

JORDAN SPRINGS EAST VILLAGE CENTRE, NSW

BCA COMPLIANCE ASSESSMENT REPORT

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EXECUTIVE SUMMARY

This report is an assessment of the proposed development at JORDAN SPRINGS EAST VILLAGE CENTRE, NSW. The report contains a clause-by-clause comparison between the architectural details provided and the current Building Code of Australia (2019). The outcome of this report highlights that the current design contains some compliance departures from the current Deemed-to-Satisfy provisions of the BCA.

Summary of Identified Issues of Non-Compliance to be Addressed

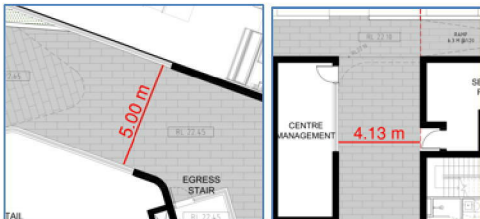


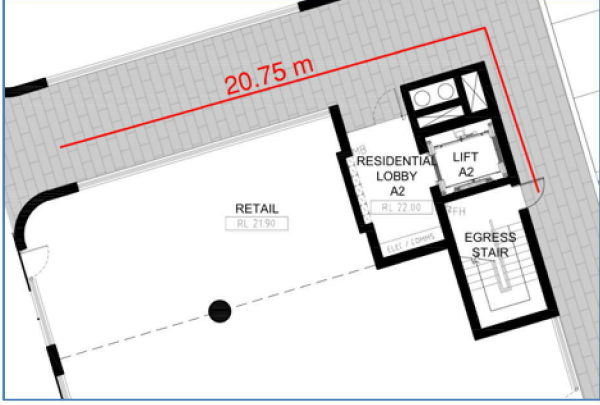
NO.	DTS CLAUSE	DESCRIPTION OF NON-COMPLIANCE	RECOMMENDATION
1.	C3.3	Separation of openings in different fire compartments. Openings in separate fire compartments adjacent are within 6m.	A Fire Engineered Solution is to be sought to assess this issue or C3.4 protection required to openings.
			
2.	Spec C1.1 3.6	The skylights (voids) are in a floor separating a class 7a to the class 9b childcare external play area and are therefore required to be non-combustible.	Ensure skylights are of non-combustible construction.
3.	D1.2	Number of exits required in the: Class 9b gym has one exit – two exits are required	Additional exits are to be shown from gym or redesign position of the exit.
4.	D1.4	Exit Travel Distances exceeded in the basement & gym. Refer clause D1.4 in body of report and Appendix A for more details of the multiple travel distance issues.	Additional exits are to be shown on the plans or a Fire Engineered Solution is to be sought to assess these issues.
			

Figure 1 - 26m to exit in the gym.

NO.	DTS CLAUSE	DESCRIPTION OF NON-COMPLIANCE	RECOMMENDATION
5.	D1.5	<p>Distances between alternative exits exceed 60m (up to 120m).</p>  <p>Figure 2 - the green shaded areas are parts of the floor where the travel in either direction to an exit is greater than 40m.</p>	A Fire Engineered Solution is to be sought to assess this issue.
6.	D1.7	<p>Fire-isolated stairs directly discharge within the confines of the building with less than 2/3 open and further than 20m to open space. Does not comply.</p> 	A Fire Engineered Solution is to be sought to address this issue.

1.0 INTRODUCTION

This report provides a Building Code of Australia (BCA) 2019 compliance assessment of the concept development at JORDAN SPRINGS EAST VILLAGE CENTRE, NSW.

The concept development involves creation of 2 x 6-storey residential buildings containing 74 sole occupancy units (SOUs), a shopping centre, a childcare centre, 8 retail shops and a swim school; 2 x 4-storey residential buildings containing 50 sole occupancy units (SOUs), with a Medical centre & 11 townhouses over 1 basement level for car parking.

The basement level carpark consists of 254 car spaces, 17 of which are proposed to be an accessible space. The ground floor level has 93 spaces, one space is proposed to be accessible.

1.1 BASIS OF REPORT

The key objective of the report is to make an:

- Assessment under the current Building Code of Australia 2019 (BCA) Parts C, D, E, F and G and list any departures and information applicable from the BCA that will need to be addressed in the final architectural submission for Development Approval.
- Provide BCA compliance advice and information where departures are identified.

The following architectural drawings prepared by PBD Architects were used in the BCA assessment dated 27/09/2019 and 11/10/2019;

DA100 - Basement Plan-P4.pdf
DA101 - Ground Floor Plan-P4.pdf
DA102 - Level 1 Floor Plan-P4.pdf
DA103 - Level 2 Floor Plan-P4.pdf
DA104 - Level 3 Floor Plan-P4.pdf
DA105 - Level 4 Floor Plan-P4.pdf
DA106 - Level 5 Floor Plan-P4.pdf

DA000 - Cover Sheet-A.pdf
DA001 - Project Summary-A.pdf
DA002 - Area Schedule-A.pdf
DA003 - Site Analysis-A.pdf
DA100 - Basement Plan-A.pdf
DA101 - Ground Floor Plan-A.pdf
DA102 - Level 1 Floor Plan-A.pdf
DA103 - Level 2 Floor Plan-A.pdf
DA104 - Level 3 Floor Plan-A.pdf
DA105 - Level 4 Floor Plan-A.pdf
DA106 - Level 5 Floor Plan-A.pdf
DA107 - Roof Plan-A.pdf
DA200 - North & South Elevations-A.pdf
DA201 - East & West Elevations-A.pdf
DA300 - Sections A - A-A.pdf
DA301 - Sections B - C-A.pdf
DA400 - Material Schedule - 01-A.pdf
DA401 - Material Schedule - 02-A.pdf
DA402 - Material Schedule - 03-A.pdf
DA700 - Adaptable Layout Type A-A.pdf
DA701 - Adaptable Layout Type B-A.pdf

1.2 LIMITATIONS & EXCLUSIONS

The following items are outside the scope of this report:

- Reporting on hazardous materials, OH&S matters or construction site contamination
- Assessment of any structural elements or geotechnical matters relating to the building, including any structural or other assessment of the existing fire-resistant levels of the building
- Assessment of any new or existing fire services operations (including hydraulic, electrical or other systems)

- Assessment of new or existing plumbing and drainage installations, including stormwater
- Assessment of mechanical plant operations, electrical systems or security systems
- Heritage significance
- Consideration of energy or water authority requirements
- Consideration of local planning policies
- Environmental, planning or heritage issues
- Requirements of statutory authorities
- Pest inspection or assessment of building damage caused by pests.
- Energy efficiency Part J.
- Fire safety upgrading required by the Environmental Planning and Assessment Act and Regulation.

