









BCA REPORT

Project Name	Proposed mixed use development
Project Address	O'Connell Street, Caddens NSW 2747
Ref	VBS22-8550
Rev	4
Date	04/03/2024
Attention	Marvin Huang Caddens Estate Development Pty Ltd



REVISION HISTORY

Rev	Date	Version	Prepared By	Reviewed By	Approved By
1	12/12/2022	DRAFT for design team comment	 Robert Wood Building Surveyor (Unrestricted) BPB2141 12/12/2022	 Belinda Hyde Building Surveyor (Unrestricted) BPB2224 16/12/2022	 Robert Wood Building Surveyor (Unrestricted) BPB2141 12/12/2022
2	27/02/2023	Following updated design	 Robert Wood Building Surveyor (Unrestricted) BPB2141 27/02/2023	-	 Robert Wood Building Surveyor (Unrestricted) BPB2141 27/02/2023
3	16/03/2023	Following updated design	 Robert Wood Building Surveyor (Unrestricted) BPB2141 16/03/2023	-	 Robert Wood Building Surveyor (Unrestricted) BPB2141 16/03/2023
4	04/03/2024	Building A deletion (20 units); In total 79 deletion cross multiple buildings All buildings have effective height of less than 25 m	 Robert Wood Building Surveyor (Unrestricted) BPB2141 04/03/2024	-	 Robert Wood Building Surveyor (Unrestricted) BPB2141 04/03/2024

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EXECUTIVE SUMMARY

General

This executive summary has been prepared to provide a summary of the compliance issues identified and addressed in this Report. 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 (NCC 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.

Building Description

The proposed development is a mixed-use development comprising residential apartments, retail units and car parking. located on O'Connell Street, Caddens NSW 2747.

Key summary of proposed development as follows:

Item	Description
Building Classification(s)	2, 6, 7a
Minimum Type of Construction	A
Effective Building height (m)	<p>Building B – 14.2 Building C – 13.7 Building H – 17.4 Building J – 17.1</p> <p>Building D – 15.7 Building E – 14.3 Building F – 18.6 Building G – 17.9</p> <p>Building K – 15.7 Building L – 16.3 Building M – 16 Building N – 15.8</p> <p>Building P – 21.9 Building Q – 17. Building R – 18.7 Building S – 15.7 Building T – 14.4 Building U – 13.2</p> <p>Buildings B, C, D, E, F, G H, J are United buildings with effective height of 18.6 m</p>



	<p>Buildings K, L, M, N are United Buildings with effective height of 16.3 m</p> <p>Buildings P, Q, R, S, T, U are United Building with effective height of 21.9 m</p>
Rise in Storeys	<p>Building B – 5 Building C – 5 Building H – 5 Building J – 5</p> <p>Building D - 6 Building E - 5 Building F – 5 Building G – 5</p> <p>Building K – 6 Building L – 6 Building M – 6 Building N – 6</p> <p>Building P – 7 Building Q – 6. Building R – 7 Building S – 5 Building T – 7 Building U – 5</p>
Number of Storeys	5-9
Climate Zone	5
Building Importance Level	2



Identified non-compliances

The information received to date is insufficient to demonstrate compliance with the deemed to satisfy provisions of the NCC BCA volume 1. The following summarises the key items which are required to be addressed. This summary should be read in conjunction with the full report, noting these items may be addressed by a Performance Solution by a Fire Engineer.

BCA Clause	Assessment Comments
Public corridors in Class 2 and 3 buildings C2.14	There are corridors greater than 40 m that do not have smoke proof walls/doors shown.
Exit travel distances D1.4	<p>Travel distance to a single exit or to a point of choice exceeds 6 m (unless otherwise stated) in the following areas:</p> <p>GA Plans RL 72.200 – DA-110-070 Rev 10 Buildings B, F, H, R – up to 11 m</p> <p>GA Plans RL 69.000 – DA-110-060 Rev 10 Buildings B, F, G, H, P R, T – up to 13 m</p> <p>GA Plans RL 65.800 – DA-110-050 Rev 10 Buildings B, C, F, G, H, P Q, R, T – up to 13 m</p> <p>GA Plans RL 62.600 Buildings B, C, F, G, H, P Q, R, S, T – up to 13 m Buildings K, L, M, N – up to 27 m</p> <p>GA Plans RL 59.400 – DA-110-030 Rev 11 Buildings B, C, F, G, H, P Q, R, S, T – up to 16 m</p> <p>GA Plans RL 56.200 – DA-110-020 Rev 11 Buildings D, F, P Q, R, S, T – up to 12 m Building Q – up to 21 m</p> <p>GA Plans RL 53.00 – DA-110-010 Rev 11 Buildings D, E, F, P, Q, R, S, T – up to 13 m</p> <p>GA Plans RL 53.00 – DA-110-010 Rev 11 No Exits shown to Retail areas or Retail car park areas at this stage of design</p> <p>GA Plans RL 53.00 – DA-110-010 Rev 11 Up to 46 m (max permitted is 20 m)</p> <p>GA Plans RL 42.00 – DA-110-006 Rev 10 Up to 56 m (max permitted is 20 m)</p> <p><i>Note 1: For buildings K, L, M and N the concession under Clause Spec E1.5a can be applied allow travel distance to a single exit of up to 12 m</i></p> <p>Travel distance to point of choice to two exits exceeds 20 m in the following areas:</p> <p>GA Plans RL 59.400 – DA-110-030 Rev 11 Car park of Building J – up to 39 m</p>



BCA Clause	Assessment Comments
	<p>GA Plans RL 56.200 – DA-110-020 Rev 11 Car Park Exhaust – up to 21 m Car park of Building J – up to 39 m</p> <p>GA Plans RL 53.00 – DA-110-010 Rev 11 Up to 46 m</p> <p>GA Plans RL 42.00 – DA-110-006 Rev 10 Up to 56 m</p> <p>Total travel distance exceeds 40 m in the following areas:</p> <p>GA Plans RL 56.200 – DA-110-020 Rev 11</p> <p>Car Park of Buildings K, L, M, N: From Ramp to L1 resi parking), Reso Chute Room – up to 47 Garbage Holding Room – up to 45 m West Car Parking area – up to 46 m Car Park of Building C: From Resi Collection Room – up to 54 m</p> <p>GA Plans RL 53.00 – DA-110-010 Rev 11 Car park of Building D, E, F – up to 56 m (max permitted is 20 m) Car park of Building J – up to 39 m (max permitted is 20 m)</p> <p>GA Plans RL 53.00 – DA-110-010 Rev 11 No Exits shown to Retail areas or Retail car park areas at this stage of design.</p> <p>GA Plans RL 48.00 – DA-110-008 Rev 10 Exits from Retail Parking area to be clarified.</p>
Distance between alternative exits D1.5	<p>The distance between alternative exits is exceeds the maximum 60 m in the following locations:</p> <p>Car Park of Buildings K, L, M, N – up to 106 m</p> <p>Generally, more Exits need to be shown in to be able to complete full assessment of Distance between alternative exits in:</p> <p>Car Park / Back of House of Building D, E, F (GA Plans PL 53.000 – DA-110-010 Rev 11) Car Park / Back of House of Building C and K, L, M, N (GA Plans PL 56.200 – DA-110-020 Rev 11)</p>
Dimension of exits and path of travel to exits D1.6	<p>The Fire Isolated passageways cannot diminish in the direction of egress (D1.6(g)). This occurs in the following instances (i.e. passageway is to be a minimum of 2 m)</p> <p>Building C, D, E, G, P, Q, R</p>
Separation of rising and descending stair flights D2.4	<p>There must be no direct connection between rising and descending flights at the level of egress where the stair is required to be fire isolated.</p> <p>Currently FS-R1 and R2 in Building R has no separation for the rising and descending flights.</p>
Swinging door D2.20	<p>The principal entry doors to Buildings B, C, D, E, F, G, K, L, N, P, Q, R, T, U, do not swing in the direction of egress.</p>



BCA Clause	Assessment Comments
	<p>The Exit door on to the Podium from B-C-H J car park does not swing in the direction of egress.</p> <p>There are some doors into fire isolated stairs and passageways that must also swing in the direction of egress, otherwise will need to be addressed as a Performance Solution by a Fire Engineer.</p>
Parts of buildings to be accessible D3.3	Door circulations spaces to accessible and adaptable rooms shall be reviewed to ensure compliance e.g. entry doors to these unit, study/offices.
Fire Hydrants E1.3	Fire Pump Rooms require to have direct access to road or open space, or a door opening to a fire isolated passage or stair leading to road of open space

Identified performance solutions

The following items have been identified as being capable of compliance against the performance requirements of the NCC BCA but would be required to be addressed as a performance solution by a suitably qualified and experienced professional.

Relevant Performance Requirement	BCA Clause	Summary
FP1.4	-	<p>Performance Requirement FP1.4 for the prevention of the penetration of water through external walls, must be complied with.</p> <p><i>Note: There is no DTS provisions in respect to external walls.</i></p> <p>A performance solution addressing FP1.4 will be required for the water proofing of external walls.</p>



1.0 INTRODUCTION

1.1 General

This Report and has been prepared by Newland Wood Certification for Caddens Estate Development Pty Ltd to establish compliance with the following:

- *Environmental Planning & Assessment Regulations 2000* (NSW);
- Development Consent;
- National Construction Code Building Code of Australia 2019 Amendment 1 Volume One (NCC BCA);
- *Disability (Access to Premises-Buildings) Standards 2010* (Cth);
- Other applicable State Legislation.

The proposed development is a mixed use development comprising residential apartments, retail units and car parking. located on O'Connell Street, Caddens NSW 2747.

The development is located within the local government area of Penrith City 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.

1.2 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;
- 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
- Conditions of Development Consent issued by the Local Consent Authority.



2.0 NATIONAL CONSTRUCTION CODE BUILDING CODE OF AUSTRALIA

The 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 BCA. Where performance solutions are applicable supporting CV's and evidence of qualifications will be required.

