other water tanks. (B) Ventilating ductwork, ventilating fans and their motors. (C) Air-conditioning chillers. (D) Window cleaning equipment. (E) Other service units that are non-combustible and do not contain flammable or combustible liquids or gases. Curtain walls and panel walls — A requirement for an external wall to have an FRL does not apply to a curtain wall or panel wall which is of non-combustible construction and fully protected by automatic external wall-wetting sprinklers.	Note
Mezzanine floors: Concession 2.6	Not applicable based on the current design.	Not applicable
Enclosure of shafts 2.7	Shafts required to have an FRL must be enclosed at the top and bottom by construction having an FRL not less than that required	Capable of compliance

Section C – Fire Safety		
Clause	**Assessment Comments**	**Status**
	for the walls of a non-loadbearing shaft in the same building, except that these provisions need not apply to— a) the top of a shaft extending beyond the roof covering, other than one enclosing a fire-isolated stairway or ramp; or b) the bottom of a shaft if it is non-combustible and laid directly on the ground.	
Carparks in Class 2 and 3 buildings 2.8	Not applicable based on the proposed Building Classification.	Not applicable
Residential aged care building: Concession 2.9	Not applicable based on the proposed Building Classification.	Not applicable
Type A Fire-Resisting Construction		
Fire resistance of building elements 3.1	A loadbearing internal wall and a loadbearing fire wall (including those that are part of a loadbearing shaft) must be constructed from— a) concrete; or b) masonry	Capable of compliance
Concessions for floors 3.2	Not applicable based on the current design.	Not applicable
Floor loading of Class 5 and 9b buildings: Concession 3.3	If a floor in a Class 5 or 9b building is designed for a live load not exceeding 3 kPa— (a) the floor next above (including floor beams) may have an FRL of 90/90/90; or (b) the roof, if that is next above (including roof beams) may have an FRL of 90/60/30.	Note
Roof superimposed on concrete slab: Concession 3.4	Not applicable based on the current design.	Not applicable

Section C – Fire Safety		
Clause	**Assessment Comments**	**Status**
Roof: Concession 3.5	The following concession may be applicable if the requirements of the concession are met: A roof need not comply with Table 3 if its covering is non-combustible and the building— (a) has a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification E1.5 installed throughout; or (b) has a rise in storeys of 3 or less.	Note
Roof lights 3.6	The following concession may be applicable if the requirements of the concession are met: If a roof is required to have an FRL or its covering is required to be non-combustible, roof lights or the like installed in that roof must— (a) have an aggregate area of not more than 20% of the roof surface; and (b) be not less than 3 m from— (i) any boundary of the allotment other than the boundary with a road or public place; and (ii) any part of the building which projects above the roof unless that part has the FRL required of a fire wall and any openings in that part of the wall for 6 m vertically above the roof light or the like are protected in accordance with C3.4; and (iii) any roof light or the like in an adjoining sole-occupancy unit if the walls bounding the unit are required to have an FRL; and (iv) any roof light or the like in an adjoining fire-separated section of the building; and (c) if a ceiling with a resistance to the incipient spread of fire is required, be installed in a way that will maintain the level of protection provided by the ceiling to the roof space.	Note
Internal columns and walls: Concession 3.7	The following concession may be applicable if the requirements of the concession are met: For a building with an effective height of not more than 25 m and having a roof without an FRL in accordance with Clause 3.5, in the storey immediately below that roof, internal columns other than those referred to in Clause 3.1(f) and internal walls other than fire walls and shaft walls may have— (b) in a Class 5, 6, 7, 8 or 9 building— (i) with rise in storeys exceeding 3: FRL 60/60/60; or	Note

<table>
<tr><th colspan="3">Section C – Fire Safety</th></tr>
<tr><th>Clause</th><th>Assessment Comments</th><th>Status</th></tr>
<tr><td></td><td>(ii) with rise in storeys not exceeding 3: no FRL.</td><td></td></tr>
<tr><td>Open spectator stands and indoor sports stadiums: Concession
3.8</td><td>Not applicable based on the current design.</td><td>Not applicable</td></tr>
<tr><td>Car Parks
3.9</td><td>The following concession may be applicable if the requirements of the concession are met:

A carpark may comply with Table 3.9 if it is protected with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification E1.5 and is located in a part of a building which is located above or below another classification, and the floor separating the classifications complies with C2.9.

Table 3.9 Requirements for carparks
<table>
<tr><th colspan="3">Building element</th><th>FRL (not less than) Structural adequacy/Integrity/Insulation
ESA/M (not greater than)</th></tr>
<tr><td colspan="3">Wall</td><td></td></tr>
<tr><td>(a)</td><td colspan="2">external wall</td><td></td></tr>
<tr><td></td><td>(i)</td><td>less than 3 m from a fire-source feature to which it is exposed:</td><td></td></tr>
<tr><td></td><td></td><td>Loadbearing</td><td>60/60/60</td></tr>
<tr><td></td><td></td><td>Non-loadbearing</td><td>–/60/60</td></tr>
<tr><td></td><td>(ii)</td><td>3 m or more from a fire-source feature to which it is exposed</td><td>–/–/–</td></tr>
<tr><td>(b)</td><td colspan="2">internal wall</td><td></td></tr>
<tr><td></td><td>(i)</td><td>loadbearing, other than one supporting only the roof (not used for carparking)</td><td>60/–/–</td></tr>
<tr><td></td><td>(ii)</td><td>supporting only the roof (not used for carparking)</td><td>–/–/–</td></tr>
<tr><td></td><td>(iii)</td><td>non-loadbearing</td><td>–/–/–</td></tr>
<tr><td>(c)</td><td colspan="2">fire wall</td><td></td></tr>
<tr><td></td><td>(i)</td><td>from the direction used as a carpark</td><td>60/60/60</td></tr>
<tr><td></td><td>(ii)</td><td>from the direction not used as a carpark</td><td>as required by Table 3</td></tr>
<tr><td colspan="3">Column</td><td></td></tr>
<tr><td>(a)</td><td colspan="2">supporting only the roof (not used for carparking) and 3 m or more from a fire-source feature to which it is exposed</td><td>–/–/–</td></tr>
<tr><td>(b)</td><td colspan="2">steel column, other than one covered by (a) and one that does not support a part of a building that is not used as a carpark</td><td>60/–/– or 26 m²/tonne</td></tr>
<tr><td>(c)</td><td colspan="2">any other column not covered by (a) or (b)</td><td>60/–/–</td></tr>
<tr><td colspan="3">Beam</td><td></td></tr>
<tr><td>(a)</td><td colspan="2">steel floor beam in continuous contact with a concrete floor slab</td><td>60/–/– or 30 m²/tonne</td></tr>
<tr><td>(b)</td><td colspan="2">any other beam</td><td>60/–/–</td></tr>
<tr><td colspan="3">Fire-resisting lift and stair shaft (within the carpark only)</td><td>60/60/60</td></tr>
<tr><td colspan="3">Floor slab and vehicle ramp</td><td>60/60/60</td></tr>
<tr><td colspan="3">Roof (not used for carparking)</td><td>–/–/–</td></tr>
</table></td><td>Note</td></tr>
<tr><th colspan="3">Specification C1.8 – Structural test for lightweight construction</th></tr>
<tr><td>Scope & Application
1 -2</td><td>This Specification describes tests to be applied to and criteria to be satisfied by a wall system of lightweight construction.

A wall system need not be tested in accordance with this Specification for static pressure or impact if it is designed and constructed in accordance with the Deemed-to-Satisfy Provisions</td><td>Note</td></tr>
</table>

<table>
<tr><th colspan="3">Section C – Fire Safety</th></tr>
<tr><th>Clause</th><th>Assessment Comments</th><th>Status</th></tr>
<tr><td></td><td>of Section B to resist the appropriate pressures and impacts defined in this Specification.

It does not appear, based on the current design, that lightweight construction is proposed however this should be confirmed or otherwise compliance with this Clause will be required.</td><td></td></tr>
<tr><th colspan="3">Specification C1.10 – Fire Hazard Properties</th></tr>
<tr><td>Floor linings and floor coverings
3</td><td>A floor lining or floor covering must have—

a) a critical radiant flux not less than that listed in Table 2; and
b) in a building not protected by a sprinkler system complying with Specification E1.5, a maximum smoke development rate of 750 percent-minutes; and
c) a group number complying with Clause 6(b), for any portion of the floor covering that is continued more than 150 mm up a wall.

Table 2 Critical radiant flux (CHF in kW/m²) of floor linings and floor coverings
<table><tr><th>Class of building</th><th>Building not fitted with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification E1.5</th><th>Building fitted with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification E1.5</th><th>Fire-isolated exits and fire control rooms</th></tr><tr><td>Class 2, 3, 5, 6, 7, 8 or 9b, excluding—
(i) Class 3 accommodation for the aged; and
(ii) Class 9b as specified below</td><td>2.2 kW/m²</td><td>1.2 kW/m²</td><td>2.2 kW/m²</td></tr><tr><td>Class 3</td><td>4.5 kW/m²</td><td>2.2 kW/m²</td><td>4.5 kW/m²</td></tr></table>
<table><tr><th>Class of building</th><th>Building not fitted with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification E1.5</th><th>Building fitted with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification E1.5</th><th>Fire-isolated exits and fire control rooms</th></tr><tr><td>Accommodation for the aged</td><td></td><td></td><td></td></tr><tr><td>Class 9a
Patient care areas</td><td>4.5 kW/m²</td><td>2.2 kW/m²</td><td>4.5 kW/m²</td></tr><tr><td>Class 9a
Areas other than patient care areas</td><td>2.2 kW/m²</td><td>1.2 kW/m²</td><td>4.5 kW/m²</td></tr><tr><td>Class 9b auditorium or audience seating area used mainly for indoor swimming or ice skating</td><td>1.2 kW/m²</td><td>1.2 kW/m²</td><td>2.2 kW/m²</td></tr><tr><td>Class 9b auditorium or audience seating area used mainly for—
other sports or multi-purpose functions.</td><td>2.2 kW/m²</td><td>1.2 kW/m²</td><td>2.2 kW/m²</td></tr><tr><td>Class 9c
resident use areas.</td><td>N/A</td><td>2.2 kW/m²</td><td>4.5 kW/m²</td></tr><tr><td>Class 9c
Areas other than resident use areas.</td><td>N/A</td><td>1.2 kW/m²</td><td>4.5 kW/m²</td></tr></table>
A finishes schedule will be required, with associated fire test certificates in accordance with this requirement. This will need to be provided to the Principal Certifier prior to the issue of the Construction Certificate.</td><td>Capable of compliance</td></tr>
<tr><td>Wall and ceiling lining</td><td>a) A wall or ceiling lining system must comply with the group number specified in Table 3 and for buildings not fitted</td><td>Capable of compliance</td></tr>
</table>