1.3 REPORTING TEAM

The information contained herein has been prepared by Mark Sadgrove (A4 Accredited Certifier BPB 3274) and James Alexander (Building Surveyor, Grade A1 Accredited Certifier and PCA BPB 0002)

2.0 BUILDING CLASSIFICATION

2.1 BUILDING CHARACTERISTICS

Classification of Building or Part:	Class 2 residential units (124 units & 11 TH) Class 5 Medical Centre, Centre Management Class 6 Retail (incl. supermarket) Class 7a Carpark (237 spaces over B level plus 17 accessible) 41 spaces on GF level & 52 spaces open plus 1 accessible space Class 7b loading dock and stock storage Class 9b Gym and Childcare Centre, Swim School
Rise in Storeys:	6 storeys x 2, 4 storeys x 2, 2 storeys townhouses x 5
Storeys contained:	7 storeys
Effective Height:	Greater than 12m (13m+)
Type of Construction:	Type A required
Floor areas: Class 2 Class 5 Class 6 Class 7a Class 7b Class 9b	Approximately 970m ² (8 units + rooftop) Approximately 420m ² Approximately 1,880m ² Approximately 10,000m ² Basement Approximately 1,560m ² Ground Floor Approximately 490m ² Approximately 2,138m ²
C2.2 max compartment sizes:	Building (7a) does not exceed 5000m ²

3.0 BCA COMPLIANCE SUMMARY

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
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SECTION C - FIRE RESISTANCE AND STABILITY

Part C1 - FIRE RESISTANCE AND STABILITY

C1.0	DTS provisions	✓	Note only	Noted
C1.1	Type of Construction Required	✓	Note only	Type A
C1.2	Calculation of Rise in Storeys	✓	Note only	6 storeys
C1.3	Buildings of Multiple Classification	✓	✓	Class 2, 5, 6, 7a, 7b & 9b
C1.4	Mixed Types of Construction	✓	✓	All type A
C1.5	Two Storey Class 2, 3 or 9c Buildings	✓	Note only	
C1.6	Class 4 Parts of Buildings	✓	Note only	NA
C1.7	Open Spectator Stands & Indoor Sports Stadiums	X	Note only	
C1.8	Lightweight Construction	✓	Note only	Where lightweight construction proposed for fire rating purposes it must comply with this clause.
C1.9	Non-combustible building elements		Compliance advice	<p>(a) In a building required to be of Type A construction, the following building elements and their components must be non-combustible:</p> <p>(i) External walls and common walls, including all components incorporated in them including the facade covering, framing and insulation.</p> <p>(ii) The flooring and floor framing of lift pits.</p> <p>(iii) Non-loadbearing internal walls where they are required to be fire-resisting.</p> <p>(b) A shaft, being a lift, ventilating, pipe, garbage, or similar shaft that is not for the discharge of hot products of combustion, that is non-loadbearing, must be of non-combustible construction in—</p> <p>(i) a building required to be of Type A construction; and</p> <p>(c) A loadbearing internal wall and a loadbearing fire wall, including those that are part of a loadbearing shaft, must comply with Specification C1.1.</p> <p>(d) The requirements of (a) and (b) do not apply to gaskets, caulking, sealants and damp-proof courses.</p>

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				<p>(e) The following materials may be used wherever a non-combustible material is required:</p> <p>(i) Plasterboard.</p> <p>(ii) Perforated gypsum lath with a normal paper finish.</p> <p>(iii) Fibrous-plaster sheet.</p> <p>(iv) Fibre-reinforced cement sheeting</p> <p>(v) Pre-finished metal sheeting having a combustible surface finish not exceeding 1 mm thickness and where the Spread-of-Flame Index of the product is not greater than 0.</p> <p>(vi) Bonded laminated materials where—</p> <p>(A) each lamina, including any core, is non-combustible; and</p> <p>(B) each adhesive layer does not exceed 1 mm in thickness and the total thickness of the adhesive layers does not exceed 2mm; and</p> <p>(C) the Spread-of-Flame Index and the Smoke-Developed Index of the bonded laminated material as a whole do not exceed 0 and 3 respectively.</p>
C1.10	Fire Hazard Properties	✓	Compliance advice	<p>Carpets, floor and wall linings of all areas to be certified to comply with Spec C1.10 and sarking to comply with Spec C1.10a.</p> <p>Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.</p>
C1.11	Performance of External Walls in Fire	✓	Note only	No tilt up panels proposed.
C1.12	*****			
C1.13	Fire Protected Timber: Concession	X	Note only	Not proposed
C1.14	Ancillary Elements	✓	Compliance advice	<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> <p>(a) An ancillary element that is non-combustible.</p> <p>(b) A gutter, downpipe or other plumbing fixture or fitting.</p> <p>(c) A flashing.</p> <p>(d) A grate or grill not more than 2m² in an area associated with a building service.</p> <p>(e) An electrical switch, socket outlet, cover plate or the like.</p> <p>(f) A light fitting.</p>

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
				<p>(g) A required sign.</p> <p>(h) A sign other than one provided under (a) or (g) that –</p> <p>(1) Achieves a group number 1 or 2; and</p> <p>(2) Does not extend beyond one storey; and</p> <p>(3) Does not extend beyond one fire compartment; and</p> <p>(4) Is separated vertically from other signs permitted under (h) by at least 2 storeys.</p> <p>(i) An awning, sunshade, canopy, blind or shading hood other than one provided under (a) that –</p> <p>(1) Meets the requirements of Table 4 of Specification C1.10 as an internal element; and</p> <p>(2) Serves a storey –</p> <p>(A) At ground level; or</p> <p>(B) Immediately above a storey at ground level; and</p> <p>(3) Does not serve an exit, where it would render the exit unusable in a fire.</p> <p>(j) A part of a security, intercom or announcement system.</p> <p>(k) Wiring.</p> <p>(l) A paint, lacquer or similar finish,</p> <p>(m) A gasket, caulking, sealant or adhesive directly associated with (a) to (k).</p>

Part C2 - COMPARTMENTATION AND SEPARATION

C2.0	Deemed-to-Satisfy Provisions	✓	Note only	Noted
C2.1	Application of Part	✓	Compliance advice	Carpark is to be sprinkler protected.
C2.2	General Floor Area & Volume Limitations	✓	✓	Does not apply to the class 2 part. The class 7a part exceeds limitations set by Table C2.2 however is proposed to be sprinkler protected and therefore NA
C2.3	Large Isolated Buildings	✓	NA	
C2.4	Requirements for open space & Vehicular Access	✓	NA	
C2.5	Class 9a & 9c Buildings	X	N/A	Not a class 9a or 9c.