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	An Aluminium Composite Panel must be labelled in accordance with SA TS 5344.	Note
Classification A6	The classifications for the building are: a. Class 2 (Residential) b. Class 6 (Retail) c. Class 7a (Car park) d. Class 7b (Storage)	Note
United Building	The buildings are considered as a united buildings due to the basement connecting them as follows: Buildings B, C, D, E, F, G H, J Buildings K, L, M, N Buildings P, Q, R, S, T, U	Note



Section B – Structure

Clause	Assessment Comments	Status
Structural Provisions B1.1- B1.4	Structural design documentation will be required to indicate compliance with these Clause. Such design documentation will include, but not limited to: <ul style="list-style-type: none"> a. Piling, b. Foundations, c. Floor slabs, d. Frame e. Glazed Assemblies f. Roof g. The importance level of the building has been determined as 2. h. Permanent Formwork Systems 	Capable of compliance
Structural software B1.5	Structural software used in the design of the building or structure must comply with the ABCB Protocol for Structural Software.	Not applicable
Construction of buildings in flood hazard areas B1.6	A class 2 or 3 building, Class 9a healthcare building, Class 9c building or Class 4 part of building, in a flood hazard area must comply with the ABCB Standard for Construction of Buildings in Flood Hazard Areas.	Note

Section C – Fire Safety

Clause	Assessment Comments	Status
Part C1 Fire Resistance & Stability		
Type of construction required C1.1	The Class 2 buildings range between 4 to 10 storeys above ground are required to be Type A construction.	Note
Calculation of rise in storeys C1.2	<p>(a) The rise in storeys is the sum of the greatest number of storeys at any part of the external walls of the building and any storeys within the roof space—</p> <ul style="list-style-type: none"> (i) above the finished ground next to that part; or (ii) if part of the external wall is on the boundary of the allotment, above the natural ground level at the relevant part of the boundary. <p>(b) A storey is not counted if—</p> <ul style="list-style-type: none"> (i) it is situated at the top of the building and contains only heating, ventilating or lift equipment, water tanks, or similar service units or equipment; or (ii) it is situated partly below the finished ground and the underside of the ceiling is not more than 1 m above the average finished level of the ground at the external wall, or if the external wall is more than 12 m long, the average for the 12 m part where the ground is lowest. 	Note
Buildings of multiple classification C1.3	Considered not applicable.	Not applicable



Section B – Structure

Clause	Assessment Comments	Status
Mixed types of construction C1.4	Separation is required in accordance with C2.7.	Not applicable
Two storey Class 2, 3 or 9c buildings C1.5	Considered not applicable.	Not applicable
Class 4 parts of buildings C1.6	Considered not applicable.	Not applicable
Open spectator stands and indoor sports stadiums C1.7	Considered not applicable.	Not applicable
Lightweight construction C1.8	<p>Lightweight construction must comply with Specification C1.8 if it is used in a wall system—</p> <ul style="list-style-type: none"> 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. <p>If lightweight construction is used for the fire-resisting covering of a steel column or the like, and if—</p> <ul style="list-style-type: none"> 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. 	Capable of compliance
Non-combustible building elements C1.9	<p>In a building required to be of Type A or B construction, the following building elements and their components must be non-combustible:</p> <ul style="list-style-type: none"> a. External walls and common walls, including all components incorporated in them including the facade covering, framing and insulation. b. The flooring and floor framing of lift pits. c. Non-loadbearing internal walls where they are required to be fire-resisting. 	Capable of compliance
Fire Hazard Properties C1.10	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.	Capable of compliance



Section B – Structure

Clause	Assessment Comments	Status
	Test reports for floor linings must show critical radiant flux and smoke development rates. Wall and ceiling linings require a Group Number.	
Performance of external walls in fire C1.11	Considered not applicable.	Not applicable
C.12 ***	Deleted Clause	Not applicable
Fire-protected timber: Concession C1.13	Not applicable to this building.	Not applicable
Ancillary Elements C1.14	<p>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:</p> <ul style="list-style-type: none"> 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 2m² 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 – <ul style="list-style-type: none"> 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 – <ul style="list-style-type: none"> i. Meets the requirements of Table 4 of Specification C1.10 as for an internal element; and ii. Services a storey – <ul style="list-style-type: none"> 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 m. A gasket, caulking, sealant or adhesive directly associated with a) or k) 	Capable of compliance



Section B – Structure

Clause	Assessment Comments	Status
Part C2 Compartmentation and Separation		
Application of Part C2.1	<p>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.</p> <p>b. C2.12(a)(v) does not apply to a Class 8 electricity network substation.</p>	Note
General floor area & volume limitations C2.2	<p>This applies to the retail component.</p> <p>The maximum fire compartment size is 5000 m2 and the Maximum volume allowed is 30,000 m3.</p> <p>The compartment sizes are within limits.</p>	Complies
Large isolated buildings C2.3	Considered not applicable.	Not applicable
Requirements for open spaces and vehicular access C2.4	Considered not applicable.	Not applicable
Class 9a and 9c buildings C2.5	Considered not applicable.	Not applicable
Vertical separation of openings in external walls C2.6	<p>As the is building of Type A construction and will be fitted with a sprinkler system complying with Specification E1.5 (i.e. AS2118.1), vertical separation is not required.</p> <p>Should the building be fitted with a FPAA101d or FPAA101H system, spandrels will be required.</p>	Note
Separation by fire walls C2.7	<p>The Clause details how fire walls are to be constructed to separate buildings and separate a building into fire compartments.</p> <p>Fire walls will be required in this project.</p>	Capable of compliance
Separation of classifications in the same storey C2.8	<p>If a building has parts of different classifications located alongside one another in the same storey—</p> <p>(a) each building element in that storey must have the higher FRL prescribed in Specification C1.1 for that element for the classifications concerned; or</p> <p>(b) the parts must be separated in that storey by a fire wall having the higher FRL prescribed in Table 3 (Type A construction)</p>	Capable of compliance



Section B – Structure

Clause	Assessment Comments	Status
Separation of classifications in different storeys C2.9	If parts of different classification are situated one above the other in adjoining storeys then the floor between the adjoining parts must have an FRL of not less than that prescribed in Specification C1.1 (Type A Construction) for the classification of the lower storey e.g. car park and retail, retail and apartments.	Capable of compliance
Separation of lift shafts C2.10	The lifts that connect more than 3 storeys (as the building will be sprinklered), must be separated from the remainder of the building by enclosure in a shaft in which the walls have the relevant FRL prescribed by Specification C1.1	Capable of compliance
Stairways and lifts in one shaft C2.11	Considered not applicable.	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	An Electrical Substation and/or Main switch board room that is located within the building is to be separated with fire rated construction of 120/120/120 with self-closing fire doors of -/120/30. Where emergency sustaining equipment is provided within the building, then it must be separated from non-emergency switch gear by metal partitions.	Capable of compliance
Public corridors in Class 2 and 3 buildings C2.14	In a Class 2 building, a public corridor, if more than 40 m in length, must be divided at intervals of not more than 40 m with smoke-proof walls complying with Clause 2 of Specification C2.5. There are corridors greater than 40 m that do not have smoke proof walls/doors shown.	Performance solution required

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	Openings in external walls that are less than: <ul style="list-style-type: none"> 3 m from side and rear boundaries 6m from far boundary 6m from another building on the allotment 	Complies



Section B – Structure

Clause	Assessment Comments	Status
	will required protection as per C3.4. Note: all boundaries adjoin a road.	
Separation of external walls and associated openings in different fire compartment C3.3	The distance between parts of external walls and any openings within them in different fire compartments separated by a fire wall must not be less than that set out in Table C3.3, unless— (a) those parts of each wall have an FRL not less than 60/60/60; and (b) any openings protected in accordance with C3.4.	Capable of compliance
Acceptable methods of protection C3.4	<p>a) Where protection is required, doorways, windows and other openings must be protected as follows:</p> <p>a) Doorways—</p> <p>A) internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing or automatic closing; or</p> <p>B) –/60/30 fire doors that are self-closing or automatic closing.</p> <p>b) Windows—</p> <p>A) internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or</p> <p>B) –/60/– fire windows that are automatic closing or permanently fixed in the closed position; or</p> <p>C) –/60/– automatic closing fire shutters.</p> <p>c) Other openings—</p> <p>A) excluding voids — internal or external wall-wetting sprinklers, as appropriate; or</p> <p>B) construction having an FRL not less than –/60/–.</p> <p>b) Fire doors, fire windows and fire shutters must comply with Specification C3.4.</p>	Note
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	Considered not applicable.	Not applicable
Protection of doorways in horizontal exits C3.7	Considered not applicable.	Not applicable



Section B – Structure

Clause	Assessment Comments	Status
Openings in fire isolated exits C3.8	<p>The door opening/leading to the fire isolated stairway/ passageway must be protected by -/60/30 fire doors that are self-closing and are initiated by the activation of a smoke detectors or sprinkler system.</p> <p>Any windows in the external wall of the fire isolated stairway/ passageway to be protected in accordance with C3.4 above</p>	Capable of compliance
Services penetrations in fire isolated exits C3.9	<p>Services must not penetrate fire isolated exits other than fire services or electrical wiring for lighting within the stair. For example, services ducts should be located outside fire stairs.</p>	Capable of compliance
Openings in fire isolated lift shafts C3.10	<p>a. 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—</p> <ul style="list-style-type: none"> i. comply with AS 1735.11; and ii. are set to remain closed except when discharging or receiving passengers, goods or vehicles. <p>b. 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 35 000 mm² in area.</p>	Capable of compliance
Bounding Construction: Class 2, 3 & 4 buildings C3.11	<p>(a) A doorway in a Class 2 building must be protected if it provides access from a sole-occupancy unit to—</p> <ul style="list-style-type: none"> (i) a public corridor, public lobby, or the like; or (ii) a room not within a sole-occupancy unit; or (iii) the landing of an internal non fire-isolated stairway that serves as a required exit; or (iv) another sole-occupancy unit. <p>(b) A doorway in a Class 2 building must be protected if it provides access from a room not within a sole-occupancy unit to—</p> <ul style="list-style-type: none"> (i) a public corridor, public lobby, or the like; or (ii) the landing of an internal non fire-isolated stairway that serves as a required exit. <p>This applies to garbage chute rooms, lounge/common areas, walls to void areas (e.g. Building B)</p>	Capable of compliance
Openings in floors and ceilings for services C3.12	<p>A service that passes through a floor or ceiling that is required to have an FRL must be protected by a shaft complying with Specification C1.1; or in accordance with C3.15.</p>	Capable of compliance
Openings in shafts	<p>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—</p>	Capable of compliance