<table>
<tr><th colspan="3">Section C – Fire Safety</th></tr>
<tr><th>Clause</th><th>Assessment Comments</th><th>Status</th></tr>
<tr><td>4</td><td>
with a sprinkler system complying with Specification E1.5 have—
i) a smoke growth rate index not more than 100; or
ii) an average specific extinction area less than 250 m2/kg.
b) A group number of a wall or ceiling lining and the smoke growth rate index or average specific extinction area must be determined in accordance with AS 5637.1.
Table 3 Wall and ceiling lining materials (material groups permitted)
<table>
<tr><th>Class of building</th><th>Fire-isolated exits and fire control rooms</th><th>Public corri-dors</th><th>Specific areas</th><th>Other areas</th></tr>
<tr><td>Class 2 or 3, Unsprinklered
Excluding accommodation for the aged, people with disabilities, and children</td><td>Walls: 1
Ceilings: 1</td><td>Walls: 1, 2
Ceilings: 1, 2</td><td>Walls: 1, 2, 3
Ceilings: 1, 2, 3</td><td>Walls: 1, 2, 3
Ceilings: 1, 2, 3</td></tr>
<tr><td>Class 2 or 3, Sprinklered
Excluding accommodation for the aged, people with disabilities, and children</td><td>Walls: 1
Ceilings: 1</td><td>Walls: 1, 2, 3
Ceilings: 1, 2, 3</td><td>Walls: 1, 2, 3
Ceilings: 1, 2, 3</td><td>Walls: 1, 2, 3
Ceilings: 1, 2, 3</td></tr>
<tr><td>Class 3 or 9a, Unsprinklered
Accommodation for the aged, people with a disability, children and health-care buildings</td><td>Walls: 1
Ceilings: 1</td><td>Walls: 1
Ceilings: 1</td><td>Walls: 1, 2
Ceilings: 1, 2</td><td>Walls: 1, 2, 3
Ceilings: 1, 2, 3</td></tr>
<tr><td>Class 3 or 9a, Sprinklered
Accommodation for the aged, people with a disability, children and health-care buildings</td><td>Walls: 1
Ceilings: 1</td><td>Walls: 1, 2
Ceilings: 1, 2</td><td>Walls: 1, 2, 3
Ceilings: 1, 2, 3</td><td>Walls: 1, 2, 3
Ceilings: 1, 2, 3</td></tr>
<tr><td>Class 5, 6, 7, 8 or 9b schools, Unsprinklered</td><td>Walls: 1
Ceilings: 1</td><td>Walls: 1, 2
Ceilings: 1, 2</td><td>Walls: 1, 2, 3
Ceilings: 1, 2</td><td>Walls: 1, 2, 3
Ceilings: 1, 2,</td></tr>
</table>
<table>
<tr><th>Class of building</th><th>Fire-isolated exits and fire control rooms</th><th>Public corri-dors</th><th>Specific areas</th><th>Other areas</th></tr>
<tr><td></td><td></td><td></td><td></td><td>3</td></tr>
<tr><td>Class 5, 6, 7, 8 or 9b schools, Sprinklered</td><td>Walls: 1
Ceilings: 1</td><td>Walls: 1, 2, 3
Ceilings: 1, 2, 3</td><td>Walls: 1, 2, 3
Ceilings: 1, 2, 3</td><td>Walls: 1, 2, 3
Ceilings: 1 ,2, 3</td></tr>
<tr><td>Class 9b other than schools, Unsprinklered</td><td>Walls: 1
Ceilings: 1</td><td>Walls: 1
Ceilings: 1</td><td>Walls: 1, 2
Ceilings: 1, 2</td><td>Walls: 1, 2, 3
Ceilings: 1, 2, 3</td></tr>
<tr><td>Class 9b other than schools, Sprinklered</td><td>Walls: 1
Ceilings: 1</td><td>Walls: 1, 2
Ceilings: 1, 2</td><td>Walls: 1, 2, 3
Ceilings: 1, 2, 3</td><td>Walls: 1, 2, 3
Ceilings: 1, 2, 3</td></tr>
<tr><td>Class 9c, Sprinklered</td><td>Walls: 1
Ceilings: 1</td><td>Walls: 1, 2
Ceilings: 1, 2</td><td>Walls: 1, 2, 3
Ceilings: 1, 2, 3</td><td>Walls: 1, 2, 3
Ceilings: 1, 2, 3</td></tr>
</table>
A finishes schedule will be required, with associated fire test certificates in accordance with this requirement. This will need to be provided to the Principal Certifier prior to the issue of the Construction Certificate.
</td><td></td></tr>
<tr><td>Air-handling ductwork
5</td><td>Rigid and flexible ductwork in a Class 2 to 9 building must comply with the fire hazard properties set out in AS 4254 Parts 1 and 2.

A finishes schedule will be required, with associated fire test certificates in accordance with this requirement. This will need to be provided to the Principal Certifier prior to the issue of the Construction Certificate.</td><td>Capable of compliance</td></tr>
<tr><td>Lift car
6</td><td>Materials used as—
a) floor linings and floor coverings must have a critical radiant flux not less than 2.2; and</td><td>Capable of compliance</td></tr>
</table>

<table>
<tr><th colspan="3">Section C – Fire Safety</th></tr>
<tr><th>Clause</th><th>Assessment Comments</th><th>Status</th></tr>
<tr><td></td><td>b) wall and ceiling linings must be a Group 1 material or a Group 2 material in accordance with AS 5637.1.

A finishes schedule will be required, with associated fire test certificates in accordance with this requirement. This will need to be provided to the Principal Certifier prior to the issue of the Construction Certificate.</td><td></td></tr>
<tr><td>Other material
7
NSW 7.</td><td>Materials and assemblies in a Class 2 to 9 building not included in Clauses 3, 4, 5 or 6 must not exceed the indices set out in Table 4.

Table 4 Other materials
<table>
<tr><th>Material or assembly location</th><th>Flammability Index</th><th>Spread-of-Flame Index</th><th>Smoke-Developed Index</th></tr>
<tr><td>Fire control rooms subject to Specification E1.8 and fire-isolated exits, other than a sarking-type material used in a</td><td>N/A</td><td>0</td><td>2</td></tr>
</table>
<table>
<tr><th>Material or assembly location</th><th>Flammability Index</th><th>Spread-of-Flame Index</th><th>Smoke-Developed Index</th></tr>
<tr><td>ceiling or used as an attachment or part of an attachment to a building element. Note 1</td><td></td><td></td><td></td></tr>
<tr><td>Class 9b buildings used as a theatre, public hall or the like:
Any part of fixed seating in the audience area or auditorium.</td><td>N/A</td><td>0</td><td>5</td></tr>
<tr><td>Class 9b buildings used as a theatre, public hall or the like:
A proscenium curtain required by Specification H1.3.</td><td>N/A</td><td>0</td><td>3</td></tr>
<tr><td>Escalators, moving walkways or non-required non-fire-isolated stairways or pedestrian ramps subject to Specification D1.12.</td><td>N/A</td><td>0</td><td>5</td></tr>
<tr><td>Sarking-type material:
In a fire control room subject to Specification E1.8 or a fire-isolated exit or fire control room used in the form of an exposed wall or ceiling.</td><td>0</td><td>N/A</td><td>N/A</td></tr>
<tr><td>Sarking-type material:
In other locations. Note 2</td><td>5</td><td>N/A</td><td>N/A</td></tr>
<tr><td>Other materials or locations and insulation materials other than sarking-type materials. Notes 2 and 3</td><td>N/A</td><td>9</td><td>8 if the Spread-of-Flame Index is more than 5</td></tr>
</table>
A finishes schedule will be required, with associated fire test certificates in accordance with this requirement. This will need to be provided to the Principal Certifier prior to the issue of the Construction Certificate.</td><td>Capable of compliance</td></tr>
<tr><th colspan="3">Specification C1.11 – Performance of external walls in fire</th></tr>
<tr><td>General
1 - 4</td><td>This Specification contains measures to minimise, in the event of fire, the likelihood of external walls covered by Clause 2 collapsing outwards as complete panels and the likelihood of panels separating from supporting members.</td><td>Note</td></tr>
<tr><th colspan="3">Specification C1.13 – Cavity barriers for fire-protected timber</th></tr>
<tr><td>General
1 - 2</td><td>Not applicable based on the current design.</td><td>Not applicable</td></tr>
<tr><th colspan="3">Specification C1.13a –Fire-protected timber</th></tr>
</table>

Section C – Fire Safety		
Clause	**Assessment Comments**	**Status**
General **1 - 3**	Not applicable based on the current design.	Not applicable
Specification C2.5 – Smoke-proof walls in health-care and residential care buildings		
General **1 - 4**	This Specification sets out requirements for the construction of fire doors, smoke doors, fire windows and fire shutters.	Note
Specification C3.4 – Fire doors, smoke doors, fire windows and shutters		
General **1 - 5**	This Specification sets out requirements for the construction of fire doors, smoke doors, fire windows and fire shutters.	Note
Specification C3.15 – Penetration of walls, floors and ceilings by services		
General **1 - 2**	This Specification prescribes materials and methods of installation for services that penetrate walls, floors and ceilings required to have an FRL. This Specification applies to installations permitted under the Deemed-to-Satisfy Provisions of the BCA as alternatives to systems that have been demonstrated by test to fulfil the requirements of C3.15(a). This Specification does not apply to installations in ceilings required to have a resistance to the incipient spread of fire nor to the installation of piping that contains or is intended to contain a flammable liquid or gas. A schedule listing all collars, dampers and other penetrations will be required prior to the mandatory stage inspection or prior to issue of Occupation Certificate. The products must be tested (NATA registered labs to Australian Standards) systems and be included as part of the Schedule. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.	Capable of compliance

Section D – Access and Egress

Section D – Access & Egress		
Clause	**Assessment Comments**	**Status**
Part D1 Provision for escape		
Deemed to satisfy provisions	This clause provides guidance on the application of the BCA.	Note