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
C2.6	Vertical separation of openings in external walls	✓	Compliance advice	Sprinklers not shown on the plans however they are required throughout. Openings between windows openings appear to have been provided with spandrel separation. A sprinkler booster will need to be provided and shown on plans.
C2.7	Separation by fire walls	✓	✓	Fire walls not shown on plans
C2.8	Separation of classifications in the same storey	✓	Compliance advice	Different classifications may be located alongside each other in the same storey where the higher FRL applies. For example the pharmacy class 6 & medical centre class 5, therefore if no separation proposed the entire floor is to be 180/180/180 as applies for class 6. In the supermarket, and FRL of 240/240/240 will apply throughout if the loading bay is not fire separated from the supermarket part.
C2.9	Separation of classifications in different storeys	✓	Compliance advice	The separation between the class 7 & 2 parts are to be in accordance with Table 3 Spec C1.1. Refer to extract below. 120/120/120 required. Class 7a & 6 parts 180/180/180, Class 6 & 9 parts 180/180/180, class 7b and 2, 240/240/240.
C2.10	Separation of lift shafts	✓	✓	Lifts (10) are to be fire separated from the remainder of the building
C2.11	Stairways and lifts in one shaft	✓	✓	The stairway and lift are not in the same shaft.
C2.12	Separation of equipment	✓	Compliance advice	Lift motor room, onsite fire pumps, substations to be separated by construction achieving FRL 120/120/120.
C2.13	Electricity supply system	✓	Compliance advice	An electricity substation located in the building, main switchboard sustaining emergency equipment, electrical conductors etc. If applicable, is required to be separated from remainder of building by construction achieving FRL 120/120/120.
C2.14	Public corridors in Class 2 & 3 buildings	✓	Compliance advice	Corridors exceed 40 metres in length and therefore smoke doors required

Part C3 - PROTECTION OF OPENINGS

C3.0	Deemed-to-Satisfy Provisions	✓	Note only	Noted
C3.1	Application of Part	✓	Note only	Noted
C3.2	Protection of openings in external walls	✓	✓	Distance between the openings and fire-source feature are to be no closer than 3m from the boundary or 6m from the far boundary of the road.
C3.3	Separation of openings in different fire compartments	✓	X	Openings in separate fire compartments adjacent are within 6m.

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
C3.4	Acceptable methods of protection	✓	Advice	<p>Informational:</p> <p>Any protection required by C3.2 and C3.3 must accord with the following:</p> <p><u>Doorways:</u></p> <p>(i) Internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing; or</p> <p>(ii) -/60/30 fire doors that are self-closing.</p> <p><u>Windows:</u></p> <p>(i) 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>(ii) -60/- fire windows that are automatically closing or permanently fixed in the closed position; or</p> <p>(iii) -/60/- automatic closing fire shutters.</p> <p><u>Other openings:</u></p> <p>(i) Excluding voids – internal or external wall-wetting sprinklers; or</p> <p>(ii) Construction having an FRL not less than -/60/-</p> <p>Fire doors, fire windows and fire shutters must comply with BCA Specification C3.4.</p>
C3.5	Doorways in fire walls	✓	✓	Noted
C3.6	Sliding fire doors	X	N/A	No sliding fire doors indicated on plans.
C3.7	Protection of doorways in horizontal exits	X	N/A	No horizontal exits required.
C3.8	Openings in fire-isolated exits	✓	✓	<p>No openings in fire-isolated exits.</p> <p>Doors to fire stairs must be self or auto closing - /60/30 fire doors.</p>
C3.9	Service penetrations in fire isolated exits	✓	Compliance advice	Services are not permitted in fire stairs except hydrant pipe work, ducting for pressurisation and electrical services.
C3.10	Openings in fire isolated lift shafts	✓	Compliance advice	Doors to lift to have FRL -/60/-



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
C3.11	Bounding construction Class 2, 3 and 4 buildings	✓	Compliance advice	Unit entry doors are required to be -/60/30 self-closing fire doors. The doorways between sole occupancy units and the public lobbies and any common rooms and the public lobbies (class 2 parts) must be protected by self-closing -/60/30 fire doors (for Type A construction).
C3.12	Openings in floors for services	✓	Compliance advice	Service penetrations to be in fire rated shaft as per Table 3 Spec C1.1. Refer extract.
C3.13	Openings in shafts	✓	Compliance advice	Access panels to service shafts to be fire rated to achieve -/60/30. If in sanitary compartment this may be reduced to -/30/30.
C3.14	*****			Blank
C3.15	Openings for service installations	✓		Noted
C3.16	Construction Joints	✓	Compliance advice	Construction joints required to be fire rated in fire rated suspended slabs, if used. (AS 1530.4)
C3.17	Columns protected with lightweight construction to achieve an FRL	✓	✓	Assumed no columns to be protected with lightweight construction.

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
SPEC C1.1 – FIRE RESISTING CONSTRUCTION				
2.1	Exposure to fire source feature	Noted		As noted above
2.2	Fire protection for a support of another part	Noted		FRLs to be in accordance with Table 3 Spec C1.1
2.3	Lintels	Noted		Window lintels to have FRL to match external wall FRL.
2.4	Attachments not to impair fire resistance	Noted		None proposed
2.5	General concessions	Noted		None proposed
2.5(a)	Steel columns	N/A		None proposed
2.5(b)	Timber structures	N/A		None proposed
2.5(c)	Structures on roofs	N/A		None proposed
2.5(d)	Curtain walls and panel walls	Noted		None proposed
2.5(e)	*****			Blank
2.5(f)	Balconies and verandas	N/A		Concession noted but NA
2.6	Mezzanine Floors: Concession	N/A		None proposed
2.7	Enclosure of shafts	Noted		Roof of lift shaft to be enclosed at top and bottom with non-combustible construction having the same FRL as required for the walls of the shaft.
2.8	Car parks in Class 2 and 3 buildings	Noted		Concession noted but NA as the building contains 6 storeys
2.9	Residential aged care buildings	N/A		NA
3.	Type A Construction			
3.1(a)	Fire resistance of building elements	Noted		Refer table 3 extract below.
3.1(b)	External walls, lift pits	Noted		Required to be non-combustible construction.
3.1(c)	Internal walls required to have an FRL	Noted		Must extend to underside of ceiling with RISF or roof with FRL.
3.1(d)	Loadbearing internal walls	Noted		Required to be of concrete or masonry.
3.1(e)	Non-loadbearing internal required to have FRL	Noted		Must be of non-combustible construction.
3.1(f)	Floor in a Class 9c Building	Noted		No internal columns within 1.5m of a window exposed to FSF.
3.2	Concessions on floors	Noted		Concession noted but NA
3.3	Floor loading of Class 5 & 9b buildings: concession	Noted		Concession noted but NA
3.4	Roof superimposed on concrete slab: concession	Noted		Must be of non-combustible construction and comply with Table 3



3.5	Roof: concession	Noted	Class 2
3.6	Rooflights	✓	The skylights (voids) are in a floor separating a class 7a to a 9b and is therefore required to be non-combustible.
3.7	Internal columns and walls: concession	Noted	Concession noted but NA
3.8	Open spectator stands and indoor sports stadiums: concession	Noted	Concession noted but NA
3.9	Carparks	Noted	Concession noted but NA
3.10	Class 2 and 3 buildings: concession	Noted	Concession applied