Section B – Structure

Clause	Assessment Comments	Status
C3.13	<ul style="list-style-type: none"> 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. 	
C3.14***	Deleted clause.	Not applicable
Openings for service installation C3.15	<p>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:</p> <p>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.</p> <p>Ventilation and air-conditioning – In accordance with AS1668.1.</p> <p>Compliance with Specification C3.15 – Please refer to Specification C3.15 within report.</p>	Capable of compliance
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.	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.	Capable of compliance

Section D – Access & Egress

Clause	Assessment Comments	Status
Part D1 Provision for escape		
Deemed to satisfy provisions D1.0	This clause provides guidance on the application of the BCA.	Note



Section D – Access & Egress

Clause	Assessment Comments	Status
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	The number of exits shown is compliant.	Complies
When fire-isolated stairways and ramps are required D1.3	All required fire isolated stairs are shown on plans.	Capable of compliance
Exit travel distances D1.4	<p>(i) The entrance doorway of any sole-occupancy unit must be not more than— (A) 6 m from an exit or from a point from which travel in different directions to 2 exits is available; or (B) 20 m from a single exit serving the storey at the level of egress to a road or open space; and</p> <p>(ii) no point on the floor of a room which is not in a sole-occupancy unit must be more than 20 m from an exit or from a point at which travel in different directions to 2 exits is available.</p> <p>(iii) Class 6, buildings (i) no point on a floor must be more than 20 m from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40 m; and (ii) in a Class 5 or 6 building, the distance to a single exit serving a storey at the level of access to a road or open space may be increased to 30 m.</p> <p>Travel distance to a single exit or to a point of choice exceeds 6 m (unless otherwise stated) in the following areas:</p> <p>GA Plans RL 72.200 – DA-110-070 Rev 10 Buildings B, F, H, R – up to 11 m</p> <p>GA Plans RL 69.000 – DA-110-060 Rev 10 Buildings B, F, G, H, P R, T – up to 13 m</p> <p>GA Plans RL 65.800 – DA-110-050 Rev 10 Buildings B, C, F, G, H, P Q, R, T – up to 13 m</p> <p>GA Plans RL 62.600 Buildings B, C, F, G, H, P Q, R, S, T – up to 13 m Buildings K, L, M, N – up to 27 m</p> <p>GA Plans RL 59.400 – DA-110-030 Rev 11 Buildings B, C, F, G, H, P Q, R, S, T – up to 16 m</p>	Performance solution required



Section D – Access & Egress		
Clause	Assessment Comments	Status
	<p>GA Plans RL 56.200 – DA-110-020 Rev 11 Buildings D, F, P Q, R, S, T – up to 12 m Building Q – up to 21 m</p> <p>GA Plans RL 53.00 – DA-110-010 Rev 11 Buildings D, E, F, P, Q, R, S, T – up to 13 m</p> <p>GA Plans RL 53.00 – DA-110-010 Rev 11 No Exits shown to Retail areas or Retail car park areas at this stage of design</p> <p>GA Plans RL 53.00 – DA-110-010 Rev 11 Up to 46 m (max permitted is 20 m)</p> <p>GA Plans RL 42.00 – DA-110-006 Rev 10 Up to 56 m (max permitted is 20 m)</p> <p><i>Note 1: For buildings K, L, M and N the concession under Clause Spec E1.5a can be applied allow travel distance to a single exit of up to 12 m</i></p> <p>Travel distance to point of choice to two exits exceeds 20 m in the following areas:</p> <p>GA Plans RL 59.400 – DA-110-030 Rev 11 Car park of Building J – up to 39 m</p> <p>GA Plans RL 56.200 – DA-110-020 Rev 11 Car Park Exhaust – up to 21 m Car park of Building J – up to 39 m</p> <p>GA Plans RL 53.00 – DA-110-010 Rev 11 Up to 46 m</p> <p>GA Plans RL 42.00 – DA-110-006 Rev 10 Up to 56 m</p> <p>Total travel distance exceeds 40 m in the following areas:</p> <p>GA Plans RL 56.200 – DA-110-020 Rev 11</p> <p>Car Park of Buildings K, L, M, N: From Ramp to L1 resi parking), Reso Chute Room – up to 47 Garbage Holding Room – up to 45 m West Car Parking area – up tp 46 m Car Park of Building C: From Resi Collection Room – up 54 m</p> <p>GA Plans RL 53.00 – DA-110-010 Rev 11 Car park of Building D, E, F – up to 56 m (max permitted is 20 m) Car park of Building J – up to 39 m (max permitted is 20 m)</p> <p>GA Plans RL 53.00 – DA-110-010 Rev 11 No Exits shown to Retail areas or Retail car park areas at this stage of design.</p>	



Section D – Access & Egress

Clause	Assessment Comments	Status
	GA Plans RL 48.00 – DA-110-008 Rev 10 Exits from Retail Parking area to be clarified.	
Distance between alternative exits D1.5	<p>Exits that are required as alternative means of egress must be—</p> <p>(a) distributed as uniformly as practicable within or around the storey served and in positions where unobstructed access to at least 2 exits is readily available from all points on the floor including lift lobby areas; and</p> <p>(b) not less than 9 m apart; and</p> <p>(c) not more than—</p> <p>(i) in a Class 2 or 3 building — 45 m apart; or</p> <p>(ii) in all other cases — 60 m apart; and</p> <p>(d) located so that alternative paths of travel do not converge such that they become less than 6 m apart.</p> <p>The distance between alternative exits is exceeds the maximum 60 m in the following locations:</p> <p>Car Park of Buildings K, L, M, N – up to 106 m</p> <p>Generally, more Exits need to be shown in to be able to complete full assessment of Distance between alternative exits in:</p> <p>Car Park / Back of House of Building D, E, F (GA Plans PL 53.000 – DA-110-010 Rev 11)</p> <p>Car Park / Back of House of Building C and K, L, M, N (GA Plans PL 56.200 – DA-110-020 Rev 11)</p>	Performance solution required
Dimension of exits and path of travel to exits D1.6	<p>A minimum of 1m clear path of travel is generally achieved.</p> <p>Once the fit outs of the retail spaces are known, this Clause will need to be re-assessed. Some areas of car park need that lead to the fire isolated stairs need to provide 1 m path of travel.</p> <p>The Fire Isolated passageways cannot diminish in the direction of egress (D1.6(g)). This occurs in the following instances (i.e. passageway is to be a minimum of 2 m):</p> <ul style="list-style-type: none"> • Building C, D, E, G, P, Q, R 	Performance solution required
Travel via fire-isolated exits D1.7	<p>(a) A doorway from a room must not open directly into a stairway, passageway or ramp that is required to be fire-isolated unless it is from—</p> <p>(i) a public corridor, public lobby or the like; or</p> <p>(ii) a sole-occupancy unit occupying all of a storey; or</p> <p>(iii) a sanitary compartment, airlock or the like.</p> <p>(b) Each fire-isolated stairway or fire-isolated ramp must provide independent egress from each storey served and discharge directly, or by way of its own fire-isolated passageway—</p>	Capable of compliance



Section D – Access & Egress

Clause	Assessment Comments	Status
	<p>(i) to a road or open space; or</p> <p>(ii) to a point—</p> <p>(A) in a storey or space, within the confines of the building, that is used only for pedestrian movement, car parking or the like and is open for at least 2/3 of its perimeter; and</p> <p>(B) from which an unimpeded path of travel, not further than 20 m, is available to a road or open space; or</p> <p>(iii) into a covered area that—</p> <p>(A) adjoins a road or open space; and</p> <p>(B) is open for at least 1/3 of its perimeter; and</p> <p>(C) has an unobstructed clear height throughout, including the perimeter openings, of not less than 3 m; and</p> <p>(D) provides an unimpeded path of travel from the point of discharge to the road or open space of not more than 6 m.</p> <p>(c) Where a path of travel from the point of discharge of a fire-isolated exit necessitates passing within 6 m of any part of an external wall of the same building, measured horizontally at right angles to the path of travel, that part of the wall must have—</p> <p>(i) an FRL of not less than 60/60/60; and</p> <p>(ii) any openings protected internally in accordance with C3.4, for a distance of 3 m above or below, as appropriate, the level of the path of travel, or for the height of the wall, whichever is the lesser.</p> <p>There are instances where compliance with (c) is required.</p>	
External stairways or ramps in lieu of fire-isolated exits D1.8	Considered not applicable	Not applicable
Travel by non-fire-isolated stairways or ramps D1.9	Considered not applicable	Not applicable
Discharge from exits D1.10	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.	Capable of compliance
Horizontal exits D1.11	Not considered in this instance.	Not applicable
Non-required stairways, ramps or	Considered not applicable	Not applicable



Section D – Access & Egress

Clause	Assessment Comments	Status
escalators D1.12		
Number of Occupants D1.13	<p>For the purposes of the Deemed-to-Satisfy Provisions, the number of persons accommodated in a storey, room or mezzanine must be determined with consideration to the purpose for which it is used and the layout of the floor area by—</p> <p>(a) calculating the sum of the numbers obtained by dividing the floor area of each part of the storey by the number of square metres per person listed in Table D1.13 according to the use of that part, excluding spaces set aside for—</p> <p>(i) lifts, stairways, ramps and escalators, corridors, hallways, lobbies and the like; and</p> <p>(ii) service ducts and the like, sanitary compartments or other ancillary uses; or</p> <p>(b) reference to the seating capacity in an assembly building or room; or</p> <p>(c) any other suitable means of assessing its capacity.</p> <p>Total retail space = 1147 – 383 people (3m² per person) Total retail space (F & B) = 187 - 187 people (1m² person)</p>	Capable of compliance
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 D1.16	Considered not applicable	Not applicable
Access to lift pits D1.17	<p>Access to lift pits must—</p> <p>(a) where the pit depth is not more than 3 m, be through the lowest landing doors; or</p> <p>(b) where the pit depth is more than 3 m, be provided through an access doorway complying with the following:</p> <p>(i) In lieu of D1.6, the doorway must be level with the pit floor and not be less than 600 mm wide by 1980 mm high clear opening, which may be reduced to 1500 mm where it is necessary to comply with (ii).</p> <p>(ii) No part of the lift car or platform must encroach on the pit doorway entrance when the car is on a fully compressed buffer.</p> <p>(iii) Access to the doorway must be by a stairway complying with AS 1657.</p> <p>(iv) In lieu of D2.21, doors fitted to the doorway must be—</p> <p>(A) of the horizontal sliding or outwards opening hinged type; and</p>	Capable of compliance