Section D – Access & Egress		
Clause	**Assessment Comments**	**Status**
D1.0		
Application of Part D1.1	The Deemed-to-Satisfy Provisions of this Part do not apply to the internal parts of a sole-occupancy unit in a Class 2 or 3 building or a Class 4 part of a building.	Note
Number of exits required D1.2 NSWD1.2(d)(vii) Class 9b	Exits are identified as follows: **Basement** Two Stairs Car Park Entry Door D0.02 **Ground** Outdoor Plaza Workshop Staff entry **First** Stair D2.01	Complies
When fire-isolated stairways and ramps are required D1.3	Not applicable based on the current stairs. There are no proposed stairs that pass through more than two consecutive storeys.	Not applicable
Exit travel distances D1.4	**Basement** To the Basement, a point of choice is reached within 20m and the furthest distance to an exit is less than 40m. Approximately 25m measured. **Ground** To the ground floor a point of choice appears to be reached within 20m and the furthest distance to an exit is less than 40m. It should be noted that it is unclear where the building line is and therefore it is not clear at this stage of design where a person seeking egress reaches open space. Note: the River Function Room cannot be considered Open Space as it is covered. **First**	Capable of compliance

Section D – Access & Egress		
Clause	**Assessment Comments**	**Status**
	Two exits are available from the AV Room with a travel distance to either less than 20m.	
Distance between alternative exits D1.5	The distance between alternative exits appears to be shown in accordance with this Clause. Further assessment will be required at the detailed design stage.	Capable of compliance
Dimension of exits and path of travel to exits D1.6 NSWD1.6 (9b buildings)	If the storey, mezzanine or open spectator stand accommodates more than 200 persons, the aggregate unobstructed width, except for doorways, must be increased to— (i) 2 m plus 500 mm for every 60 persons (or part) in excess of 200 persons if egress involves a change in floor level by a stairway or ramp with a gradient steeper than 1 in 12; or (ii) in any other case, 2 m plus 500 mm for every 75 persons (or part) in excess of 200; and An aggregate exit width of 3000mm would be required from the auditorium. It appears this is achieved however dimensions should be provided to plan to clearly show this is achieved. A minimum 1000mm path of travel to an exit is required. This is not achieved in the kitchen. Consultation should be made with the Principal Certifier to determine there compliance expectations. Alternatively consultation should be made with a fire safety engineer as compliance could be demonstrated by performance solution.	Capable of compliance
Travel via fire-isolated exits D1.7	Not applicable based on the current design. Fire isolated exits are not required under D1.3.	Not applicable
External stairways or ramps in lieu of fire-isolated exits D1.8	Not applicable based on the current design.	Not applicable
Travel by non-fire-isolated stairways or ramps D1.9	A non-fire-isolated stairway or non-fire-isolated ramp serving as a required exit must provide a continuous means of travel by its own flights and landings from every storey served to the level at which egress to a road or open space is provided. Class 5-9: distance from the floor via stairway to open space must not exceed 80m.	Complies

Section D – Access & Egress		
Clause	**Assessment Comments**	**Status**
Discharge from exits D1.10 NSWD1.10 (9b buildings)	An exit must not be blocked at the point of discharge and where necessary, suitable barriers must be provided to prevent vehicles from blocking the exit, or access to it e.g. discharge points. Barriers (such as bollards) must be installed, if they are necessary to prevent vehicles blocking access to, or discharge from, an exit. In a Class 9b building used as an entertainment venue, at least half of the required number of exits from each storey or mezzanine, and at least half of the aggregate width of such exits must discharge otherwise than through the main entrance, or the area immediately adjacent to the main entrance of the building.	Complies
Horizontal exits D1.11	Not applicable based on the current design.	Not applicable
Non-required stairways, ramps or escalators D1.12	Not applicable based on the current design.	Not applicable
Number of Occupants D1.13	The number of persons accommodated in a storey must be determined with consideration to the purpose for which it is used and the layout of the floor area. Occupancy number will be determined when more detailed drawings / layout is provided. Alternatively, please provide a population schedule of the building including staff and expected visitors. The preliminary population is 294 patrons in the auditorium. It is assumed the number of occupants in the building will be higher than this when staff are factored into the calculation.	Note
Measurement of distances D1.14	This clause provides guidance on the application of the BCA.	Note
Method of measurement D1.15	This clause provides guidance on the application of the BCA.	Note
Plant rooms, lift machine rooms and electricity network substations: Concession	Where the plant room does not exceed 100m² ladder access is permitted.	Note

Section D – Access & Egress		
Clause	**Assessment Comments**	**Status**
D1.16		
Access to lift pits D1.17	Access to lift pits will need to be provided in accordance with this Clause. Details will need to be assessed at the Construction Certificate stage.	Capable of compliance
Egress from early childhood centre D1.18	Not applicable based on the proposed Building Classification.	Not applicable
Part D2 Construction of Exits		
Deemed to satisfy provisions D2.0	This clause provides guidance on the application of the BCA.	Note
Application of Part D2.1 NSWD2.1 (9b buildings)	This part does not apply to the internal parts of a SOU except for: Class 2 – D2.13, D2.14(a), D2.16, D2.17(d) & (e), D2.18 & D2.24. Class 3 - D2.13, D2.14(a), D2.16, D2.17(d) & (e), D2.21 & D2.24.	Note
Fire-isolated stairways and ramps D2.2	Not applicable based on the current design. Fire-isolated exits are not required under D1.3. .	Not applicable
Non-fire isolated stairs and ramps D2.3	Stairs should be constructed in accordance with one of the following: a) reinforced or prestressed concrete; or b) steel in no part less than 6 mm thick; or c) timber that— i) has a finished thickness of not less than 44 mm; and ii) has an average density of not less than 800 kg/m3 at a moisture content of 12%; and iii) has not been joined by means of glue unless it has been laminated and glued with resorcinol formaldehyde or resorcinol phenol formaldehyde glue. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.	Capable of compliance
Separation of rising and descending stair flights	Not applicable based on the current design. Fire-isolated exits are not required under D1.3.	Not applicable

Section D – Access & Egress		
Clause	**Assessment Comments**	**Status**
D2.4		
Open access ramps and balconies D2.5	Not applicable based on the current design.	Not applicable
Smoke lobbies D2.6	No smoke lobbies required at this stage of design.	Not applicable
Installation in exits and paths of travel D2.7	An opening to any chute or duct intended to convey hot products of combustion from a boiler, incinerator, fireplace or the like, must not be located in any part of a required exit or any corridor, hallway, lobby or the like leading to a required exit. (c) Gas or other fuel services must not be installed in a required exit. (d) Services or equipment comprising— (i) electricity meters, distribution boards or ducts; or (ii) central telecommunications distribution boards or equipment; or may be installed in— (iv) a required exit, except for fire-isolated exits specified in (a); or (v) in any corridor, hallway, lobby or the like leading to a required exit, if the services or equipment are enclosed by non-combustible construction or a fire-protective covering with doorways or openings suitably sealed against smoke spreading from the enclosure. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.	Capable of compliance
Enclosure of space under stairs and ramps D2.8	The space below the non fire-isolated stairway must not be enclosed to form a cupboard or other enclosed space unless— a) the enclosing walls and ceilings have an FRL of not less than 60/60/60; and b) any access doorway to the enclosed space is fitted with a self-closing –/60/30 fire door Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.	Capable of compliance
Width of required stairways and ramps D2.9	Not applicable based on the current design. There are no stairs exceeding 2m in width.	Not applicable

<table>
<tr><th colspan="3">Section D – Access & Egress</th></tr>
<tr><th>Clause</th><th>Assessment Comments</th><th>Status</th></tr>
<tr><td>Pedestrian ramps
D2.10</td><td>Refer to section D3

The floor surface of a ramp must have a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586.</td><td>Capable of compliance</td></tr>
<tr><td>Fire-isolated passageways
D2.11</td><td>Not applicable based on the current design. Fire-isolated exits are not required under D1.3.</td><td>Not applicable</td></tr>
<tr><td>Roof as open space
D2.12</td><td>Not applicable based on the current design.</td><td>Not applicable</td></tr>
<tr><td>Goings and risers
D2.13
NSWD2.13 (9b buildings)</td><td>The dimensions for going (G), riser (R) and quantity (2R + G) for the stairs must be in accordance with Table D2.13, except for non required stairs and where stair discharge on sloping walkway or public road.

The going and risers of a stair must be constant throughout each flight except that between adjacent risers or going, not greater than 5mm and not more than 10mm throughout the flight.

No openings greater than 125mm is permitted.

No winders are permitted in a required stair.

Stair treads are required to be slip resistance in accordance with Table D2.4 (i.e. P3/R10 dry; P4/R11 wet)

Please refer to D3 for additional requirements.

Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification</td><td>Capable of compliance</td></tr>
<tr><td>Landings
D2.14</td><td>Landings must not be less than 750mm long and have a slip resistance surface in accordance with Table D2.14.

The grade of a landing must not be more than 1:50

Please refer to D3 for additional requirements

Table D2.14 Slip-resistance classification
<table><tr><th>Application</th><th>Dry surface conditions</th><th>Wet surface conditions</th></tr><tr><td>Ramp steeper than 1:14</td><td>P4 or R11</td><td>P5 or R12</td></tr><tr><td>Ramp steeper than 1:20 but not steeper than 1:14</td><td>P3 or R10</td><td>P4 or R11</td></tr><tr><td>Tread or landing surface</td><td>P3 or R10</td><td>P4 or R11</td></tr><tr><td>Nosing or landing edge strip</td><td>P3</td><td>P4</td></tr></table>
Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification. Evidence of the proposed slip resistance will need to be provided to the Principal Certifier prior to the issue of the Construction Certificate.</td><td>Capable of compliance</td></tr>
</table>

Section D – Access & Egress		
Clause	**Assessment Comments**	**Status**
Thresholds D2.15 NSWD2.15 (9b buildings)	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 – a) in a building required to be accessible by Part D3, the doorway— i) opens to a road or open space; and ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or b) in other cases— i) the doorway opens to a road or open space, external stair landing or external balcony; and ii) 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. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification. Evidence of the proposed slip resistance will need to be provided to the Principal Certifier prior to the issue of the Construction Certificate.	Capable of compliance
Barriers to prevent falls D2.16 NSW2.16 (9b buildings)	The barriers to balconies, stair landings, balconies and the like are to be a minimum of 1 m in height and minimum 865 mm above stair flights. For floors more than 4 m above the surface beneath, a barrier should have no horizontal or near horizontal elements between 150 mm and 760 mm above the floor must not facilitate climbing. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification. Evidence of the proposed slip resistance will need to be provided to the Principal Certifier prior to the issue of the Construction Certificate.	Capable of compliance
Handrails D2.17	Handrails are required to all ramps or flights (2 risers or more) at a height not less than 865mm. The handrail must be continuous between stair flights and have no obstruction on or above them that will tend to break a handhold. In a required exit serving an accessible area, it must be designed to Clause 12 of AS 1428.1. Please refer to D3 for further requirements.	Capable of compliance
Fixed platforms, walkways, stairways and ladders	Fixed platforms, walkways, stairways and ladders are to be designed and installed to AS1657.	Note