Table 3 TYPE A CONSTRUCTION: FRL OF BUILDING ELEMENTS

Building element	Class of building -- FRL: (in minutes)			
	Structural adequacy/Integrity/Insulation			
	2, 3 or 4 part	5, 7a or 9	6	7b or 8
EXTERNAL WALL (including any column and other building element incorporated therein) 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 1.5m	90/90/90	120/120/120	180/180/180	240/240/240
1.5 to less than 3m	90/60/60	120/90/90	180/180/120	240/240/180
3m or more	90/60/30	120/60/30	180/120/90	240/180/90
For <i>non-loadbearing</i> parts				
less than 1.5 m	--/90/90	--/120/120	--/180/180	--/240/240
1.5 to less than 3 m	--/90/60	--/90/90	--/180/120	--/240/180
3m or more	--/--/--	--/--/--	--/--/--	--/--/--
EXTERNAL COLUMN not incorporated in an <i>external wall</i> -				
For <i>loadbearing</i> columns -	90/--/--	120/--/--	180/--/--	240/--/--
For <i>non-loadbearing</i> columns -	--/--/--	--/--/--	--/--/--	--/--/--
COMMON WALLS and FIRE WALLS--	90/90/90	120/120/120	180/180/180	240/240/240
INTERNAL WALLS—				
Fire-resisting lift and stair shafts --				
<i>Loadbearing</i>	90/90/90	120/120/120	180/120/120	240/120/120
<i>Non-Loadbearing</i>	--/90/90	--/120/120	--/120/120	--/120/120
Bounding public corridors, public lobbies and the like -				
<i>Loadbearing</i>	90/90/90	120/--/--	180/--/--	240/--/--
<i>Non-Loadbearing</i>	--/60/60	--/--/--	--/--/--	--/--/--
Between or bounding sole-occupancy units -				
<i>Loadbearing</i>	90/90/90	120/--/--	180/--/--	240/--/--

Table 3 TYPE A CONSTRUCTION: FRL OF BUILDING ELEMENTS

Building element	Class of building -- FRL: (in minutes)			
	Structural adequacy/Integrity/Insulation			
	2, 3 or 4 part	5, 7a or 9	6	7b or 8
Non-Loadbearing	--/60/60	--/--/--	--/--/--	--/--/--
Ventilating, pipe, garbage and shafts not used for the discharge of hot products of combustion:				
Loadbearing	90/90/90	120/90/90	180/120/120	240/120/120
Non-Loadbearing	-/90/90	-/90/90	--/120/120	--/120/120
OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES and COLUMNS -	90/--/--	120/--/--	180/--/--	240/--/--
FLOORS	90/90/90	120/120/120	180/180/180	240/240/240
ROOFS	90/60/30	120/60/30	180/60/30	240/90/60