Section D – Access & Egress

Clause	Assessment Comments	Status
	(B) self-closing and self-locking from the outside; and (C) marked on the landing side with the letters not less than 35 mm high: “DANGER LIFTWELL – ENTRY OF UNAUTHORIZED PERSONS PROHIBITED – KEEP CLEAR AT ALL TIMES”	
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	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	A stairway or ramp (including any landings) that is required to be within a fire-resisting shaft must be constructed— a) of non-combustible materials; and b) so that if there is local failure it will not cause structural damage to, or impair the fire-resistance of, the shaft.	Capable of compliance
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/m ³ 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.	Capable of compliance
Separation of rising and descending stair flights D2.4	There must be no direct connection between rising and descending flights at the level of egress where the stair is required to be fire isolated. Currently FS-R1 and R2 in Building R has no separation for the rising and descending flights.	Performance solution required
Open access ramps and balconies D2.5	No open access ramps and balconies.	Not applicable
Smoke lobbies D2.6	No smoke lobbies required at this stage of design.	Not applicable



Section D – Access & Egress

Clause	Assessment Comments	Status
Installation in exits and paths of travel D2.7	<p>Switchboards in exits and path of travel to be enclosed by non-combustible construction and smoke seals.</p> <p>The cupboards/risers located with the residential lobbies are to be enclosed with non-combustible construction or a fire rated protective covering with doorways or openings suitably sealed against smoke spreading from the enclosure, if they services or equipment listed in this Clause e.g. distribution boards.</p>	Capable of compliance
Enclosure of space under stairs and ramps D2.8	<p>(a) Fire-isolated stairways — If the space below a required fire-isolated stairway or fire-isolated ramp is within the fire-isolated shaft, it must not be enclosed to form a cupboard or similar enclosed space.</p> <p>(b) Non fire-isolated stairways— The space below a required non fire-isolated stairway (including an external stairway) or non fire-isolated ramp must not be enclosed to form a cupboard or other enclosed space unless—</p> <p>(i) the enclosing walls and ceilings have an FRL of not less than 60/60/60; and</p> <p>(ii) any access doorway to the enclosed space is fitted with a self-closing – /60/30 fire door.</p>	Capable of compliance
Width of required stairways and ramps D2.9	For stairways exceeding 2m in width - intermediate handrails are required for the stair to be counted as having an egress width of more than 2m.	Capable of compliance
Pedestrian ramps D2.10	<p>(a) A fire-isolated ramp may be substituted for a fire-isolated stairway if the construction enclosing the ramp and the width and ceiling height comply with the requirements for a fire-isolated stairway.</p> <p>(b) A ramp serving as a required exit must—</p> <p>(i) where the ramp is also serving as an accessible ramp under Part D3, be in accordance with AS 1428.1; or</p> <p>(ii) in any other case, have a gradient not steeper than 1:8.</p> <p>(c) 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.</p>	Capable of compliance
Fire-isolated passageways D2.11	Passageway to achieve the FRL required by the stair; or in any other case not less than 60/60/60	Capable of compliance
Roof as open space D2.12	<p>If an exit discharges to a roof of a building, the roof must—</p> <p>a) have an FRL of not less than 120/120/120; and</p> <p>b) not have any roof lights or other openings within 3 m of the path of travel of persons using the exit to reach a road or open space.</p> <p>This will also apply to the Residential Podiums</p>	Capable of compliance
Goings and risers D2.13	<p>A stairway must have—</p> <p>(i) not more than 18 and not less than 2 risers in each flight; and</p>	Capable of compliance



Section D – Access & Egress

Clause	Assessment Comments	Status															
	<p>(ii) going (G), riser (R) and quantity (2R + G) in accordance with Table D2.13,</p> <p>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.</p> <p>No openings greater than 125mm is permitted.</p> <p>Stair treads are required to be slip resistance in accordance with Table D2.4 (i.e. P3/R10 dry; P4/R11 wet)</p>																
Landings D2.14	<p>Landings must not be less than 750mm long and have a slip resistance surface in accordance with Table D2.14.</p> <p>The grade of a landing must not be more than 1:50</p> <p>Table D2.14 Slip-resistance classification</p> <table border="1"> <thead> <tr> <th>Application</th><th>Dry surface conditions</th><th>Wet surface conditions</th></tr> </thead> <tbody> <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> </tbody> </table>	Application	Dry surface conditions	Wet surface conditions	Ramp steeper than 1:14	P4 or R11	P5 or R12	Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11	Tread or landing surface	P3 or R10	P4 or R11	Nosing or landing edge strip	P3	P4	Capable of compliance
Application	Dry surface conditions	Wet surface conditions															
Ramp steeper than 1:14	P4 or R11	P5 or R12															
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11															
Tread or landing surface	P3 or R10	P4 or R11															
Nosing or landing edge strip	P3	P4															
Thresholds D2.15	<p>The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless –</p> <ol style="list-style-type: none"> in a building required to be accessible by Part D3, the doorway— <ol style="list-style-type: none"> opens to a road or open space; and is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or in other cases— <ol style="list-style-type: none"> the doorway opens to a road or open space, external stair landing or external balcony; and the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway opens. 	Capable of compliance															
Barriers to prevent falls D2.16	<p>The barriers to the balconies are to be a minimum of 1 m in height.</p> <p>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.</p> <p>Fire isolated stairs must not have any openings that permit a 300 mm sphere; or rails where a 150 mm sphere cannot pass between the stair tread and the rail and rail openings not more than 460 mm.</p>	Capable of compliance															
Handrails D2.17	<p>Handrails are required to all ramps or flights (2 risers or more) at a height not less than 865mm.</p> <p>The handrail must be continuous between stair flights and have no obstruction on or above them that will tend to break a handhold.</p> <p>In a required exit serving an accessible area, it must be designed to clause 12 of AS14283.1.</p> <p>Handrails within a SOU in Class 2 or 3 building, a handrail is to be provided to at least one side of the flight at a height of not less than 865mm. It must have no obstructions that will break a handhold, except for newel posts or the like.</p> <p>Please refer to D3 for further requirements.</p>	Capable of compliance															



Section D – Access & Egress

Clause	Assessment Comments	Status
Fixed platforms, walkways, stairways and ladders D2.18	Fixed platforms, walkways, stairways and ladders are to be designed and installed to AS1657.	Capable of compliance
Doorways and Doors D2.19	<p>A doorway serving as a required exit or forming part of a required exit</p> <ul style="list-style-type: none"> a. must not be fitted with a revolving door; and b. must not be fitted with a roller shutter or tilt-up door unless— <ul style="list-style-type: none"> i. it serves a Class 6, 7 or 8 building or part with a floor area not more than 200 m²; 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- <ul style="list-style-type: none"> 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 – <ul style="list-style-type: none"> 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. 	Capable of compliance
Swinging Doors D2.20	<p>A swinging door must open in the direction of egress unless it serves a building or part with a floor area less than 200m², it is the only exit from the building or part and it is fitted with a device for holding it in the open position.</p> <p>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.</p> <p>The swinging door must not otherwise impede the path or direction of egress.</p> <p>The principal entry doors to Buildings D, E, F, G, P, Q, R, T, U, do not swing in the direction of egress.</p> <p>There are some doors into fire isolated stairs and passageways that must also swing in the direction of egress, otherwise will need to be addressed as a Performance Solution by a Fire Engineer.</p>	Performance solution required
Operation of Latch D2.21	<p>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 1.1m from the floor.</p> <p>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.</p>	Capable of compliance



Section D – Access & Egress

Clause	Assessment Comments	Status
Re-entry from fire-isolated exits D2.22	No instances where this is required.	Not applicable
Signs on doors D2.23	Signs required of fire doors must be in capital letters not less than 20 mm high in a colour contrasting with the background and state— <ul style="list-style-type: none"> a) for an automatic door held open by an automatic hold-open device— “FIRE SAFETY DOOR—DO NOT OBSTRUCT”; or for a self-closing door— “FIRE SAFETY DOOR DO NOT OBSTRUCT DO NOT KEEP OPEN”; or b) for a door discharging from a fire-isolated exit— “FIRE SAFETY DOOR—DO NOT OBSTRUCT” 	Capable of compliance
Protection of openable windows D2.24	Appropriate protection measure is required to the windows of the Class 2 bedrooms and other windows where the fall is more than 4m from FFL.	Capable of compliance
Timber stairways: Concessions D2.25	No instances where this is required.	Not applicable
Part D3 Access for People with Disabilities		
General Building access requirements D3.1	A Class 6 part of the building requires access to and within all areas normally used by occupants. Class 2 <ul style="list-style-type: none"> a. From the pedestrian entrance to the entrance doorway of each sole-occupancy unit (SOU). b. To and within not less than 1 type of common room used by residents i.e. laundry, gym, swimming pool etc. Class 7a - To and within any level containing accessible car parking spaces	Capable of compliance
Access to Buildings D3.2	An accessway appears to be provided to a building required to be accessible— <ul style="list-style-type: none"> a. from the main points of a pedestrian entry at the allotment boundary; and b. From another accessible building connected by a pedestrian link c. from any required accessible carparking space on the allotment. Accessway are to be designed to AS1428.1.	Capable of compliance
Parts of buildings to be accessible	In a building required to be accessible- <ul style="list-style-type: none"> a. Every ramp and stairway, except for ramps and stairways in areas exempted by D3.4, must comply with- 	Capable of compliance