Section D – Access & Egress		
Clause	**Assessment Comments**	**Status**
D2.18		
Doorways and Doors D2.19 NSWD2.19 (9b buildings) **Doors in path of travel in an entertainment venue** NSWD2.101	A doorway serving as a required exit or forming part of a required exit: a) must not be fitted with a revolving door; and b) must not be fitted with a roller shutter or tilt-up door unless— i) it serves a Class 6, 7 or 8 building or part with a floor area not more than 200 m^2; and ii) the doorway is the only required exit from the building or part; and iii) it is held in the open position while the building or part is lawfully occupied; and c) must not be fitted with a sliding door unless- i) it leads directly to road or open space ii) the door can be manually opened by a force of not more than 110N d) If fitted with a power operated door – i) It must be opened manually under a force of not more than 110N ii) If it leads directly to road or open space, must open automatically on power failure, or activation of a fire or smoke alarm. NSW D2.19(b)(v): In a Class 9b building used as an entertainment venue— (A) must not be fitted with a collapsible gate, accordion door, turnstile or rigid barrier; and (B) if fitted with a door, must be— (aa) a swing door which opens in the direction of egress; and (bb) doors hung in two folds where the unobstructed width of the doorway is more than 1 m; and (C) a doorway or opening within sight of the audience but not intended for egress must have a notice displayed clearly indicating its purpose and such a notice must not be internally illuminated; and (D) notwithstanding (b)(iii), a sliding door may be fitted where— (aa) it leads directly to a road or open space and forms a main entrance; and (bb) it is capable of swinging in the direction of egress when pressure is applied to the inside face of the door; and (cc) the door is provided with signage that clearly indicates to persons seeking egress, the potential for swinging the door open in an emergency.	Capable of compliance

Section D – Access & Egress		
Clause	**Assessment Comments**	**Status**
Swinging Doors D2.20 NSWD2.21 (9b buildings)	A swinging door must open in the direction of egress unless it serves a building or part with a floor area less than 200m^2, it is the only exit from the building or part and it is fitted with a device for holding it in the open position. The swinging door in a required exit must not encroach at any part of its swing by more than 500mm on the required width of a required stairway, ramp or passageway. The swinging door must not otherwise impede the path or direction of egress. In a Class 9b building used as an entertainment venue, a doorway in a path of travel must comply with NSW D2.19(b)(v).	Does not comply
Operation of Latch D2.21 NSWD2.21 (9b buildings)	Exit doors and doors in the path of travel are required to be readily openable without a key by a single hand downward action or pushing action on a single device located between 900mm and 1.2m from the floor. Where the latch operation device is not located on the door, the power operated manual controls must be at least 25mm wide, proud of the surrounding surface and located 500mm from an internal corner and between 1-2m of the doorway. In a Class 9b building used as an entertainment venue, a doorway in a path of travel must comply with NSW D2.19(b)(v). Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification and provided to the Principal Certifier prior to the issue of the Construction Certificate.	Capable of compliance
Re-entry from fire-isolated exits D2.22	Not applicable based on the current design.	Not applicable
Signs on doors D2.23	Not applicable based on the current design.	Not applicable
Protection of openable windows D2.24	A window opening must be provided with protection, if the floor below the window is 2 m or more above the surface beneath in— (i) a bedroom in a Class 2 or 3 building or Class 4 part of a building; or (ii) a Class 9b early childhood centre. (b) Where the lowest level of the window opening is less than 1.7 m above the floor, a window opening covered by (a) must comply with the following: (i) The openable portion of the window must be protected with—	Capable of compliance

Section D – Access & Egress		
Clause	**Assessment Comments**	**Status**
	(A) a device capable of restricting the window opening; or (B) a screen with secure fittings. (ii) A device or screen required by (i) must— (A) not permit a 125 mm sphere to pass through the window opening or screen; and (B) resist an outward horizontal action of 250 N against the— (aa) window restrained by a device; or (bb) screen protecting the opening; and (C) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden. (c) A barrier with a height not less than 865 mm above the floor is required to an openable window— (i) in addition to window protection, when a child resistant release mechanism is required by (b)(ii)(C); and (ii) where the floor below the window is 4 m or more above the surface beneath if the window is not covered by (a). (d) A barrier covered by (c) except for (e) must not— (i) permit a 125 mm sphere to pass through it; and (ii) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification and provided to the Principal Certifier prior to the issue of the Construction Certificate.	
Timber stairways: Concessions D2.25	Not applicable based on the current design.	Not applicable
Part D3 Access for People with Disabilities		
Part D3	It is understood Purely Access have been engaged as the access consultants for this project. Reference should be made to the 30% concept design report prepared by Purely Access.	Note

Section E – Services & Equipment

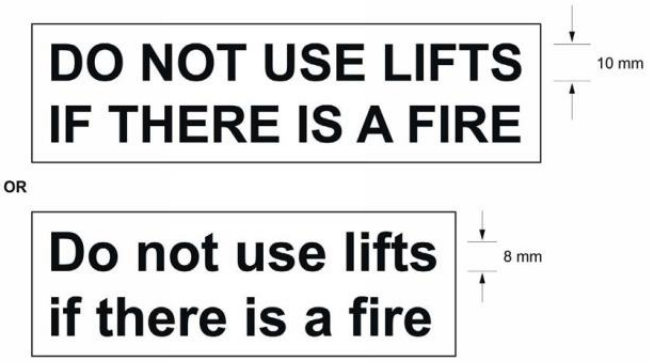
Section E – Services & Equipment		
Clause	**Assessment Comments**	**Status**
Part E1 Fire Fighting Equipment		
E1.1 ***	Deleted clause	Not applicable
E1.2 ***	Deleted clause	Not applicable
Fire Hydrants E1.3	A fire hydrants system is required and shall comply with AS 2419.1. A fire services design statement, specification and plans will require at Construction Certificate stage from an Accredited Practitioner (Fire Systems Design).	Capable of compliance
Fire Hose Reels E1.4	A fire hose reel system is required to be designed and installed in accordance with AS 2441-2005 A fire services design statement, specification and plans will require at Construction Certificate stage from an Accredited Practitioner (Fire Systems Design).	Capable of compliance
Sprinklers E1.5	This Clause will not apply to the car as it it contains less than 40 vehicles. It does not appear that this will apply to the Class 9b part of the development however there are various design options and scenarios under Part H1 that can incorporate sprinklers. Reference should be made to Part H1 to determine the design intent and confirm whether sprinklers will or will not be provided.	Further information required
Portable fire extinguishers E1.6	Fire extinguishers should be selected and installed to AS2444-2001.	Capable of compliance
E1.7 ***	Deleted clause	Not applicable
Fire control centres E1.8	Not applicable based on the current design.	Not applicable
Fire precautions during construction E1.9	Not less than 1 fire extinguisher to suit class A, B and C and electrical fires must be provided.	Capable of compliance
Provision for special hazards	Not applicable based on the current design.	Not applicable

Section E – Services & Equipment		
Clause	**Assessment Comments**	**Status**
E1.10		
Specification E1.5 Fire Sprinkler Systems		
Clause 1 - 13	This Specification sets out requirements for the design and installation of fire sprinkler systems.	Note
Specification E1.5a Class 2 & 3 building not more than 25m in effective height		
Clause 1 - 3	Not applicable based on the proposed Building Classification.	Not applicable
Specification E1.8 Fire Control Centres		
Clause 1 - 12	Not applicable based on the current design.	Not applicable
Part E2 Smoke Hazard Management		
Deemed to satisfy provisions E2.0	This clause provides guidance on the application of the BCA.	Note
Application of part E2.1	This clause provides guidance on the application of the BCA. a) The Deemed-to-Satisfy Provisions of this Part do not apply to— i) any open-deck carpark; or ii) any open spectator stand; or iii) a Class 8 electricity network substation with a floor area not more than 200m^2, located within a multi-classified building. b) The smoke exhaust and smoke-and-heat vent provisions of this Part do not apply to any area not used by occupants for an extended period of time such as a storeroom with a floor area less than 30m^2, sanitary compartment, plant room or the like.	Note
General Requirements E2.2 NSWE2.2a (9b buildings)	Any air-handling system which does not form part of a smoke hazard management system and which recycles air from one fire compartment to another fire compartment should be designed to show compliance with this Clause. An automatic smoke detection and alarm system is required. This should be installed to Clause 3 or 4 (or combination of both of Spec E2.2a) and AS1670.1-2015. The requirements of NSW E2.2 for 9b buildings will need to be satisfied prior to the issue of the Construction Certificate:	Capable of compliance

Section E – Services & Equipment		
Clause	**Assessment Comments**	**Status**
	A building or part of a building used as a theatre or public hall (not listed above) including a lecture theatre and cinema/auditorium complex— (a) must be provided with automatic shutdown of any air-handling system (other than miscellaneous exhaust air systems installed in accordance with Sections 5 and 6 of AS 1668.1) which does not form part of the smoke hazard management system, on the activation of— (i) smoke detectors installed complying with Specification E2.2a; and (ii) any other installed fire detection and alarm system, including a sprinkler system complying with Specification E1.5; and (b) other than in the case of a school lecture theatre, where the floor area of the fire compartment is more than 2000 m^2— (i) an automatic smoke exhaust system complying with Specification E2.2b; or (ii) automatic smoke-and-heat vents complying with Specification E2.2c, if the building is single storey; or (iii) if the floor area of the fire compartment is not more than 5000 m^2 and the building has a rise in storeys of not more than 2— (A) an automatic smoke detection and alarm system complying with Specification E2.2a; or (B) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification E1.5. (a) Each fire compartment, other than one in a building described in (b), having a floor area of more than 2000 m^2 must be provided with— (i) an automatic smoke exhaust system complying with Specification E2.2b; or (ii) automatic smoke-and-heat vents complying with Specification E2.2c, if the building is single storey; or (iii) if the floor area of the fire compartment is not more than 5000 m^2 and the building has a rise in storeys of not more than 2— (A) an automatic smoke detection and alarm system complying with Specification E2.2a; or (B) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification E1.5. In a Class 9b building which has a stage with a floor area of more than 50m2 but not more than 150m2, the stage must be provided with: a) An automatic smoke exhaust system complying with Specification E2.2b; or	