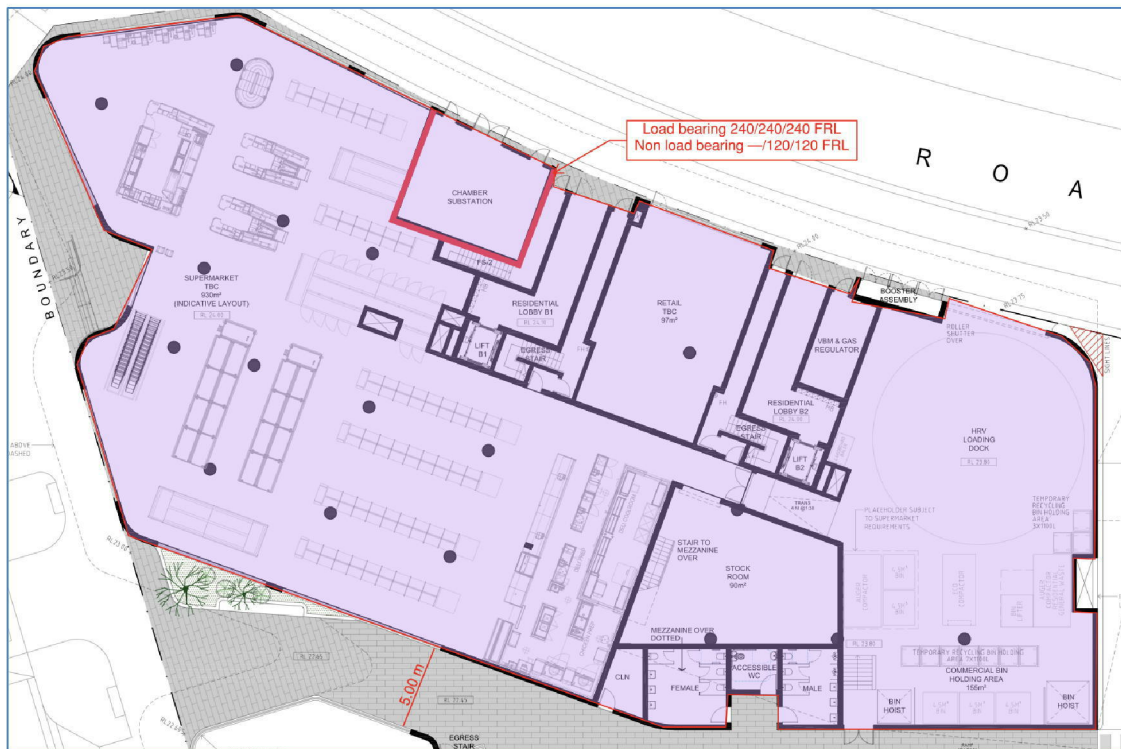


Figure 3 – FRL 240/240/240 to apply to entire storey

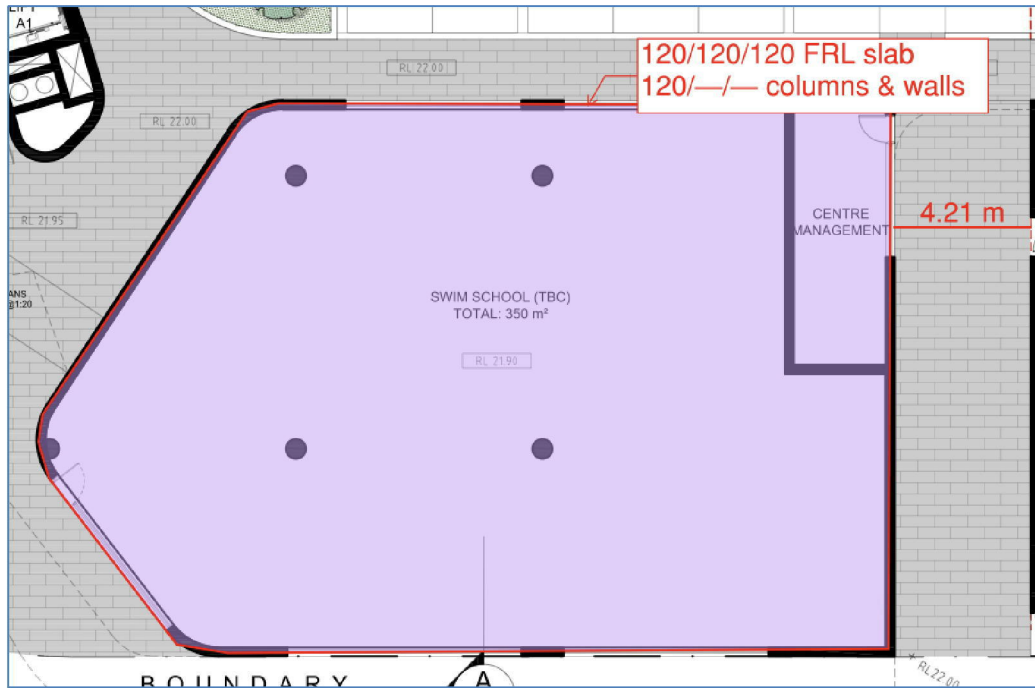


Figure 4 - FRL for class 9b pool and class 5 offices

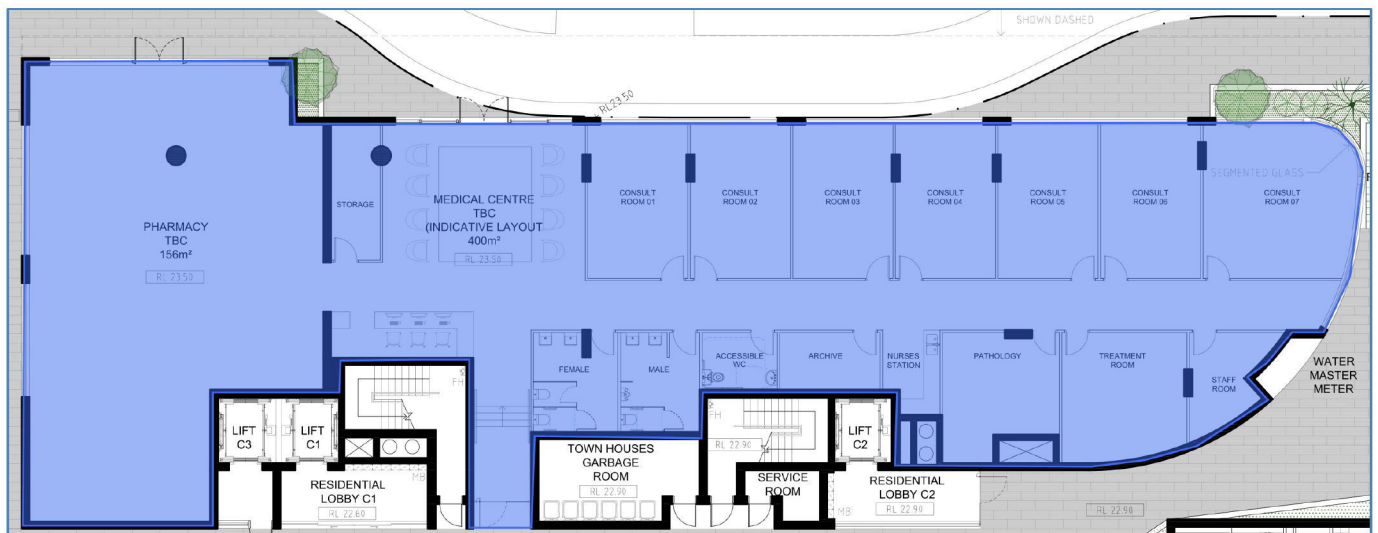




Figure 5 – blue shaded area FRL180/180/180

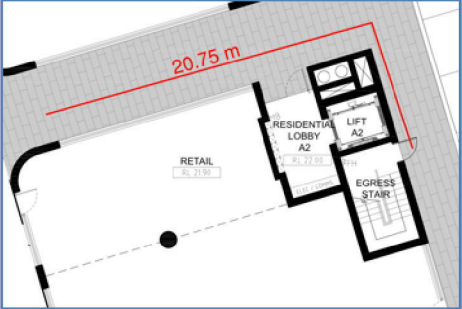
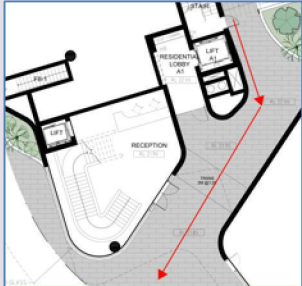
CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
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SECTION D - ACCESS AND EGRESS

Part D1 - PROVISION FOR ESCAPE

D1.0	Deemed-to-Satisfy Provisions	✓		Noted
D1.1	Application of Part	✓		Applies and noted
D1.2	Number of exits required	✓	✓	<p><i>Basements — In addition to any horizontal exit, not less than 2 exits must be provided from any storey if egress from that storey involves a vertical rise within the building of more than 1.5m.</i></p> <p>Plans show 6 exits.</p> <p>X</p> <p>Class 9b gym has one exit – two exits required</p>
D1.3	When Fire isolated exits are required	✓	✓	Provided

D1.4	Exit Travel Distances	✓	X	<p>Basement travel distance up to 50m+ in the basement. (Maximum is 40m)</p>  <p>LIMINARY</p> <p>Appendix A shows more detail. Extended travel distances in shaded areas.</p>  <p>Travel distance in the gym exceeds 20m to a single exit.</p>
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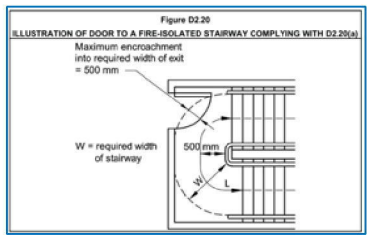
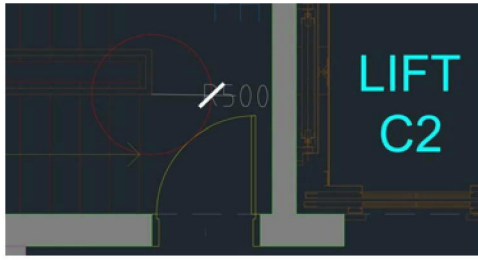
CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
D1.5	Distances between alternative exits	✓	X	Distance between alternative exits exceeds 60m. Up to 120m in the basement carpark.
D1.6	Dimensions of exits and paths of travel to exits	✓	Compliance advice	<p>In a required exit or path of travel to an exit —</p> <ul style="list-style-type: none"> The unobstructed height throughout must be not less than 2 m, except the unobstructed height of any doorway may be reduced to not less than 1980 mm. The unobstructed width of each exit or path of travel to an exit, except for doorways, must be not less than 1m. <p>The proposed stairs appear to be 1m wide when scaled off the plan. Please ensure 1m between handrails.</p>
D1.7	Travel via fire isolated exits	✓	X	<p>Fire-isolated stairs directly discharge within the confines of the building with less than 2/3 open and further than 20m to open space. Does not comply. A Fire Engineered Solution is to be sought to assess this issue.</p> 
D1.8	External stairways	X	N/A	
D1.9	Travel by non-fire-isolated stairways or ramps	X	N/A	
D1.10	Discharge from exits	✓	Compliance advice	<p>Discharge from Fire stair to the road shows access via an accessible ramp @ 1:20. Ensure a clear path of travel.</p> 