Section D – Access & Egress

Clause	Assessment Comments	Status
D3.3	<p>(c) For a ramp, except a fire isolated ramp clause 10 of AS1428.1; (d) For a stairway, except a fire isolated stairway, Clause 11 of AS1428.1; (e) For a fire isolated stairway, Clause 11 (f) and (g) of AS1428.1</p> <p>b. accessways must have-</p> <p>(f) passing spaces complying with AS1428.1 at maximum 20m intervals on those parts of an accessway where a direct line of sight is not available; and (g) turning spaces complying with AS1428.1 – i. within 2m of the end of accessways where it is not possible to continue travelling along the accessway; and ii. at maximum 20m intervals along the accessway.</p> <p>Door circulations spaces to accessible and adaptable rooms shall be reviewed to ensure compliance e.g. entry doors to these unit, study/offices.</p>	
Access Exemptions D3.4	<p>The following areas are not required to be accessible:</p> <p>a. An area where access would be inappropriate because of the particular purpose for which the area is used. b. (An area that would pose a health or safety risk for people with a disability c. Any path if travel providing access only to an area exempted by (a) of (b)</p>	Note
Accessible Car Parking D3.5	<p>There are 180 retail car spaces therefore 4 designated accessible parking spaces (1 space for every 50) are required. Accessible parking spaces are required to be designed to AS2890.6.</p> <p>The number of accessible and adaptable spaces are shown in the Data Tables of the relevant buildings.</p>	Capable of compliance
Signage D3.6	<p>Signage will be required to identify the following:</p> <p>a. accessible sanitary facilities b. ambulant sanitary facilities c. Signage to exit doors that require an exit sign is to be in accordance with D3.6 and include brail and tactile specifications. Signage must state – “EXIT” and “LEVEL”; and either a) The floor level number; or b) A floor level descriptor; or A combination of (a) and (b) d. An entrance that is not accessible e. Areas containing hearing augmentation</p>	Capable of compliance
Hearing Augmentation	Not considered applicable.	Not applicable



Section D – Access & Egress

Clause	Assessment Comments	Status
D3.7		
Tactile indicators D3.8	Tactile indicators in accordance with AS1428.4.1 2009 are required to stairways and ramps. No tactile indicators are shown at this stage of design.	Capable of compliance
Wheelchair seating spaces in class 9b assembly buildings D3.9	Not considered applicable.	Not applicable
Swimming pools D3.10	Not considered applicable.	Not applicable
Ramps D3.11	Not considered applicable.	Not applicable
Glazing on accessways D3.12	Any glazing on an accessway that that is capable of being mistaken for a doorway must be clearly marked with a solid non-transparent contrasting line min 75mm positioned between 900- 1000mm above finished floor level. The line shall provide a minimum of 30% luminance contrast against the floor surface.	Capable of compliance

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. Fire Pump Rooms require to have direct access to road or open space, or a door opening to a fire isolated passage or stair leading to road of open space.	Performance solution required
Fire Hose Reels E1.4	A fire hose reel system is required to be designed and installed in accordance with AS2441-2005 in the basement, car parks and ground floor retail shops.	Capable of compliance
Sprinklers E1.5	Sprinklers are required throughout all buildings and shall comply with BCA Spec E1.5	Capable of compliance



Section E – Services & Equipment

Clause	Assessment Comments	Status
Portable fire extinguishers E1.6	Fire extinguishers should be selected and installed to AS2444-2001. In a Class 2 building, Fire Extinguishers will be required to each floor and within 10m of the entrance door of any SOU.	Capable of compliance
E1.7 ***	Deleted clause	Not applicable
Fire control centres E1.8	Not considered applicable.	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 required. Once the building is over 12m effective height, Fire Hydrants and Hose Reels are to be operation except for the upper 2 stories, boosters are to be installed.	Note
Provision for special hazards E1.10	Not considered in this instance.	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	<p>a) The Deemed-to-Satisfy Provisions of this Part do not apply to—</p> <ul style="list-style-type: none"> 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 200m², located within a multi-classified building. <p>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 30m², sanitary compartment, plant room or the like.</p>	Note
General Requirements E2.2	<p>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.</p> <p><u>Buildings not more than 25 m in effective height</u></p> <p>A Class 2 building—</p> <p>(a) must be provided with an automatic smoke detection and alarm system complying with Specification E2.2a; and</p>	Capable of compliance



Section E – Services & Equipment

Clause	Assessment Comments	Status
	<p>(b) where a required fire-isolated stairway serving the Class 2 or 3 parts also serves one or more storeys of Class 6, 7 parts—</p> <p>(i) the fire-isolated stairway, including any associated fire-isolated passageway or fire-isolated ramp, must be provided with an automatic air pressurisation system for fire-isolated exits in accordance with AS 1668.1; or</p> <p>(ii) the Class 5, 6, 7 (other than an open-deck carpark), 8 and 9b parts must be provided with—</p> <p>(A) an automatic smoke detection and alarm system complying with Specification E2.2a; or</p> <p>(B) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification E1.5;</p>	
Provision for special hazards E2.3	Not considered in this instance.	Not applicable
Part E3 Lift Installations		
Deemed to satisfy provisions E3.0	This clause provides guidance on the application of the BCA.	Note
Lift Installation E3.1	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification E3.1	Capable of compliance
Stretcher facility in lifts E3.2	A stretcher facility is required in the buildings which have an effective height of more than 12 m.	Capable of compliance
Warning against use of lifts in fire E3.3	Lift signage is required. This clause gives guidance on the type of signage.	Capable of compliance
Emergency lifts E3.4	Not applicable – the buildings have 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	The lifts should be designed to show compliance with AS1735.12.	Capable of compliance
Fire service controls E3.7	Where lifts serve any storey above an effective height of 12 m, fire service controls are required.	Capable of compliance
Residential care buildings	Not considered in this instance.	Not applicable



Section E – Services & Equipment		
Clause	Assessment Comments	Status
E3.8		
Fire service recall control switch E3.9	This clause provides guidance on the fire service recall control switch required by E3.7	Capable of compliance
Lift car fire service drive control switch E3.10	This clause provides guidance on the Lift car fire service drive control switch required by E3.7	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 AS2293.1-2018.	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/NZS 2293.1	Capable of compliance
Exit Signage E4.5	Exit Signs shall be provided in accordance with AS2293.1-2005.	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 in appropriate positions in corridors, hallways, lobbies, foyers, auditoria, and the like, indicating the direction to a required exit.	Capable of compliance
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	The exit signs should be provided in accordance with AS2293.1-2005.	Capable of compliance



Section E – Services & Equipment

Clause	Assessment Comments	Status
E4.8		
Emergency warning and intercom systems E4.9	Not applicable – the buildings have an effective height of less than 25m.	Capable of compliance

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. <i>Note: There is no DTS provisions in respect to external walls.</i> A performance solution addressing FP1.4 will be required for the water proofing of external walls.	Performance solution required
Stormwater drainage F1.1	A stormwater drainage system in accordance with AS/NZS 3500 is required.	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.	Capable of compliance
Roof coverings F1.5	A roof must be covered with— Concrete roofing tiles complying with AS 2049 and fixed, except in cyclonic areas, in accordance with AS 2050, as appropriate; 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.	Capable of compliance
Sarking F1.6	Any sarking proposed should show compliance with AS/NZS 4200 Parts 1 & 2.	Capable of compliance
Waterproofing wet areas	Waterproofing to wet areas is required and comply with this Clause and AS3470.	Capable of compliance



Section F – Health & Amenity

Clause	Assessment Comments	Status
F1.7		
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.	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.	Capable of compliance
Provision of floor wastes F1.11	In a Class 2 or 3 building or Class 4 part of a building, a bathroom or laundry located at any level above a sole-occupancy unit or public space must have— a. a floor waste; and b. the floor graded to the floor waste to permit drainage of water.	Capable of compliance
Subfloor ventilation F1.12	Not considered in this instance.	Not applicable
Glazed assemblies F1.13	Glazing in an external wall is comply with the AS 2047 requirements for resistance to water penetration.	Capable of compliance
Part F2 Sanitary & Other Facilities		
Deemed to satisfy provisions F2.0	This clause provides guidance on the application of the BCA.	Note
Facilities in residential buildings F2.1	Sufficient facilities have been provided.	Complies
Calculation of number of occupants and facilities F2.2	(a) The number of persons accommodated must be calculated according to D1.13 if it cannot be more accurately determined by other means. (b) Unless the premises are used predominantly by one sex, sanitary facilities must be provided on the basis of equal numbers of males and females. (c) 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 (other than a facility provided under F2.9) may be counted once for each sex.	Note



Section F – Health & Amenity

Clause	Assessment Comments	Status
	(d) For the purposes of this Part, a unisex facility comprises one closet pan, one washbasin and means for the disposal of sanitary products.	
Facilities in Class 3-9 buildings F2.3	<p>Except where permitted by this Clause and F2.4(a), F2.4(b) and F2.9(b), separate sanitary facilities for males and females must be provided for Class 6, in accordance with Table F2.3.</p> <p>Employees and the public may share the same facilities in a Class 6 provided the number of facilities provided is not less than the total number of facilities required for employees plus those required for the public (F2.3(d))</p> <p>Based on D1.13 and this Clause there is sufficient sanitary facilities provided.</p>	Complies
Accessible sanitary facilities F2.4	<p>A unisex accessible sanitary facility is required to be provided in accordance with Clause 15 of AS1428.1 2009.</p> <p>Ambulant sanitary facilities are required to the male and female sanitary facilities in accordance with Clause 16 of AS1428.1-2009.</p>	Capable of compliance
Construction of sanitary compartments F2.5	Lift off hinges are required to some of the bathrooms where the door is within 1200mm of the WC.	Capable of compliance
Interpretation: Urinals and washbasins F2.6	This clause gives guidance on the compliance requirements	Note
Microbial; (legionella) control F2.7	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 considered in this instance.	Not applicable

Part F3 Room Heights

Height of rooms and other spaces F3.1	<p>Ceiling heights are to be as follows:</p> <p>In a Class 2 or 3 building or Class 4 part of a building—</p> <ul style="list-style-type: none"> i. a kitchen, laundry, or the like — 2.1 m; and ii. a corridor, passageway or the like — 2.1 m; and iii. a habitable room excluding a kitchen — 2.4 m; and 	Capable of compliance
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Section F – Health & Amenity