Section E – Services & Equipment		
Clause	**Assessment Comments**	**Status**
	b) Roof mounted automatic smoke-and-heat vents complying with NSW H101.22 in the top storey. Fire Services Design statement, specifications and plans will be required by an accredited practitioner (fire systems design) prior to the issue of the Construction Certificate.	
Provision for special hazards E2.3	Not applicable based on the current design.	Not applicable
Specification E2.2a Smoke detection and alarm systems		
Clause 1 - 8	In a Class 7 or 9b building or part, a smoke detection system comply with Clause 4 (AS 1670.1) <u>Clause 3</u> A Smoke Alarm System in accordance with AS 3768 system is required to all SOU and with common/public areas located in accordance with the requirements of AS 1670.1. The system must be connected to activate a building occupant warning system in accordance with Clause 7. <u>Clause 4</u> A Smoke Detection System in accordance with AS 1670.1 within each SOU and common/public spaces. The system must be connected to activate a building occupant warning system in accordance with Clause 7. <u>Clause 5</u> A Smoke Alarm System in accordance with A S3768 system is required to all SOU and A Smoke Detection System in accordance with AS 1670.1 in all common/public spaces not within a SOU. <u>Clause 7</u> A Building Occupant Warning System in accordance with clause 3.22 of AS 1670.1 to sound through all occupied areas except; *Clause 3* - sound pressure levels need not be measured within the SOU if a level of not less than 85dB(a) is provided at the door providing access to the SOU and inbuilt sounders may be used in the smoke alarms to meet these requirements *Clause 4* – sound pressure levels need not be measured within the SOU if a level of not less than 100dB(A) is provided at the door providing access to the SOU A fire services design statement, specification and plans from an Accredited Practitioner (Fire Systems Design) will be required to	Capable of compliance

Section E – Services & Equipment		
Clause	**Assessment Comments**	**Status**
	be provided to the Principal Certifier, prior to the issue of the Construction Certificate.	
Specification E2.2d Residential fire safety systems		
Connection of residential sprinkler systems to a fire station or other approved monitoring service	Not applicable based on the proposed Building Classification.	Not applicable
Part E3 Lift Installations		
Deemed to satisfy provisions E3.0	This clause provides guidance on the application of the BCA.	Not applicable
Lift Installation E3.1	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification E3.1. A design certificate confirming compliance with Part E3 from the lift manufacturer will need to be provided to the Principal Certifier prior to the issue of the Construction Certificate. Note: It is recommended the requirements for other barriers under Clause 2.4.5.5 is provided to lifts in car parks where they could be damaged or use of them blocked by a vehicle. This Clause states: *Protective devices shall be provided as necessary to protect parts of the building or other fixed objects or equipment from damage by vehicles. Such protection shall include devices to prevent vehicle encroachment into pedestrian ways, stairs, doorways, lifts and the like. Appropriately located bollards are suitable for these purposes. Protective devices shall be clearly visible to drivers when in their normal driving position.*	Capable of compliance
Stretcher facility in lifts E3.2	Not applicable based on the current design. The proposed development is not more than 12 m in effective height.	Not applicable
Warning against use of lifts in fire E3.3	Lift warning signage will be required in accordance with this Clause.	Capable of compliance

Section E – Services & Equipment		
Clause	**Assessment Comments**	**Status**
	Figure E3.3 Warning sign for passenger lifts  A signage schedule demonstrating compliance with this Clause will need to be provided to the Principal Certifier, prior to the issue of the Construction Certificate.	
Emergency lifts E3.4	Not applicable based on the current design. The building has an effective height of less than 25m.	Not applicable
Landings E3.5	Access and egress to and from lift well landings must comply with Section D above.	Capable of compliance
Passenger lifts E3.6	A design certificate confirming compliance with Part E3 from the lift manufacturer will need to be provided to the Principal Certifier prior to the issue of the Construction Certificate. This should include compliance with AS 1735.12.. Note: at lift landings, control buttons shall be located adjacent to the lift entrances and shall not be closer than 500 mm from any internal corner or fixed obstruction.	Capable of compliance
Fire service controls E3.7	Not applicable based on the current design. Lifts do not serve storeys above an effective height of 12m.	Not applicable
Residential care buildings E3.8	Not applicable based on the proposed Building Classification.	Not applicable
Fire service recall control switch E3.9	Not applicable based on the current design. Lifts do not serve storeys above an effective height of 12m.	Not applicable

Section E – Services & Equipment		
Clause	**Assessment Comments**	**Status**
Lift car fire service drive control switch E3.10	Not applicable based on the current design. Lifts do not serve storeys above an effective height of 12m.	Not applicable
Specification E3.1 Lift installations		
Clause 1 - 6	This Specification contains requirements for electric passenger lift installations and electrohydraulic passenger lift installations. A design certificate confirming compliance with Part E3 from the lift manufacturer will need to be provided to the Principal Certifier prior to the issue of the Construction Certificate.	Capable of compliance
Part E4 Visibility in Emergency, Exit Signs and Warning Systems		
Deemed to satisfy provisions E4.0	This clause provides guidance on the application of the BCA.	Note
E4.1**	Deleted Clause	Not applicable
Emergency Lighting requirements E4.2	Emergency lighting system shall be provided in accordance with this Clause and AS 2293.1-2018.	Capable of compliance
Measurement of distance E4.3	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
Design and operation of emergency lighting E4.4	Every required emergency light must comply with AS 2293.1	Capable of compliance
Exit Signage E4.5	Exit Signs shall be provided in accordance with AS 2293.1-2005.	Capable of compliance
Direction signs E4.6	If an exit is not readily apparent to persons occupying or visiting the building, then exit signs must be installed— a) in appropriate positions in corridors, hallways, lobbies, foyers, auditoria, and the like, indicating the direction to a required exit; and	Capable of compliance

Section E – Services & Equipment		
Clause	**Assessment Comments**	**Status**
	b) in a Class 9b building used as an entertainment venue — in any external egress path to a road where the exit does not open directly onto a road.	
Class 2 & 3 buildings and Class 4 parts: Exemptions E4.7	E4.2 and E4.5 do not apply to the SOU parts of the Class 2.	Note
Design and operation of exit signs E4.8	The exit signs should be provided in accordance with AS 2293.1-2005. Electrical plans and a design certificate demonstrating compliance with this Clause. will be required to be provided to the Principal Certifier, prior to the issue of the Construction Certificate.	Capable of compliance
Emergency warning and intercom systems E4.9	Not applicable based on the current design. The building has an effective height of less than 25m.	Not applicable
Specification E4.8 Photoluminescent exit signs		
Clause 1 - 6	This Specification contains requirements for photoluminescent exit signs. Electrical plans and a design certificate demonstrating compliance with this Clause. will be required to be provided to the Principal Certifier, prior to the issue of the Construction Certificate.	Capable of compliance

Section F – Health & Amenity

Section F – Health & Amenity		
Clause	**Assessment Comments**	**Status**
Part F1 Damp & Weatherproofing		
Deemed to satisfy provisions F1.0	Performance Requirement FP1.4, for the prevention of the penetration of water through external walls, must be complied with: A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause— (a) unhealthy or dangerous conditions, or loss of amenity for occupants; and	Performance solution required

Section F – Health & Amenity		
Clause	**Assessment Comments**	**Status**
	(b) undue dampness or deterioration of building elements. There are no Deemed-to-Satisfy Provisions for this Performance Requirement in respect of external walls. A performance solution will be required to demonstrate compliance.	
Stormwater drainage F1.1	A stormwater drainage system in accordance with AS 3500 is required. Details demonstrating compliance with this clause must be incorporated into the hydraulic services Construction Certificate plans, specifications and design certificate and provided to the Principal Certifier.	Capable of compliance
F1.2**	This clause has been deleted.	Not applicable
F1.3**	This clause has been deleted.	Not applicable
External above ground membranes F1.4	Waterproofing membranes for external above ground use must comply with AS 4654 Parts 1 and 2. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.	Capable of compliance
Roof coverings F1.5	The roof coverings are to comply with the requirement of this Clause Concrete roofing tiles complying with AS 2049 and fixed, except in cyclonic areas, in accordance with AS 2050, as appropriate; or Terracotta roofing tiles complying with AS 2049 and fixed, except in cyclonic areas, in accordance with AS 2050; or Cellulose cement corrugated sheeting complying with AS/NZS 2908.1 and installed in accordance with AS/NZS 1562.2; or Metal sheet roofing complying with AS 1562.1; or Plastic sheet roofing designed and installed in accordance with AS/NZS 4256.1, AS/NZS 4256.2, AS/NZS 4256.3, AS/NZS 4256.5 and AS/NZS 1562.3; or Terracotta, fibre-cement and timber slates and shingles designed and installed in accordance with AS 4597, except in cyclonic areas. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.	Capable of compliance
Sarking F1.6	Any sarking proposed should show compliance with AS/NZS 4200 Parts 1 & 2.	Capable of compliance

Section F – Health & Amenity		
Clause	**Assessment Comments**	**Status**
	Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.	
Waterproofing wet areas F1.7	Waterproofing to wet areas is required and comply with this Clause and AS3470. Details demonstrating compliance with this clause must be provided to the Principal Certifier.	Capable of compliance
F1.8	This clause has been deleted.	Not applicable
Damp-proofing F1.9	Damp must be prevented from reaching: a) a building's lowest floor timbers; b) suspended concrete floors or other suspended floors; c) supporting beams or girders; and d) walls above damp-proof courses. Where Damp-proofing is required, it must comply with AS/NZS 2904 or AS3660.1. This does not apply to Class 7 or 8 Buildings where in each case there is no necessity for compliance. While it is recognised the BCA does not require damp-proofing to Class 7 buildings, water ingress is a common issue in basements and therefore it is recommend all appropriate measures are taken to ensure the prevent of water prevention is made to the basement. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.	Capable of compliance
Damp-proofing of floors on the ground F1.10	Damp proofing is required to comply with AS2870 where a floor of a room is laid on the ground. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.	Capable of compliance
Provision of floor wastes F1.11	Not applicable based on the proposed Building Classification.	Not applicable
Subfloor ventilation F1.12	Subfloor spaces must— i) be provided with openings in external walls and internal subfloor walls in accordance with Table F1.12 for the climatic zones given in Figure F1.12; and ii) have clearance between the ground surface and the underside of the lowest horizontal member in the subfloor in accordance with Table F1.12.	Capable of compliance

<table>
<tr><th colspan="3">Section F – Health & Amenity</th></tr>
<tr><th>Clause</th><th>Assessment Comments</th><th>Status</th></tr>
<tr><td></td><td>
Table F1.12 Subfloor openings and ground clearance
<table>
<tr><th>Climatic zone (see Figure F1.12)</th><th>Minimum aggregate subfloor ventilation openings without a membrane (mm²/m of wall)</th><th>Minimum aggregate subfloor ventilation openings having the ground sealed with an impervious membrane (mm²/m of wall)</th><th>Minimum ground clearance height where termite inspection or management system is not required (mm)</th><th>Minimum ground clearance height where termite inspection is required (mm) Note 1</th></tr>
<tr><td>A</td><td>2000</td><td>1000</td><td>150</td><td>400</td></tr>
<tr><td>B</td><td>4000</td><td>2000</td><td>150</td><td>400</td></tr>
<tr><td>C</td><td>6000</td><td>3000</td><td>150</td><td>400</td></tr>
</table>
Notes to Table F1.12:
1. 400 mm clearance required only where termite management systems are installed that need to be inspected (see B1.4).
2. On sloping sites, the 400 mm clearance required by (1) may be reduced to 150 mm within 2 m of external walls.
3. In situations where openings in external walls and internal subfloor walls are not able to be provided, additional measures must be provided to ensure that the overall level of ventilation of the subfloor space is maintained. This may include measures similar to those in F1.12(e) i.e. providing durability class timbers, or having the ground sealed in the subfloor space with an impervious membrane.

Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.
</td><td></td></tr>
<tr><td>Glazed assemblies
F1.13</td><td>Glazing in an external wall must comply with the AS 2047 requirements for resistance to water penetration.

Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.</td><td>Capable of compliance</td></tr>
<tr><td colspan="3">Part F2 Sanitary & Other Facilities</td></tr>
<tr><td>Deemed to satisfy provisions
F2.0</td><td>This clause provides guidance on the application of the BCA.</td><td>Note</td></tr>
<tr><td>Facilities in residential buildings
F2.1</td><td>Not applicable based on the proposed Building Classification.</td><td>Not applicable</td></tr>
<tr><td>Calculation of number of occupants and facilities
F2.2</td><td>In calculating the number of sanitary facilities to be provided under F2.1 and F2.3, a unisex facility required for people with a disability may be counted once for each sex.</td><td>Note</td></tr>
<tr><td>Facilities in Class 3-9 buildings
F2.3</td><td>The current design of the Leisure Centre indicates the following Sanitary Facilities:

<u>Public</u>
<table>
<tr><th></th><th>Female</th><th>Male</th></tr>
</table>
</td><td>Capable of compliance</td></tr>
</table>

<table>
<tr><th colspan="3">Section F – Health & Amenity</th></tr>
<tr><th>Clause</th><th>Assessment Comments</th><th>Status</th></tr>
<tr><td></td><td>
<table>
<tr><td>Unisex Accessible Sanitary Facility</td><td colspan="2">1</td></tr>
<tr><td>WCs</td><td>7</td><td>2</td></tr>
<tr><td>Urinals</td><td>-</td><td>4</td></tr>
<tr><td>Washbasins</td><td>4</td><td>4</td></tr>
</table>

The current provisions would be sufficient for the proposed 298 patrons.

<u>Staff/BOH</u>
<table>
<tr><th></th><th>Female</th><th>Male</th></tr>
<tr><td>Unisex Accessible Sanitary Facility</td><td colspan="2">1</td></tr>
<tr><td>WCs</td><td>1</td><td>1</td></tr>
<tr><td>Washbasins</td><td>1</td><td>1</td></tr>
<tr><td>Showers</td><td>1</td><td>1</td></tr>
</table>

This will require further assessment at the detailed design stage with a detailed occupancy breakdown.
</td><td></td></tr>
<tr><td>Accessible sanitary facilities
F2.4</td><td>A unisex accessible sanitary facility is required to be provided in accordance with Clause 15 of AS 1428.1-2009.

Ambulant sanitary facilities are required to the male and female sanitary facilities in accordance with Clause 16 of AS 1428.1-2009.

The accessible sanitary facility is provided separately to the sanitary facilities in the dressing room area.

Compliance could be addressed by performance solution from an access consultant.</td><td>Performance solution required</td></tr>
</table>

Section F – Health & Amenity		
Clause	**Assessment Comments**	**Status**
Construction of sanitary compartments F2.5	The door to a fully enclosed sanitary compartment must— (i) open outwards; or (ii) slide; or (iii) 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. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.	Capable of compliance
Interpretation: Urinals and washbasins F2.6	A urinal may be— (i) an individual stall or wall-hung urinal; or (ii) each 600 mm length of a continuous urinal trough; or (iii) a closet pan used in place of a urinal. A washbasin may be— (i) an individual basin; or (ii) a part of a hand washing trough served by a single water tap. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.	Capable of compliance
Microbial; (legionella) control F2.7 NSWD2.7	This clause is deleted in NSW.	Not applicable
Waste management F2.8	Not a class 9a or 9c building.	Not applicable
Accessible adult changing facilities F2.9	Not applicable based on the current design. The design occupant is less than 1500 patrons.	Not applicable
Specification F2.9 Accessible adult change facilities		
Clause 1 - 2	Not applicable based on the current design. The design occupant is less than 1500 patrons.	Not applicable
Part F3 Room Heights		

Section F – Health & Amenity		
Clause	**Assessment Comments**	**Status**
Height of rooms and other spaces F3.1	Ceiling heights are to be as follows: In a Class 7 building- i) Generally 2.4m or ii) For corridors, passageways or the like 2.1m iii) Bathrooms, shower rooms, sanitary facilities, airlock, tea preparation room, pantry, store, garage, car parking area – 2.1m iv) Commercial kitchen – 2.4m v) Above a stairway, ramp, landing or the like – 2.0m In a Class 9b building— (ii) a theatre, public hall or other assembly building or part that accommodates more than 100 persons — 2.7 m; and (iii) a corridor— (A) that serves an assembly building or part that accommodates not more than 100 persons — 2.4 m; or (B) that serves an assembly building or part that accommodates more than 100 persons — 2.7 m. The current section detail indicates compliance with this requirement can be achieved. This will require further assessment when more section details are available in the detailed design stage.	Capable of compliance
Part F4 Light and Ventilation		
Provision of natural light F4.1	Not applicable based on the proposed Building Classification.	Not applicable
Methods and extent of natural light F4.2	Not applicable based on the proposed Building Classification.	Not applicable
Natural light borrowed from adjoining room F4.3	Not applicable based on the proposed Building Classification.	Not applicable
Artificial Lighting F4.4	The artificial lighting system to comply with AS1680.0. Details demonstrating compliance with this clause, including the electrical design certificate, must be provided to the Principal Certifier prior to the issue of the Construction Certificate.	Capable of compliance

Section F – Health & Amenity		
Clause	**Assessment Comments**	**Status**
Ventilation of Rooms F4.5 NSWF4.5	Ventilation of habitable rooms must be achieved through either: i) Natural ventilation – 5 % of floor area of room; or ii) Mechanical ventilation in accordance with AS1668.2 and AS3666.1 Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification. Where the design includes mechanical ventilation, plans and design statement are to be provided to the Principal Certifier, prior to the issue of the Construction Certificate.	Capable of compliance
Natural ventilation F4.6	Where natural ventilation is proposed this should comply with the requirements of this Clause. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.	Capable of compliance
Ventilation borrowed from adjoining room F4.7	In any instances where this occurs details to show compliance with this Clause will be required.	Note
Restrictions on location of sanitary compartment F4.8	Sanitary compartments must not open directly into— a) a kitchen or pantry; or b) a public dining room or restaurant; or c) a dormitory in a Class 3 building; or d) a room used for public assembly (which is not an early childhood centre, primary school or open spectator stand); or e) a workplace normally occupied by more than one person. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.	Capable of compliance
Airlocks F4.9	If a sanitary compartment is prohibited under F4.8 from opening directly to another room— in a Class 9 building: access must be by an airlock, hallway or other room with a floor area of not less than 1.1m^2 and fitted with self-closing doors at all access doorways; or the sanitary compartment must be provided with mechanical exhaust ventilation and the doorway to the room adequately screened from view. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.	Capable of compliance

Section F – Health & Amenity		
Clause	**Assessment Comments**	**Status**
F4.10***	Deleted clause	Not applicable
Car parks F4.11	Ventilation of the carpark will be required to show compliance with this Clause (natural ventilation to AS1668.4 or mechanical to AS1668.2). Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.	Capable of compliance
Kitchen local exhaust ventilation F4.12	A commercial kitchen must be provided with a kitchen exhaust hood complying with AS 1668.1 and AS 1668.2 where— (a) any cooking apparatus has— (i) a total maximum electrical power input exceeding 8 kW; or (ii) a total gas power input exceeding 29 MJ/h; or (b) the total maximum power input to more than one apparatus exceeds— (i) 0.5 kW electrical power; or (ii) 1.8 MJ/hour gas, per m^2 of floor area of the room or enclosure. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.	Capable of compliance
Part F5 Sound Transmission and Insulation		
Part F5	Not applicable based on the proposed Building Classification.	Not applicable
Part F6 Condensation Management		
Part F6	Not applicable based on the proposed Building Classification.	Not applicable
Specification F5.2 Sound insulation for building elements		
Clause 1 - 2	Not applicable based on the proposed Building Classification.	Not applicable
Specification F5.5 Impact sound — Test of equivalence		
Clause 1 - 3	Not applicable based on the proposed Building Classification.	Not applicable

Section G – Ancillary Provisions

Section G – Ancillary Provisions		
Clause	**Assessment Comments**	**Status**
Part G1 Minor Structures and Components		
Deemed to satisfy provisions G1.0	This clause provides guidance on the application of the BCA.	Note
Swimming pools G1.1	Not applicable based on the current design.	Not applicable
Refrigerated Chambers, strong rooms & vaults G1.2	A refrigerated or cooling chamber must have: a) A door which is capable of being opened by hand from inside without a key; and b) Internal lighting controlled only by a switch which is located adjacent to the entrance doorway inside the chamber; and c) An indicator lamp positioned outside the chamber, which is illuminated when the interior lights required by b above are switched on; and d) An alarm that is: i) Located outside but controllable only from within the chamber; and ii) Able to achieve a sound pressure level outside the chamber of 90 dB(A) when measured 3m from the sounding device.	Capable of compliance
Outdoor play spaces G1.3	Not applicable based on the current design.	Not applicable
Provisions for cleaning windows NSWG1.101	a) A building must provide for a safe manner of cleaning any windows located 3 or more storeys above ground level. b) A building satisfies (a) where— i) the windows can be cleaned wholly from within the building; or ii) provision is made for the cleaning of the windows by a method complying with the Work Health and Safety Act 2011 and regulations made under that Act.	Capable of compliance
Part G2 Boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues		
Part G2	Not applicable based on the current design.	Not applicable
Specification G2.2 Installation of boilers and pressure vessels		