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
D1.10(f) NSW	Class 9b - place of public entertainment	X	N/A	Not a place of public entertainment.
D1.11	Horizontal exits	X	N/A	No horizontal exits shown.
D1.12	Non-Required stairways ramps and escalators	X	N/A	No non-required ramps or stairs.
D1.13	Number of persons accommodated	✓	Note only	Noted
D1.14	Measurement of distances	✓	Note only	Noted
D1.15	Method of measurement	✓	Note only	Noted
D1.16	Plant rooms & lift motor rooms: Concession	X	N/A	
D1.17	Access to lift pits	X	N/A	

Part D2 - CONSTRUCTION OF EXITS

D2.0	Deemed-to-Satisfy Provisions	✓	Note only	Noted
D2.1	Application of Part	✓	Note only	Applies in part (a) Clauses D2.13, D2.14(a) & D 2.16 do not apply to internal parts of Class 3 SOU's (b) Clauses D2.13, D2.14(a), D2.16 & D2.18 do not apply to internal parts of Class 2/4 SOU's
D2.2	Fire-Isolated stairways & ramps	✓	✓	Concrete stairs.
D2.3	Non-Fire-Isolated stairways and ramps	✓	✓	Required stairs & ramps not more than two storeys.
D2.4	Separation of rising and descending stair flights	✓	✓	No connection shown.
D2.5	Open access ramps and balconies	X	N/A	No open access ramp proposed or required to meet smoke hazard management.
D2.6	Smoke lobbies	X	N/A	Smoke lobby not shown.
D2.7	Installations in exits and paths of travel	✓	Compliance advice	Smoke seals required to Meter boxes, electrical boards if applicable.
D2.8	Enclosure of space under stairs and ramps	✓	Compliance advice	Space under stairs not to be enclosed for cupboards.
D2.9	Width of stairways	✓	Compliance advice	Stair width to be 1m min measured from inside of handrails . Appear to comply.
D2.10	Pedestrian ramps	✓	✓	Ramps shown are accessible
D2.11	Fire Isolated passageways	✓	✓	Noted
D2.12	Roof as open space	✓	✓	Roof used as open space. No exits discharge to the roof.
D2.13	Treads and risers	✓	Compliance advice	The riser and going dimensions must not vary by more than 10mm over the flight and 5mm between risers.

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
D2.14	Landings	✓	✓	Ensure compliance with this clause.
D2.15	Thresholds	✓	✓	Ensure compliance with this clause.
D2.16	Balustrades	✓	✓	Appears to comply. These must be at least 1m and 865mm on stair flights.
D2.17	Handrails	✓	✓	Detail not shown. Ensure compliance with this clause.
D2.18	Fixed platforms, walkways stairways and ladders	✓	Compliance advice	Compliance with AS 1657 required for access to and within plant rooms.
D2.19	Doorways and doors	✓	Compliance advice	A doorway serving a required exit must not be fitted with a roller shutter or tilt-up door unless it is held in the open position. A power-operated door must be able to be manually opened under a force of 110N if there is a malfunction. Attention to doorway into the loading dock.
D2.20(a)	Swinging doors	✓	✓	Swing of doors not to impede path of travel. D2.20 (a) states that a swinging door in a required exit must not encroach within 500mm of a stairway. Figure D2.20, pictured below, shows the encroachment allowed. Image showing detail to comply.
				
				
D2.20(b)	Swinging doors	✓	✓	Doors swing in the direction of egress.
D2.21	Operation of latch	✓	Compliance advice	Lever handles required to exit doors and doors in a path of travel to an exit.
D2.22	Re-entry from fire isolated exits	✓	Compliance advice	Re-entry to be permitted on each level?
D2.23	Signs on doors	✓	Compliance advice	Signage required to fire doors to fire isolated stairs.

CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
D2.24	Protection of openable windows	✓	Compliance advice	Applies to new windows only. A window opening must be provided with protection, if the floor below the window is 2m or more above the surface beneath in a bedroom of a class 2 or 3 unit. Provide detail with CC application.
D2.25	Timber Stairways: Concession	X	N/A	Not proposed

Part D3 - ACCESS FOR PEOPLE WITH DISABILITIES

D3.0	Deemed-to-Satisfy Provisions	✓		Noted.
D3.1	<p>General access requirements</p> <p>Class 2 - From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level. To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, individual shop, eating area, or the like. Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <p>(a) to the entrance doorway of each sole-occupancy unit; and</p> <p>(b) to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp.</p> <p>Class 5 - To and within all areas normally used by the occupants.</p> <p>Class 6 - To and within all areas normally used by the occupants.</p> <p>Class 7a - To and within any level containing accessible car spaces.</p> <p>Class 9b - To and within all areas normally used by the occupants.</p> <p>Class 10b - To and into swimming pools with a total perimeter greater than 40 m,</p>	✓	Note	<p>Class 2 - Access is provided to the principal pedestrian entrance via an accessible ramp and lift to all levels.</p> <p>The six townhouses on the eastern side of the development do not require access to be provided. The town houses are designed such that there are no common areas of the development in which access is required “to or within” and therefore this clause does not apply.</p> <p>Based on the above discussion pertaining to access requirements for the subject Class 7a/2 building, providing access to and within the carpark is not required by the BCA for the townhouses.</p> <p>Access to the carparks for the other classes however is required and lifts provided. Common areas to the residential units appear to be accessible.</p> <p>Class 5 – medical centre does not provide access from the carpark side. Stairs impede the path of travel; it may be okay for a person to travel around building to main entrance depending upon providing compliant path of travel.</p> <p>Class 6 - appears to comply</p> <p>Class 7a - appears to comply</p> <p>Class 9b - A lift provides access from the ground floor for the childcare centre. Need to confirm the use of the pool – swim school TBC.</p>


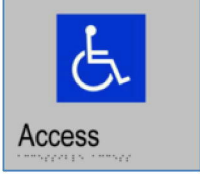




CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
	associated with a Class 1b, 2, 3, 5, 6, 7, 8 or 9 building that is required to be accessible, but not swimming pools for the exclusive use of occupants of a Class 1b building or a sole-occupancy unit in a Class 2 or Class 3 building			
D3.2	<p>Access to buildings</p> <p>An accessway must be provided to a building required to be accessible:</p> <ul style="list-style-type: none"> From the main points of pedestrian entry at the allotment boundary; and From another accessible building connected by a pedestrian link; and From any required accessible carparking space on the allotment. <p>An accessway must be provided through the principal pedestrian entrance, and:</p> <ul style="list-style-type: none"> through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; <p>and in a building with a floor area more than 500m², a pedestrian entrance which is not accessible must not be located more than 50m from an accessible pedestrian entrance.</p>	✓	Compliance advice	Access to principle pedestrian entrance needs to have a level surface from the street to enable an accessible path of travel.
D3.3	<p>Parts of building to be accessible</p> <p>In a building required to be accessible:</p> <ul style="list-style-type: none"> every ramp & walkway (except fire-isolated) must comply with Clause 10 of AS1428.1-2009; every stairway (except fire-isolated must comply with Clause 11 of AS1428.1-2009; All fire-isolated stairways are required to comply with Clause 	✓	Compliance advice	<p>Class 2 Common areas only (stair), access to unit doors, and 7a parts.</p> <p>The principal entry doors at the ground level passage providing access to the lift must comply with AS1428.1-2009.</p> <p>The principal pedestrian entrance shows accessible gradients. Access consideration should be given to garbage room in terms of circulation space & latchside clearance. Double leaf doors in each garbage room. Appears to comply</p> <p>The internal fire stairs must be constructed in accordance with AS1428.1-2009, which means</p>