Clause	Assessment Comments	Status
	<p>In a class 5,6,7 or 8 building-</p> <ul style="list-style-type: none"> • Generally 2.4m or • For corridors, passageways or the like 2.1m • Bathrooms, shower rooms, sanitary facilities, airlock, tea preparation room, pantry, store, garage, car parking area – 2.1m • Commercial kitchen – 2.4m • Above a stairway, ramp, landing or the like – 2.0m 	
Part F4 Light and Ventilation		
Provision of natural light F4.1	Natural light is required to class 2 habitable rooms.	Note
Methods and extent of natural light F4.2	<p>This clause provides guidance on the achieving natural light requirements.</p> <p>Confirmation from the architect will be required of the provision of adequate window sizes to provide natural light prior to the issue of the Construction Certificate.</p>	Capable of compliance
Natural light borrowed from adjoining room F4.3	<p>This clause provides guidance on the application of the BCA.</p> <p>Confirmation from the architect will be required of the provision of adequate natural light from adjoining rooms, particularly those on to partially enclosed balconies, prior to the issue of the Construction Certificate</p>	Capable of compliance
Artificial Lighting F4.4	The artificial lighting system to comply with AS1680.0.	Capable of compliance
Ventilation of Rooms F4.5 NSWF4.5	<p>Ventilation of habitable rooms must be achieved through either:</p> <p>(i) Natural ventilation – 5 % of floor area of room; or</p> <p>(ii) Mechanical ventilation in accordance with AS1668.2 and AS3666.1</p>	Capable of compliance
Natural ventilation F4.6	Where natural ventilation is proposed this should comply with the requirements of this Clause.	Note
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	<p>Sanitary compartments must not open directly into—</p> <ol style="list-style-type: none"> a kitchen or pantry; or a public dining room or restaurant; or a dormitory in a Class 3 building; or a room used for public assembly (which is not an early childhood centre, primary school or open spectator stand); or 	Note



Section F – Health & Amenity

Clause	Assessment Comments	Status
	e. a workplace normally occupied by more than one person.	
Airlocks F4.9	<p>If a sanitary compartment is prohibited under F4.8 from opening directly to another room—</p> <ul style="list-style-type: none"> a. in a sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building— <ul style="list-style-type: none"> i. access must be by an airlock, hallway or other room; or ii. the sanitary compartment must be provided with mechanical exhaust ventilation; and b. in a Class 5, 6, 7, 8 or 9 building (which is not an early childhood centre, primary school or open spectator stand)— <ul style="list-style-type: none"> i. access must be by an airlock, hallway or other room with a floor area of not less than 1.1m² and fitted with self-closing doors at all access doorways; or ii. the sanitary compartment must be provided with mechanical exhaust ventilation and the doorway to the room adequately screened from view. 	Note
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).	Capable of compliance
Kitchen local exhaust ventilation F4.12	<p>This Clause will apply to the Retail F & B space.</p> <p>A commercial kitchen must be provided with a kitchen exhaust hood complying with AS 1668.1 and AS 1668.2 where—</p> <ul style="list-style-type: none"> (a) any cooking apparatus has— <ul style="list-style-type: none"> (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— <ul style="list-style-type: none"> (i) 0.5 kW electrical power; or (ii) 1.8 MJ/hour gas, <p>per m² of floor area of the room or enclosure.</p>	Capable of compliance
Part F5 Sound Transmission and Insulation		
Deemed to satisfy provisions F5.0	This clause provides guidance on the application of the BCA.	Note
Application of part F5.1	This part applies to walls and floors enclosing the Class 2 parts	Note
Determination of airborne	A form of construction required to have an airborne sound insulation rating must-	Note



Section F – Health & Amenity

Clause	Assessment Comments	Status
sound insulation ratings F5.2	<ul style="list-style-type: none"> a. have the required value for weighted sound reduction index (R_w) or weighted sound reduction index with spectrum adaptation term ($R_w + C_{tr}$) determined in accordance with AS/NZS ISO 717.1 using results from laboratory measurements; or b. comply with specification F5.2. 	
Determination of impact sound insulation rating F5.3	<ul style="list-style-type: none"> a. A floor in a building required to have an impact sound insulation rating must - <ul style="list-style-type: none"> i. have the required value for weighted normalised impact sound pressure level with spectrum adaptation term ($L_{n,w}$) determined in accordance with AS ISO 717.2 using results from laboratory measurements; or ii. comply with Specification F5.2. b. A wall in a building required to have an impact sound insulation rating must for a Class 2 or 3 building be of discontinuous construction; and c. For the purposes of this Part, discontinuous construction means a wall having a minimum 20 mm cavity between 2 separate leaves, and <ul style="list-style-type: none"> iii. for masonry, where wall ties are required to connect leaves, the ties are of the resilient type; and iv. (for other than masonry, there is no mechanical linkage between leaves except at the periphery. 	Note
Sound insulation rating of floors F5.4	The floor separating the Class 2 part must have an $R_w + C_{tr}$ (airborne) not less than 50 and an $L_{n,w}$ (impact) not more than 62.	Capable of compliance
Sound insulation rating of walls F5.5	<ul style="list-style-type: none"> a. A wall in a Class 2 building must— <ul style="list-style-type: none"> i. have an $R_w + C_{tr}$ (airborne) not less than 50, if it separates sole-occupancy units; and ii. have an R_w (airborne) not less than 50, if it separates a sole-occupancy unit from a plant room, lift shaft, stairway, public corridor, public lobby or the like, or parts of a different classification; and iii. comply with F5.3(b) if it separates— iii. a bathroom, sanitary compartment, laundry or kitchen in one sole-occupancy unit from a habitable room (other than a kitchen) in an adjoining unit; or iv. a sole-occupancy unit from a plant room or lift shaft. b. A door may be incorporated in a wall in a Class 2 or 3 building that separates a sole-occupancy unit from a stairway, public corridor, public lobby or the like, provided the door assembly has an R_w not less than 30 	Capable of compliance
Sound insulation rating of internal services F5.6	<ul style="list-style-type: none"> a. If a duct, soil, waste or water supply pipe, including a duct or pipe that is located in a wall or floor cavity, serves or passes through more than one sole-occupancy unit, the duct or pipe must be separated from the rooms of any sole-occupancy unit by construction with an $R_w + C_{tr}$ (airborne) not less than— 	Capable of compliance



Section F – Health & Amenity

Clause	Assessment Comments	Status
	<ul style="list-style-type: none"> i. i40 if the adjacent room is a habitable room (other than a kitchen); or ii. i25 if the adjacent room is a kitchen or non-habitable room. <p>b. If a storm water pipe passes through a sole-occupancy unit it must be separated in accordance with (a)(i) and (ii).</p>	
Sound isolation of pumps F5.7	A flexible coupling must be used at the point of connection between the service pipes in a building and any circulating or other pump.	Capable of compliance
Part F6 Condensation Management		
Deemed to satisfy provisions F6.0	This clause provides guidance on the application of the BCA.	Note
Application of Part F6.1	The Deemed-to-Satisfy Provisions of this Part only apply to a sole-occupancy unit of a Class 2 building and a Class 4 part of a building.	Note
Pliable building membrane F6.2	<p>c. Where a pliable building membrane is installed in an external wall, it must—</p> <ul style="list-style-type: none"> (a) comply with AS/NZS 4200.1; and (b) be installed in accordance with AS 4200.2; and (c) be a vapour permeable membrane for climate zones 6, 7 and 8; and (d) be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building. <p>Except for single skin masonry and single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.</p>	Capable of compliance
Flow rate and discharge of exhaust systems F6.3	<p>a. An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of—</p> <ul style="list-style-type: none"> i. 25 L/s for a bathroom or sanitary compartment; and ii. 40 L/s for a kitchen or laundry. <p>b. Exhaust from a kitchen must be discharged directly or via a shaft or duct to outdoor air.</p> <p>c. Exhaust from a bathroom, sanitary compartment, or laundry must be discharged—</p> <ul style="list-style-type: none"> (e) directly or via a shaft or duct to outdoor air; or (f) to a roof space that is ventilated in accordance with F6.4. 	Capable of compliance
Ventilation of roof spaces F6.4	a) Where an exhaust system covered by F6.3 discharges directly or via a shaft or duct into a roof space, the roof space must be ventilated to outdoor air through evenly distributed openings.	Capable of compliance



Section F – Health & Amenity

Clause	Assessment Comments	Status
	<p>b) Openings required by (a) must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch is greater than 22°, or 1/150 of the respective ceiling area if the roof pitch is less than or equal to 22°.</p> <p>c) 30% of the total unobstructed area required by (b) must be located not more than 900 mm below the ridge or highest point of the roof space, measured vertically, with the remaining required area provided by eave vents.</p>	

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 considered in this instance.	Not applicable
Refrigerated Chambers, strong rooms & vaults G1.2	Not considered in this instance.	Not applicable
Outdoor play spaces G1.3	Not considered in this instance.	Not applicable
Provisions for cleaning windows NSWG1.101	<p>a. A building must provide for a safe manner of cleaning any windows located 3 or more storeys above ground level.</p> <p>b. A building satisfies (a) where—</p> <ul style="list-style-type: none"> 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		
Deemed to satisfy provisions G2.0	This clause provides guidance on the application of the BCA.	Not applicable
G2.1***	This clause has been deleted	Not applicable



Section G – Ancillary Provisions

Clause	Assessment Comments	Status
Installation of appliances G2.2	Not considered in this instance.	Not applicable
Open fireplaces G2.3	Not considered in this instance.	Not applicable
Incinerator rooms G2.4	Not considered in this instance.	Not applicable
Part G3 Atrium Construction		
Application of part G3.1	Not considered in this instance.	Not applicable
Dimensions of atrium well G3.2	Not considered in this instance.	Not applicable
Separation of atrium by bounding walls G3.3	Not considered in this instance.	Not applicable
Construction of bounding walls G3.4	Not considered in this instance.	Not applicable
Construction of boundaries G3.5	Not considered in this instance.	Not applicable
Separation at roof G3.6	Not considered in this instance.	Not applicable
Means of egress G3.7	Not considered in this instance.	Not applicable
Fire and smoke control systems G3.8	Not considered in this instance.	Not applicable
Part G4 Construction in Alpine areas		
Part G4	Consider not applicable to this proposal	Not applicable