Section G – Ancillary Provisions		
Clause	**Assessment Comments**	**Status**
Clause 1 - 2	Not applicable based on the current design.	Not applicable
Part G3 Atrium Construction		
Part G3	Not applicable based on the current design.	Not applicable
Specification G3.8 Fire and smoke control systems in buildings containing atriums		
Clause 1 - 7	Not applicable based on the current design.	Not applicable
Part G4 Construction in Alpine areas		
Part G4	Not applicable based on the current design. The subject development is not in an alpine area.	Not applicable
Part G5 Construction in bushfire prone areas		
Application of Part G5.1 NSWG5.1	Not applicable based on the current design. The subject development is not identified as being in a bushfire prone area.	Not applicable
Part G6 Occupiable outdoor areas		
Application of part G6.1	a) The Deemed-to-Satisfy Provisions of this Part apply to buildings containing an occupiable outdoor area in addition to the other Deemed-to-Satisfy Provisions of the BCA. b) The Deemed-to-Satisfy Provisions of this Part take precedence where there is a difference to the Deemed-to-Satisfy Provisions of Sections C, D, E, F and G. c) Except for G6.2, the Deemed-to-Satisfy Provisions of this Part do not apply to— i) 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 ii) an occupiable outdoor area with an area less than 10m^2.	Note
Fire Hazard properties G6.2	a) Subject to b), a lining, material or assembly in an occupiable outdoor area must comply with C1.10 as for an internal element. b) The following fire hazard properties of a lining, material or assembly in an occupiable outdoor area are not required to comply with C1.10: i) Average specific extinction area.	Capable of compliance

Section G – Ancillary Provisions		
Clause	**Assessment Comments**	**Status**
	ii) Smoke-Developed Index. iii) Smoke development rate. iv) Smoke growth rate index ($SMOGRA_{RC}$).	
Fire separation G6.3	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.	Note
Provision for escape G6.4	For the purposes of the Deemed-to-Satisfy Provisions of Part D1, a reference to a storey or room includes an occupiable outdoor area.	Note
Construction of exits G6.5	For the purposes of the Deemed-to-Satisfy Provisions of Part D2, a reference to a storey or room includes an occupiable outdoor area.	Note
Fire fighting equipment G6.6	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.	Note
Lift installations G6.7	For the purposes of the Deemed-to-Satisfy Provisions of Part E3, a reference to a storey includes an occupiable outdoor area.	Note
Visibility in emergency, exit signs and warning systems G6.8	For the purposes of the Deemed-to-Satisfy Provisions of Part E4, a reference to a storey includes an occupiable outdoor area.	Note
Light and ventilation G6.9	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	Note
Fire orders G6.10	Not applicable based on the current design. The subject development is not located in an Alpine Area.	Not applicable

Section H – Special Use Buildings

Section H – Special use buildings		
Clause	**Assessment Comments**	**Status**
Part H1 Class 9b buildings		

Section H – Special use buildings		
Clause	**Assessment Comments**	**Status**
Application of part H1.1 NSWH1.1	This Part applies to every entertainment venue as described in the Environmental Planning and Assessment Regulation 2000. Definition of entertainment venue as per the Regulations is; a) entertainment venue means a building used as a cinema, theatre or concert hall or an indoor sports stadium. Part H1 applies to this project as the auditorium would be considered an entertainment venue.	Note
Fire Separation NSWH101.2	If entertainment venue forms part only of a building, then— a) the whole of the entertainment venue; or b) the part containing the stage, backstage area and auditorium must be separated from the other parts of the building by construction having an FRL of not less than 60/60/60. The design intent appears to be that the Ground and First Floor will be Class 9b use as or associated with the defined entertainment venue. This should be confirmed or otherwise separation of the entertainment venue parts will require separation in accordance with this Clause. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.	Capable of compliance
Foyer space NSWH101.3	Where an entertainment venue is used principally for the purpose of— a) exhibiting films; or b) conducting live stage productions, foyer space (excluding stairways and concession areas) must be provided on the basis of at least 0.25 m^2 for each person that the auditorium accommodates.	Complies
Sprinkler systems for common foyers NSWH101.4	Not applicable based on the current design. The proposed development does not include multiple auditoriums.	Not applicable
Conventional stages NSWH101.5	This clause applies to a conventional stage, that is, a stage which is separated from the auditorium by a proscenium wall incorporating a proscenium opening. Is the intent to provide a conventional stage which is separated from the auditorium by a proscenium wall incorporating a proscenium opening?	Capable of compliance

Section H – Special use buildings		
Clause	**Assessment Comments**	**Status**
Extent of stage area NSWH101.5.1	If a room or area is not separated from the remainder of a conventional stage by construction having an FRL of not less than 60/60/60, the room or area is, for the purposes of this Part, to be taken to form part of the stage. This needs to be taken into consideration as if the stage is not separated it may fall into wider categories and requirements for larger stages.	Capable of compliance
Small stages NSWH101.5.2	A stage which is more than 50m^2 but not more than 150m^2 in area must have 2 or more means of egress from the stage and backstage area provided otherwise than through the proscenium wall. The stage has two stairs proposed providing egress from the stage. If a proscenium wall is provided to the stage, egress is available via the Backstage Entry and Workshop BOH.	Complies
Large stages NSWH101.5.3	Not applicable based on the current design. The stage is not more than 150m^2 in area.	Not applicable
Fire separation of stages NSWH101.5.4	A stage which is more than 50m^2 in area, and all areas below such a stage, must (with the exception of the proscenium opening) be separated from the backstage and the remainder of the building by construction having an FRL of not less than 60/60/60.	Capable of compliance
Non-conventional stages NSWH101.6	This clause applies to a stage that is not a conventional stage within the meaning of NSW H101.5.	Note
Small stages NSWH101.6.1	A stage which is more than 50m^2 but not more than 150m^2 in area must have at least 2 means of egress from the backstage area. The stage has two stairs proposed providing egress from the stage. If a proscenium wall is provided to the stage, egress is available via the Backstage Entry and Workshop BOH.	Complies
Large stages NSWH101.6.2	Not applicable based on the current design. The stage is not more than 150m^2 in area.	Not applicable
Flying scenery NSWH1.1.7	If a grid or other means of flying scenery is over a conventional or non-conventional stage, sprinklers may be required.	Capable of compliance

Section H – Special use buildings		
Clause	**Assessment Comments**	**Status**
Load Notice NSWH101.8	A notice indicating the actual distributed and concentrated load for which the stage floor has been designed must be conspicuously Not applicable based on the current design. The stage is not more than 150m^2 in area.and permanently displayed in a position adjacent to the stage floor. This notice must be in legible letters and figures— (a) at least 50 mm high; and (b) on a contrasting background.	Capable of compliance
NSWH101.9	Deleted	Not applicable
Safety curtains NSWH101.10	Not applicable based on the current design. The stage is not more than 150m^2 in area.	Not applicable
Seating in rows NSWH101.11	This clause does not apply to continental seating or seating at tables. ***Continental seating*** means rows of seating in which the rows extend the full width of an auditorium without intervening aisles.	Note
Number of seats NSWH101.11.1	Subject to NSW H101.11.5, where seating is arranged in rows, the maximum of seats in each row must not exceed— 8 where there is an aisle at one end only of the row; or 6 where there are aisles on both ends of the row. Refer NSW H101.11.5. For the purpose of this assessment it has been considered that the proposed layout is a segment of a circle with straight rows.	Complies
Chairs used for seating NSWH101.11.2	Chairs used for seating must— a) where they have arms, be at least 500 mm from centre to centre; and b) where they do not have arms, be at least 450 mm from centre to centre; and c) have a minimum lateral clearance of at least 300 mm between— i) the front of each chair and the back of the chair in front; or ii) if a guardrail is provided in front of the chairs, between the front of each chair and the guardrail; and iii) have a distance of at least 950 mm between the back of each chair and the back of the chair in front.	Capable of compliance
Chairs in auditoriums – Level floors	Chairs in an auditorium that has a level floor must be— a) securely fastened to the floor; or	Capable of compliance

Section H – Special use buildings		
Clause	**Assessment Comments**	**Status**
NSWH101.11.3	b) (b) secured together in groups of not less than 4 and not more than 16.	
Chairs in auditoriums—Sloping floors NSWH101.11.4	Chairs in an auditorium having a sloping floor, or having stepped or inclined platforms, must be securely fastened to the floor or platform.	Capable of compliance
Radiating aisles in seating areas NSWH101.11.5	Where seating is securely fastened to the floor and arranged in rows of concentric circles, semi-circles or segments of circles, with radiating aisles— a) the number of seats in each row between 2 aisles must not exceed 24; and b) each seat must— i) have a minimum lateral clearance of at least 325 mm between the front of the seat and the back of the seat in front; and ii) have a distance of at least 975 mm between the back of the seat and the back of the seat in front; and a) the rows may be curved or straight. For the purpose of this assessment it has been considered that the proposed layout is a segment of a circle with straight rows.	Complies
Aisles and cross-overs NSWH101.11.6	Where aisles and cross-overs are provided— a) each aisle must have a width of at least 1000 mm and each cross-over must have a width of at least 1500 mm; and b) the floor of each aisle must not have a grade of more than 1 in 8 at any part; and c) if there is a step from a row to an aisle or from a landing to an aisle, the step must not project into the aisle.	Complies
Platforms and steps NSWH101.11.7	Where an aisle contains platforms or steps— a) the platforms and steps must extend for the full width of the aisle; and b) if there are no intervening steps between levels of platforms, the height of the platform riser must not be more than 200 mm; and c) if there are one or more intervening steps between levels of platforms— i) each riser must be at least 100 mm but not more than 200 mm high; and ii) each going must be at least 250 mm deep; and iii) risers and goings must be uniform; and d) goings which are more than 450 mm deep at platform level must not have a grade of more than 1 in 50; and	Capable of compliance