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
	<p>11.1(f) and (g) of AS 1428.1-2009.</p> <ul style="list-style-type: none"> accessways must have passing spaces complying with AS1428.1 at max 20m intervals where a direct line of sight is not available; and turning spaces complying with AS1428.1 within 2m of the end of accessways where it is not possible to continue travelling along the accessway, and at max. 20m intervals along the accessway. the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shall be 11mm, 4mm and 15 mm respectively. 			each tread is to be provided with a contrast strip.
D3.4	Exemptions	✓		Plant room only.
D3.5	Car parking	✓	✓	<p>The basement level carpark consists of 256 car spaces, 16 of which is proposed to be an accessible space. The ground floor level has 93 spaces, one space is proposed to be accessible.</p> <p>Class 2 – does not require any accessible car spaces unless Adaptable units are proposed. 13 units are proposed to be Adaptable – 13 spaces required or have the capability to be adapted to an accessible space.</p> <p>Class 5 – requires one space per 100 spaces</p> <p>Class 6 - requires one space per 50 spaces</p> <p>Class 9b - requires one space per 50 spaces</p> <p>The car spaces to comply with AS2890.6 - shared zone is required next to the car space with bollard required.</p> <p>Four accessible spaces have been proposed for the classes 5, 6 & 9b.</p>
D3.6	<p>Signage</p> <p>Accessible buildings must have signage to comply with AS1428.1-2009 as follows –</p>	✓	✓	Exit signs must have braille and tactile signage identifying the word “exit” and “level” followed by the floor level number. Provide detail with CC application.



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
	<ul style="list-style-type: none"> • braille and tactile signage incorporating the international symbol of access or deafness, must identify each sanitary facility and space with hearing augmentation system; and • identify each door required by Clause E4.5 to be provided with an exit sign and state "Exit" and "Level" followed by the floor number; • signage incorporating the international symbol of access or deafness, must be provided within a room containing a hearing augmentation system identifying the hearing augmentation type, area covered and location of receivers; • signage in accordance with AS1428.1 must be provided for accessible unisex sanitary facilities to identify left or right-handed use; • signage to ambulant accessible facility must be on the door of the facility; • directional signage where a pedestrian entrance is not accessible, • directional signage where a bank of sanitary facilities are not provided with an accessible sanitary facility. 			   
D3.7	Hearing Augmentation	X	N/A	No rooms requiring hearing augmentation have been indicated on plan.
D3.8	Tactile Indicators (TGSI's) Accessible buildings must have Tactile Ground Surface Indicators (TGSI's) complying	✓	Compliance advice	TGSI's are to be provided to – <ul style="list-style-type: none"> • any overhead obstruction less than 2m above floor level



CLAUSE	REFERENCE	APPLICABLE	COMPLIES	COMMENT
	with Sections 1 & 2 of AS/NZS1428.4.1-2009 to warn blind or vision-impaired people of approaching stairways (other than fire-isolated), escalators, ramps (other than fire-isolated, step or kerb ramp), any overhead obstruction less than 2m above floor level and an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building.			<p>where an accessway meets a vehicular way adjacent to any pedestrian entrance to a building</p> <ul style="list-style-type: none"> • top and bottom of all stairways and ramps (except fire-isolated stairways). ✓ <p>TGSIs will be required at the top & bottom of the childcare stairs and each egress stair from the basement.</p>
D3.9	Wheelchair seating spaces in Class 9b assembly buildings	X	N/A	Not required.
D3.10	Swimming Pools	✓	Compliance advice	Pool - need to confirm the use of the pool. Is it a public pool or associated with any of the classes within the buildings? Need to determine if the pool is required to be accessible with regard to Table D3.1.
D3.11	Ramps	X	N/A	Access ramps comply with 1428.1
D3.12	<p>Glazing on Accessway</p> <p>Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights, including any glazing capable of being mistaken for a doorway or opening, shall be clearly marked for their full width with a solid contrasting line.</p>	✓	Compliance advice	<p>This provision requires there to be a contrasting strip, chair rail, handrail or transom across all frameless or fully glazed doorways and surrounding glazing capable of being mistaken for an opening. Attention to front doors at the principal pedestrian entrances to all retail shops, childcare centre, medical centre, gym, swim school and supermarket.</p> <p>Any such glazing on an accessway must be clearly marked in accordance with AS 1428.1-2009.</p>

SECTION E - SERVICES AND EQUIPMENT

Part E1 - FIRE FIGHTING EQUIPMENT

E1.0	Deemed-to-Satisfy Provisions	✓		Noted
E1.1	*****			Blank
E1.2	*****			Blank
E1.3	Fire Hydrants	✓	Compliance advice	<p>Fire hydrant booster should not be located within 10m of the building and be in sight of the main entrance of the building. This will be problematic if the proposal is to share the booster between multiple building and therefore will need a solution.</p> <p>Hydrant coverage to be provided in compliance with AS 2419.1.</p>
E1.4	Hose Reels	✓	Compliance advice	<p>A fire hose reel system complying with AS 2441-2005 must be provided to serve the whole building where internal fire hydrants area installed.</p> <p>All fire hose reels must be located not more than 4m from an exit.</p> <p>Fire hose reels must not pass through a fire or smoke door unless permitted by clause E1.4(f).</p>
E1.5	Sprinklers	✓	Compliance advice	<p>Not referred to in the drawings, Sprinkler are required in class 2 and buildings with a rise in stories in excess of 3 stories under BCA 2019, including the carpark. Sprinklers are to be installed in accordance with FPAA101H to the class 2, 5, 6, 7b, 9 parts.</p> <p>The carpark contains more than 40 car spots and therefore will require sprinkler protection in accordance with AS2118.1-2017.</p>
E1.6	Portable Extinguishers	✓	Compliance advice	<p>Portable Fire Extinguishers to be installed throughout carpark and other classes in accordance with AS 2444.</p> <p>Portable fire extinguishers provided in the class 2 parts of the building must be:</p> <ul style="list-style-type: none"> • An ABE type fire extinguisher; and • A minimum size of 2.5kg; and • Distributed outside the SOU to serve only the storey at which they are located and so that travel distance from the entrance doorway of any SOU to the nearest PFE is not more than 10m. <p>Portable fire extinguishers are not detailed within 10m of SOU entry doorways to Units. This is to be detailed at CC stage.</p>
E1.7	*****			Blank
E1.8	Fire Control Centres	X	N/A	Not required <25m

E1.9	Fire precautions during construction	✓	Compliance advice	Builder to ensure extinguishers on site during construction.
E1.10	Provision for special hazards	X	N/A	The building is assumed not to incorporate any special hazards.