Section G – Ancillary Provisions

Clause	Assessment Comments	Status
Part G5 Construction in bushfire prone areas		
Application of Part G5.1 NSWG5.1	Not considered in this instance.	Not applicable
Protection G5.2 NSWG5.2	Not considered in this instance.	Not applicable
Part G6 Occupiable outdoor areas		
Application of part G6.1	<ul style="list-style-type: none"> 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— <ul style="list-style-type: none"> 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 10m². 	Capable of compliance
Fire Hazard properties G6.2	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> i. Average specific extinction area. ii. Smoke-Developed Index. iii. Smoke development rate. iv. Smoke growth rate index (SMOGR_{RC}). 	Capable of compliance
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



Section G – Ancillary Provisions

Clause	Assessment Comments	Status
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	For the purposes of the Deemed-to-Satisfy Provisions of G4.9, a reference to a storey includes an occupiable outdoor area.	Note

Section H – Special use buildings

Clause	Assessment Comments	Status
Part H1 Class 9b buildings		
Application of part H1.1	Part H1 is not applicable.	Not applicable
Part H2 Public transport buildings		
Application of part H2.1	Part H2 is not applicable.	Not applicable
Part H3 Farm buildings and farm sheds		
Application of Part H3.1	Part H3 is not applicable.	Not applicable

Section J – Energy Efficiency

Clause	Assessment Comments	Status
Section J(A) – Energy Efficiency – Class 2 Buildings and Class 4 Parts <i>The provisions of NSW Subsection J(A) are designed to complement requirements that arise under BASIX and which are implemented via the development consent. Where BASIX is not applied to alterations and additions to Class 1 and 2 buildings, and Class 4 parts of buildings, these provisions will also complement council development controls that require energy efficiency measures to be incorporated as part of the alterations and additions.</i>		



Section J – Energy Efficiency

Clause	Assessment Comments	Status
Part J(A)1 Building Fabric		
J(A)1	<p>Compliance is not required with the national BCA provisions of J1 as those matters are regulated under BASIX. A BASIX & NATHERs certificate is required and architectural details should reflect the requirements.</p> <p>The sole-occupancy units of a Class 2 building and a Class 4 part of a building must comply with the national BCA provisions of J0.2(b) to (d) - except that the reference to "Where required" in J1.2 is deemed to refer to "Where a development consent or a complying development certificate specifies that insulation is to be provided as part of the development."</p> <p>Note: Compliance is not required with the national BCA provisions of J0.2(a) as those matters are regulated under BASIX and the national BCA provisions of J0.2(e) are covered by NSW J(A)2.2.</p>	Capable of compliance
J(A)2 Building Sealing		
J(A)2	<p>Class 2 buildings and Class 4 parts of buildings must comply with the following national BCA provisions, as applicable—</p> <ul style="list-style-type: none"> a) J3.2 Chimneys and flues; and b) J3.3 Roof lights; and c) J3.4(a) to (d) Windows and doors; and d) J3.5 Exhaust fans; and e) J3.6 Construction of ceilings, walls and floors; and f) J3.7 Evaporative coolers. 	Capable of compliance
J(A)3 Air Conditioning and Ventilation System Building Sealing		
J(A)3	<p>Any proposed air conditioning and ventilation systems are required to be energy efficient and comply with this Part. Compliance is not required with the national BCA provisions of J5.4(b) as those matters are regulated under BASIX.</p> <p>Class 2 buildings and Class 4 parts of buildings must comply with the following national BCA provisions, as applicable—</p> <ul style="list-style-type: none"> a) for air-conditioning system control: J5.2; and b) for mechanical ventilation system control: J5.3; and c) for fan systems: J5.4; and d) for ductwork insulation: J5.5; and e) for ductwork sealing: J5.6; and f) for pump systems: J5.7; and g) for pipework insulation: J5.8; and h) for refrigerant chillers: J5.10; and i) for unitary air-conditioning equipment: J5.11; and j) for heat rejection equipment: J5.12. <p>Note: Compliance is not required with the national BCA provisions of J5.9 as those matters are regulated under BASIX.</p>	Capable of compliance
Part J(A)4 Hot Water Supply		



Section J – Energy Efficiency		
Clause	Assessment Comments	Status
J(A)4	<p>Any proposed hot water system are required to comply with this Clause. Compliance is not required with the national BCA provisions of J7.3 and J7.4 as those matters are regulated under BASIX.</p> <p>Class 2 buildings and Class 4 parts of buildings must comply with the national BCA provisions of J7.2 Heated water supply.</p> <p>Note: Compliance is not required with the national BCA provisions of J7.3 and J7.4 as those matters are regulated under BASIX.</p>	
Part J(A)5 Access for maintenance and facilities for monitoring		
J(A)5	Class 2 buildings must comply with the national BCA provisions of J8.3.	Capable of compliance
Section J(B) – Energy Efficiency – Class 3 and Class 5 to 9 buildings <i>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.</i>		
Part J1 Building Fabric, J2 Glazing & J3 Building Sealing (this excludes the Class 2 Parts)		
J1-J3	A report from an energy efficiency consultant confirming compliance with parts J1-J3 is required to satisfy this Part.	Capable of compliance
Part J4 * * * * *		Not applicable
Part J4 * * * * *		
Part J5 Air Conditioning and Ventilation System		
Air-conditioning systems	Air conditioning and ventilation to comply with Part J5.	Capable of compliance
Part J6 Artificial Lighting and Power		
Artificial lighting	Lighting to comply with part J6.	Capable of compliance
Part J7 Heated Water Supply and Swimming Pool and Spa Pool Plant		
J7.1***	This clause has been deleted	Not applicable
Heated water supply J7.2	Consider not applicable to this proposal	Capable of compliance
Swimming pool heating and pumping J7.3	Consider not applicable to this proposal	Not applicable



Section J – Energy Efficiency		
Clause	Assessment Comments	Status
Spa pool heating and pumping J7.4	Consider not applicable to this proposal	Not applicable
Part J8 Facilities For Energy Monitoring		
J8.2		Not applicable
Facilities for energy monitoring - J8.3	<p>Access must be provided to all plant, equipment and components of services that rely on maintenance to continue to perform.</p> <p>A building with a floor area of more than 2 500 m² must have energy meters configured to enable individual time-of-use energy consumption data recording, in accordance with (c), of the energy consumption of—</p> <ul style="list-style-type: none"> (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 	Capable of compliance

CONCLUSION

This BCA Report was carried out on architectural design documentation for the proposed mixed use development located on O'Connell Street, Caddens NSW 2747, comprising residential apartments, retail units and car parking.

The Executive Summary lists the compliance issues that shall be addressed as design progresses, whether this be via a deemed-to-satisfy solution or a Performance Solution/s at Construction Certificate stage.



3.0 FIRE SAFETY MEASURES

System	BCA Clause & Australian Standard
Access Panels, doors and hoppers to fire-resisting shafts	BCA Clause C3.13, C3.16 AS1530.4-2014
Automatic fail-safe devices	BCA D2.21
Automatic Smoke Detection and Alarms systems	BCA E2.2, Specification E2.2a AS 1670.1-2018,
Automatic Suppression System (sprinklers)	BCA E1.6 & AS2118.1-2017
Emergency Lighting	BCA E4.4, E4.8, AS/NZS 2293.1-2018
Exit Signs	BCA Clause E4.5 & AS/NZS 2293.1-2018
Fire Control Centre & Rooms	BCA Clause E1.8, Spec E1.8
Fire Dampers	AS1668.1-2018
Fire Doors	BCA C3.6, Specification C3.4 & AS 1905.1-2015
Fire Hose Reels Systems	BCA Clause E1.4 & AS 2441-2005
Fire Hydrants Systems	BCA Clause E1.3 & AS 2419.1-2005
Fire seals protecting openings in fire-resisting components of the building	BCA Clause C3.15, AS1530, AS4072.1-2005
Lightweight Construction	BCA C1.8
Mechanical air handling systems	BCA C2.12, C3.15, D1.7, E2.2, AS1668.1-2018
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444-2001
Smoke alarms and heat alarms	BCA Spec E2.2a, AS3786
Warning and operational signs	BCA D2.23
Fire Engineering	TBC



4.0 APPENDIX A – FRL TABLES

Type A Construction – FRL of Building Elements

Building element	Class of building — FRL: (in minutes)			
	<i>Structural adequacy/Integrity/Insulation</i>			
	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 <i>fire-source feature</i> to which it is exposed is—				
For <i>loadbearing</i> 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- <i>loadbearing</i> 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 <i>external wall</i> —				
For <i>loadbearing</i> columns—	90/—/—	120/—/—	180/—/—	240/—/—
For non- <i>loadbearing</i> columns—	—/—/—	—/—/—	—/—/—	—/—/—
COMMON WALLS and FIRE WALLS—	90/ 90/ 90	120/120/120	180/180/180	240/240/240
INTERNAL WALLS—				
<i>Fire-resisting</i> lift and stair <i>shafts</i> —				
<i>Loadbearing</i>	90/ 90/ 90	120/120/120	180/120/120	240/120/120
Non- <i>loadbearing</i>	—/ 90/ 90	—/120/120	—/120/120	—/120/120
Bounding <i>public corridors</i> , public lobbies and the like—				
<i>Loadbearing</i>	90/ 90/ 90	120/—/—	180/—/—	240/—/—
Non- <i>loadbearing</i>	—/ 60/ 60	—/—/—	—/—/—	—/—/—
Between or bounding <i>sole-occupancy units</i> —				
<i>Loadbearing</i>	90/ 90/ 90	120/—/—	180/—/—	240/—/—
Non- <i>loadbearing</i>	—/ 60/ 60	—/—/—	—/—/—	—/—/—
Ventilating, pipe, garbage, and like <i>shafts</i> not used for the discharge of hot products of combustion—				
<i>Loadbearing</i>	90/ 90/ 90	120/ 90/ 90	180/120/120	240/120/120
Non- <i>loadbearing</i>	—/ 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