Section H – Special use buildings		
Clause	**Assessment Comments**	**Status**
	e) at the entrance from the aisle to each row there must be a clear level floor space, extending the full width of the aisle, of at least 300 mm, measured from the back of the row in front; and f) any going projecting in front of a seat adjacent to an aisle must be protected by a guardrail.	
Stepped platforms NSWH101.11.8	Not applicable based on the current design. There does not appear to be any stepped platforms used for seating.	Not applicable
Continental seating NSWH101.12 to NSW H101.12.9	Not applicable based on the current design. Continental seating is not proposed. ***Continental seating*** means rows of seating in which the rows extend the full width of an auditorium without intervening aisles.	Not applicable
Provision of guardrails Location NSWH101.13, H101.13.1 to H101.13.3	This part sets out provisions for guardrails. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.	Capable of compliance
Guardrails NSWH101.14 to NSWH101.14.3	This part sets out specific requirements for guardrails at seating areas. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.	Capable of compliance
Dressing rooms NSWH101.15	Not applicable based on the current design. The dressing room has a floor area of less than 50m^2.	Not applicable
Storerooms NSWH101.16	A storeroom must be separated from other parts of the building by construction having an FRL of not less than 60/60/60.	Capable of compliance
Projection suites NSWH101.17-NSWH101.17.3	A projection suite must be provided in an entertainment venue intended to be used for the showing of films. ***Projection suite*** means such part of an entertainment venue as is designed to accommodate apparatus used for projecting films. If this applies the following will be required: (a) a projection room and sanitary accommodation comprising at least 1 closet pan and 1 washbasin, where the projection suite is continually staffed; or (b) a projection room fitted with the following equipment—	Capable of compliance

Section H – Special use buildings		
Clause	**Assessment Comments**	**Status**
	(i) an automatic fire suppression system in accordance with SSL Appraisal Specification FAS 102 or a sprinkler system complying with AS 2118; and a smoke detection system which will— (A) comply with AS 1670.1; and (B) be connected to a fire station or other approved monitoring service where arrangements are in place to initiate fire brigade response; and (C) close down all shutters fitted to projection or observation ports; and (D) activate sufficient general lighting to provide a minimum of 40 lux measured at floor level in any auditorium affected; and (E) operate a public address system to automatically announce a suitable message from the management of the premises; and (F) activate an audible alarm to immediately indicate to management the presence of smoke in the projection room. A projection suite must be separated from all other internal parts of the building in which it is located by construction having an FRL of not less than 60/60/60.	
Basement storeys NSWH101.18	Not applicable based on the current design. The Class 9b part of the development does not include basement storeys.	Not applicable
Electric mains installation Main switchboard	The switchboard containing the main isolation switch must— a) be located in a position that is readily accessible to authorised persons, and to the fire brigade in the case of an emergency; and b) be enclosed by construction having an FRL not less than 60/60/60. Protection of a final sub-circuit originating at a switchboard or distribution board must be by means of circuit breakers. Where an entertainment venue has its mains supply in common with that of another building or where it is a part of a building— a) the entertainment venue must be served by a separate and independent sub-main from the main switchboard; and b) each such sub-main, the consumer's main and the supply authority's conductors within the building must be protected against fire by means of— i) mineral-insulated metal-sheathed cables or other cables that provide at least 2 hours' fire protection; or	Capable of compliance

Section H – Special use buildings		
Clause	**Assessment Comments**	**Status**
	ii) heavy-duty PVC conduit or metallic pipe, concrete encased in walls or slabs with a minimum of 50 mm cover; or iii) heavy-duty PVC conduit or metallic pipe, buried at least 500 mm below ground level, for underground cabling.	
Lighting NSWH101.20	This part outlines specific requirements for lighting provisions. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.	Capable of compliance
Automatic smoke-and-heat vents for stages NSWH101.22	An automatic smoke-and-heat vent system required by NSW Table E2.2b" Stages and backstage" must— (a) be capable of automatic operation by the inclusion of a heat sensing device designed to activate the system at a temperature of not more than 71°C; and (b) be capable of being released manually from positions at each side of the stage and of being fully activated from either position; and (c) have a notice, prominently displayed at each position referred to in (b), clearly indicating the method of activation; and (d) have an openable area of not less than 1/10 of the total area of the stage.	Capable of compliance
Solid fuel burning stoves and open fire places.	Not applicable based on the proposed design.	Not applicable
Fuel gas cylinders	Not applicable based on the proposed design.	Not applicable
Part H2 Public transport buildings		
Part H2	Not applicable based on the proposed Building Classification.	Not applicable
Part H3 Farm buildings and farm sheds		
Part H3	Not applicable based on the proposed Building Classification.	Not applicable
Specification H1.3 Construction of proscenium walls		
Clause 1 - 6	This Specification contains the requirements for the construction of proscenium walls for theatres, public halls, or the like.	Capable of compliance

Section J – Energy Efficiency

Section J – Energy Efficiency		
Clause	**Assessment Comments**	**Status**
Section J(B) – Energy Efficiency – Class 3 and Class 5 to 9 buildings ***Class 3 and Class 5 to 9 buildings must comply with all of the provisions of the national Section J that are applicable to the relevant classifications, except as varied by NSW J3.1 Application of Part.***		
Part J1 Building Fabric, J2 Glazing & J3 Building Sealing (this excludes the Class 2 Parts)		
J1-J3	A design certificate and report from an energy efficiency consultant confirming compliance with parts J1-J3 will be required at the Construction Certificate stage.	Capable of compliance
Part J4 * * * * *		
Part J5 Air Conditioning and Ventilation System		
Air-conditioning systems	Air conditioning and ventilation system will need to comply with Part J5. A mechanical design statement will be required at the Construction Certificate stage.	Capable of compliance
Part J6 Artificial Lighting and Power		
Artificial lighting	Artificial lighting and power will need to comply with Part J6. A electrical design statement will be required at the Construction Certificate stage.	Capable of compliance
Part J7 Heated Water Supply and Swimming Pool and Spa Pool Plant		
Part J7	Not applicable based on the current design.	Not applicable
Part J8 Facilities For Energy Monitoring		
J8.2	* * * * *	Not applicable
Facilities for energy monitoring - J8.3	Access must be provided to all plant, equipment and components of services that rely on maintenance to continue to perform. A building or sole-occupancy unit with a floor area of more than 500m^2 must have the facility to record the consumption of gas and electricity. A building with a floor area of more than 2500m^2 must have energy meters configured to enable individual time-of-use energy consumption data recording of the energy consumption of:	Capable of compliance

Section J – Energy Efficiency		
Clause	**Assessment Comments**	**Status**
	i) air-conditioning plant including, where appropriate, heating plant, cooling plant and air handling fans; and ii) artificial lighting; and iii) appliance power; and iv) central hot water supply; and v) internal transport devices including lifts, escalators and moving walkways where there is more than one serving the building; and vi) other ancillary plant. Energy meters must be interlinked by a communication system that collates the time-of-use energy consumption data to a single interface monitoring system where it can be stored, analysed and reviewed. Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification. along with associated design certificates and reports.	
Specification J1.2 Material properties		
Clause 1 - 2	This Specification lists the thermal properties of some common construction materials.	Note
Specification J1.5a Calculation of U-Value and solar admittance		
Clause 1 - 7	This specification describes the methods of calculating the U-Value and solar admittance of a wall-glazing construction.	Note
Specification J1.5b Spandrel panel thermal performance		
Clause 1 - 3	This Specification describes methods of determining the thermal performance of spandrel panels.	Note
Specification J1.6 Sub-floor thermal performance		
Clause 1 - 2	This Specification describes the thermal performance of sub-floor spaces and soil in direct contact with a floor for the purposes of calculating the Total R-Value of a floor.	Note
Specification J6 Lighting and power control devices		
Clause 1 - 5	This Specification contains the requirements for lighting and power control devices including timers, time switches, motion detectors and daylight control devices.	Note

Appendix A – FRL Tables

Type A Construction: FRL of Building Elements

Building element	Class of building — FRL: (in minutes) *Structural adequacy*/*Integrity*/*Insulation*			
	2, 3 or 4 part	**5, 7a or 9**	**6**	**7b or 8**
EXTERNAL WALL (including any column and other building element incorporated within it) or other external building element, where the distance from any *fire-source feature* to which it is exposed is—				
For *loadbearing* parts—				
less than 1.5 m	90/ 90/ 90	120/120/120	180/180/180	240/240/240
1.5 to less than 3 m	90/ 60/ 60	120/ 90/ 90	180/180/120	240/240/180
3 m or more	90/ 60/ 30	120/ 60/ 30	180/120/ 90	240/180/ 90
For non-*loadbearing* parts—				
less than 1.5 m	–/ 90/ 90	–/120/120	–/180/180	–/240/240
1.5 to less than 3 m	–/ 60/ 60	–/ 90/ 90	–/180/120	–/240/180
3 m or more	–/–/–	–/–/–	–/–/–	–/–/–
EXTERNAL COLUMN not incorporated in an *external wall*—				
For *loadbearing* columns—	90/–/–	120/–/–	180/–/–	240/–/–
For non-*loadbearing* columns—	–/–/–	–/–/–	–/–/–	–/–/–
COMMON WALLS and FIRE WALLS—	90/ 90/ 90	120/120/120	180/180/180	240/240/240
INTERNAL WALLS—				
Fire-resisting lift and stair *shafts*—				
Loadbearing	90/ 90/ 90	120/120/120	180/120/120	240/120/120
Non-*loadbearing*	–/ 90/ 90	–/120/120	–/120/120	–/120/120
Bounding *public corridors*, public lobbies and the like—				
Loadbearing	90/ 90/ 90	120/–/–	180/–/–	240/–/–
Non-*loadbearing*	–/ 60/ 60	–/–/–	–/–/–	–/–/–
Between or bounding *sole-occupancy units*—				
Loadbearing	90/ 90/ 90	120/–/–	180/–/–	240/–/–
Non-*loadbearing*	–/ 60/ 60	–/–/–	–/–/–	–/–/–
Ventilating, pipe, garbage, and like *shafts* not used for the discharge of hot products of combustion—				
Loadbearing	90/ 90/ 90	120/ 90/ 90	180/120/120	240/120/120
Non-*loadbearing*	–/ 90/ 90	–/ 90/ 90	–/120/120	–/120/120
OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES and COLUMNS—	90/–/–	120/–/–	180/–/–	240/–/–
FLOORS	90/ 90/ 90	120/120/120	180/180/180	240/240/240

Appendix C – Drawings Assessed

The following list of drawings were reviewed as part of this report:

Drawings No.	Revision/Date	Drawing Name
SK-001	A	Project Notes
DA-110	C	Site Plan
DA-120	C	Basement Plan
DA-121	C	Ground Floor Plan
DA-122	C	Second Floor Plan
DA-200	B	Elevations
DA-201	B	Elevations