5.0 APPENDIX B – DRAWINGS ASSESSED

The following list of drawings were reviewed as part of this report (as per Title Sheet DA-001-001 Rev 03):

Series	Drawing No.	Drawing Name	GA Sections		
GENERAL	DA-001-001	Title Sheet	DA-310-001	Section AA BB	
	DA-001-002	Site Plan	DA-310-002	Section CC DD	
GA Plans			DA-310-003	Section EE FF	
			DA-310-004	Section GG HH	
			DA-310-005	Section JJ	
	DA-110-006	RL 42.000	Ramps	DA-440-001	Vehicle Ramp
	DA-110-007	RL 44.800		DA-440-002	Vehicle Ramp
	DA-110-008	RL 48.000	Amenity Diagrams (ADG)	DA-720-010	RL 53.000 - 62.600
	DA-110-010	RL 53.000		DA-720-020	RL 65.800 - 75.400
	DA-110-020	RL 56.200	Open Space Amenities	DA-740-010	Landscape Area - ADG (RL62600)
	DA-110-030	RL 59.400		DA-740-020	Landscape Area - DCP (RL62000)
	DA-110-040	RL 62.600		DA-740-030	Local and District Open Space Plan
	DA-110-050	RL 65.800		DA-740-042	Communal Open Space Solar Diagram June 21st 11am
	DA-110-060	RL 69.000		DA-740-043	Communal Open Space Solar Diagram June 21st 12pm
	DA-110-070	RL 72.200		DA-740-044	Communal Open Space Solar Diagram June 21st 1pm
Bldg B C H J	DA-110-080	RL 75.400	GFA Diagrams	DA-770-010	RL 48.000 - 59.400
				DA-770-020	RL 62.600 - 72.200
				DA-770-030	RL 75.400
	DA-112-005	RL 52.700	Supplementary drawings	DA-790-002	Notification Plan
	DA-112-006	RL 55.500		DA-790-010	Winter Solstice - 9am & 11am
	DA-112-010	RL 59.900	Shadow Diagrams	DA-790-020	Winter Solstice - 1pm & 3pm
	DA-112-020	RL 63.100		DA-810-001	Livable Apartments 01
	DA-112-030	RL 66.300	Livable / Adaptable Plan (DA Stage)	DA-810-002	Livable Apartments 02
	DA-112-040	RL 69.500		DA-810-010	Adaptable/Livable Apartments 01
	DA-112-050	RL 72.700		DA-810-011	Adaptable/Livable Apartments 02
Bldg D E F G	DA-112-060	RL 75.900 - 80.000		DA-910-001	Materials and Finishes 01
	DA-113-005	RL 48.555	3D Views	DA-920-001	Perspective 01 - Public Square
	DA-113-006	RL 52.700		DA-920-002	Perspective 02 - Public Square
	DA-113-010	RL 56.700 - 57.700		DA-920-003	Perspective 03 - View towards R4 Site
	DA-113-020	RL 59.900 - 60.900		DA-920-004	Perspective 04 - View towards building T in B2 Site
	DA-113-030	RL 63.100 - 64.100		DA-920-005	Perspective 05 - View from TEC
	DA-113-040	RL 66.300 - 67.300		DA-920-006	Perspective 06 - View Looking West from J and K
	DA-113-050	RL 69.500 - 70.500		DA-920-007	Perspective 07 - View from O'Connell Street South East
	DA-113-060	RL 72.700 - 73.700		DA-920-008	Perspective 08 - View from O'Connell Street South West
Bldg K L M N	DA-114-008	RL 56.700			
	DA-114-010	RL 59.900			
	DA-114-020	RL 63.100			
	DA-114-030	RL 66.300			
	DA-114-040	RL 69.500			
	DA-114-050	RL 72.700			
	DA-114-060	RL 75.900			
	DA-114-070	RL 79.100			
Bldg P	DA-115-008	RL 42.500 - 45.500			
	DA-115-010	RL 48.500 - 54.500			
	DA-115-020	RL 56.200 - 59.400			
	DA-115-030	RL 61.600 - 67.300			
	DA-115-040	RL 68.100 - 73.700			
Bldg R S	DA-116-008	RL 42.500 - 45.500			
	DA-116-010	RL 48.500 - 54.500			
	DA-116-020	RL 57.700 - 60.900			
	DA-116-030	RL 64.100 - 67.300			
	DA-116-040	RL 70.500 - 73.700			
Bldg T U	DA-117-008	RL 42.500 - 45.500			
	DA-117-010	RL 48.500 - 53.500			
	DA-117-020	RL 56.700 - 59.900			
	DA-117-030	RL 62.600 - 65.800			
Bldg B C H J Elevations	DA-212-001	Bldg B C North and South Elevation			
	DA-212-002	Bldg H J North and South Elevation			
	DA-212-003	Bldg B J East and West Elevations			
	DA-212-004	Bldg C H East and West Elevation			
Bldg D E F G Elevations	DA-213-001	Bldg D E North and South Elevation			
	DA-213-002	Bldg F G North and South Elevation			
	DA-213-003	Bldg D G East and West Elevations			
	DA-213-004	Bldg E F East and West Elevations			
Bldg K L M N Elevations	DA-214-001	Bldg K L North and South Elevation			
	DA-214-002	Bldg M N North and South Elevation			
	DA-214-003	Bldg K L East and West Elevation			
	DA-214-004	Bldg M N East and West Elevations			
Bldg P Elevations	DA-215-001	Bldg P North and South Elevation			
	DA-215-002	Bldg P East and West Elevation			
Bldg R S Elevations	DA-216-001	Bldg R Elevations			
	DA-216-002	Bldg S Elevations			
Bldg T U Elevations	DA-217-001	Bldg T Elevations			
	DA-217-002	Bldg U Elevations			



6.0 APPENDIX C - SANITARY FACILITIES



Sanitary Facilities



Help Guide

Calculator

Building address

Address line 1
Address line 2
Caddens (Retail) - 383

Building classification

Class 6 - department stores, shopping centres

		Required sanitary facilities					
Gender	Design Occupancy	User Group	Closet Pans	Urinals	Washbasins	Showers	Baths
Male	10	employees	1	0	1	NA	NA
Female	10	employees	1	NA	1	NA	NA
Male	192	patrons	1	1	1	NA	NA
Female	192	patrons	1	NA	1	NA	NA
		NA	NA	NA	NA	NA	NA
		NA	NA	NA	NA	NA	NA

NOTE: In calculating the number of facilities to be provided, under **F2.1** and **F2.3** an accessible unisex facility required for people with a disability may be counted once for each sex. An accessible unisex facility comprises one closet pan, one washbasin and adequate means of disposal of sanitary products. This concession means that for each wash basin and closet pan counted above, you may deduct one for each accessible unisex facility provided. This concession does **NOT** apply to urinals. Refer to **F2.2** for further details.

Calculating the required number of accessible and ambulant unisex sanitary facilities

Number of levels in your building (including ground level)	2
Number of banks of sanitary compartments per level	2
Required number of accessible unisex sanitary compartments per level	1
Required number of male ambulant sanitary compartments per level	1
Required number of female ambulant sanitary compartments per level	1
Required total number of accessible unisex sanitary compartments	2
Required total number of ambulant sanitary compartments	4

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Input	Colour Guide
	Calculated
	NA

Notes - for the selected building class		
Table F2.3 Sanitary facilities need not be provided for patrons if the total number of persons accommodated in the building is not more than 600.	F2.3(d) Employees share the same facilities in a Class 6 building and 9b building (other than a school or early childhood centre) provided the number of facilities provided is not less than the total number of facilities for employees plus those required for the public.	F2.3(b) If not more than 10 people are employed, a unisex facility may be provided instead of facilities for each sex. Where shower facilities are required, refer to F2.4(b) for requirements for the provision of accessible unisex showers. A unisex accessible adult change facility must be provided in a Class 6 building that is a shopping centre - having a design occupancy of not less than 3,500 people, calculated on the basis of the floor area and containing a minimum of 2 sole occupancy units. Refer to F2.9 for further details.



Sanitary Facilities



Help Guide

Calculator

Building address

Input	Colour Guide	Calculated	NA

Address line 1	Caddens (Retail F & B) - 187 people
Address line 2	

Building classification

Class 6 - restaurants, cafes, bars

		Required sanitary facilities				
Gender	Design Occupancy	User Group	Closet	Pans	Urinals	Showers
Male	5	employees	1	0	1	NA
Female	5	employees	1	NA	1	NA
Male	94	patrons	1	2	2	NA
Female	94	patrons	3	NA	2	NA
		NA	NA	NA	NA	NA
		NA	NA	NA	NA	NA

NOTE: In calculating the number of facilities to be provided, under F2.1 and F2.3 an accessible unisex facility required for people with a disability may be counted once for each sex. An accessible unisex facility comprises one closet pan, one washbasin and adequate means of disposal of sanitary products. This concession means that for each wash basin and closet pan counted above, you may deduct one for each accessible unisex facility provided. This concession does **NOT** apply to urinals. Refer to F2.2 for further details.

Calculating the required number of accessible and ambulant unisex sanitary facilities

Number of levels in your building (including ground level)	2
Number of banks of sanitary compartments per level	2
Required number of accessible unisex sanitary compartments per level	1
Required number of male ambulant sanitary compartments per level	1
Required number of female ambulant sanitary compartments per level	1
Required total number of accessible unisex sanitary compartments	2
Required total number of ambulant sanitary compartments	4

Notes - for the selected building class

Table F2.3 Sanitary facilities need not be provided for patrons if the total number of persons accommodated in the building is not more than 20.	F2.3(d) Employees share the same facilities in a Class 6 and 9b building (other than a school or early childhood centre) provided the number of facilities provided is not less than the total number of facilities for employees plus those required for the public.	F2.3(b) If not more than 10 people are employed, a unisex facility may be provided instead of facilities for each sex.	NIL	Where shower facilities are required, refer to F2.4(b) for requirements for the provision of accessible unisex showers.
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