Part E2 - SMOKE HAZARD MANAGEMENT

E2.0	Deemed-to-Satisfy Provisions	✓	N/A	Noted
E2.1	Application of Part	✓		Applies to building.
E2.2	General requirements (including Tables E2.2a & b)	✓	Compliance advice	<p>An automatic smoke detection and alarm system complying with Spec E2.2a required throughout the class 2 residential unit buildings. This may comprise an AS 1670.1 system in the common areas and AS 3768 alarms in the units in accordance with clause 5.</p> <p>Building occupant warning must be provided throughout and connected to both the smoke detection system and the sprinkler systems.</p> <p>The carpark is to be provided with an exhaust system complying with E2.2b and AS 1668.1.</p>
E2.3	Provision for special hazard	X	N/A	The building is assumed not to incorporate any special hazards.

Part E3 - LIFT INSTALLATIONS

E3.0	Deemed-to-Satisfy Provisions			Noted
E3.1	Lift installations	✓	Compliance advice	Installation must comply with Spec. E3.1
E3.2	Stretcher facility in lifts	✓	✓	Building has an effective height of greater than 12m. Required. Scaled off the plans, the lift appears to have sufficient space. 1900mm x 1400mm provided. Door 900mm approx. wide.
E3.3	Warning against use of lifts in fire	✓	Compliance advice	Signage required.
E3.4	Emergency lifts	✓	Compliance Advice	Emergency lift not required.
E3.5	Landings	✓	Compliance advice	Required
E3.6	Passenger lifts	✓	Compliance advice	Required to class 2 and identified in Table E3.6a and have accessible features in accordance with Table E3.6b.
E3.7	Fire Service Controls	✓	Compliance advice	<p>Effective height of >12 m. Required.</p> <p>Fire service controls include a fire service recall control switch complying with E3.9 and a lift car fire service drive control switch complying with E3.10.</p>
E3.8	Aged Care buildings	X	NA	

E3.9	Fire Service Recall Control Switch	✓	Compliance advice	Required by E3.7
E3.10	Lift Car Fire Service Drive Control Switch	✓	Compliance advice	Required by E3.7

Part E4 - EMERGENCY LIGHTING, EXIT SIGNS AND WARNING SYSTEMS

E4.0	Deemed-to-Satisfy Provisions	✓		Noted
E4.1	*****			Blank
E4.2	Emergency Lighting Requirements	✓	Compliance advice	Emergency lighting is to be provided throughout the buildings in accordance with this clause and AS 2293.1-2005. Not required within residential units.
E4.3	Measurement of distances	✓		Noted
E4.4	Design and operation of emergency lighting	✓		The emergency lighting provided must comply with AS 2293.1-2005 to enclosed corridors and fire isolated stair.
E4.5	Exit signs	✓	Compliance advice	Exit signage is to be installed throughout the buildings in accordance with this clause and AS 2293.1-2005. Not required within residential units.
E4.6	Direction signs	✓	Compliance advice	Required where applicable.
E4.7	Class 2 and 3 Buildings and Class 4 parts exemptions	X	N/A	Not applicable to these class 2 buildings.
E4.8	Design and operation of exit signs	✓		Noted
E4.9	Sound system	X	N/A	NA

SECTION F - HEALTH AND AMENITY

Part F1 - DAMP & WEATHER PROOFING

F1.1	Stormwater drainage	✓	Compliance advice	Stormwater drainage must comply with AS/NZS 3500.3.
F1.4	External above ground membranes	✓	Compliance advice	Compliance assumed. Must comply AS 4654 Parts 1 & 2.
F1.5	Roof coverings	✓	Compliance advice	Compliance assumed. Roof covering must comply with AS 1562.1.
F1.6	Sarking	✓	Compliance advice	Compliance assumed. Sarking materials to comply with AS NZS 4200 Parts 1 and 2 and Spec C1.10.
F1.7	Waterproofing of wet areas in buildings	✓	Compliance advice	Compliance assumed. Wet areas must be waterproofed to AS 3740.
F1.8	*****			Blank
F1.9	Damp-proofing	✓	Compliance advice	Compliance assumed. Damp proofing must be provided in accordance with F1.9.



F1.10	Damp-proofing of floors on the ground	✓	Compliance advice	Compliance assumed. A vapour barrier is to be provided to floors laid directly on ground in accordance with AS 2870.
F1.11	Provision of floor wastes	✓	Compliance advice	Floor wastes to be provided to sanitary compartments, laundries and bathrooms.
F1.12	Sub-floor ventilation	✓		No suspended floors.
F1.13	Glazed assemblies	✓	Compliance advice	Compliance assumed. Glazed assemblies must comply with AS 2047 and AS 1288.

Part F2 - SANITARY & OTHER FACILITIES

F2.0	Deemed-to-Satisfy Provisions	✓	✓	Noted
F2.1	Facilities in residential buildings	✓	Compliance advice	For each sole-occupancy unit, provide— a kitchen sink and facilities for the preparation and cooking of food; and a bath or shower; and a closet pan; and a washbasin; and clothes washing facilities, comprising a washtub and space in the same room for a washing machine; and a clothes line or hoist, or space for a heat-operated drying cabinet or similar appliance for the exclusive use of the occupants. Note: A kitchen sink or washbasin must not be counted as a laundry washtub. Each unit must have a space for a dryer or space for at least 7.5m of clothesline.
F2.2	Calculation of number of occupants and fixtures	✓	✓	Noted.
F2.3	Facilities in Class 3 to 9 Buildings, Table F2.3	✓	✓	Noted.
F2.4	Accessible Sanitary Facilities	✓	Compliance advice	A common WC sanitary facility has been shown next to the supermarket. As the sanitary compartment is in a common area, it is required to be accessible. i.e. 2330mm x 2630mm (2330mm x 2630mm shown) of clear circulation space. Complies – please ensure installation is in accordance with AS1428.1.
F2.5	Construction of sanitary compartments	✓	Compliance advice	Doors to sanitary compartments that swing inwards must be readily removable from the outside of the sanitary compartment.
F2.6	Interpretation: urinals and wash basins	✓	✓	NA
F2.7 NSW	Microbial (legionella) control	✓	Compliance advice	Hot water, warm water and cooling water systems to be installed in accordance with AS 3666.1.
F2.8	Waste Management	X	NA	Not a class 9a or 9c building.

Part F3 - ROOM SIZES

F3.0	Deemed-to-Satisfy Provisions	✓	✓	Noted
F3.1	Height of rooms	✓	Compliance advice	Drawings do not show room, need more detail to confirm ceiling compliance.


Part F4 - LIGHT AND VENTILATION

F4.0	Deemed-to-Satisfy Provisions	✓	✓	Noted
F4.1	Provision of Natural light	✓	✓	Natural lighting must be provided to Class 2 buildings to all habitable rooms.
F4.2	Methods and extent of natural lighting	✓	✓	<p>Required natural lighting must be provided by—</p> <p>(i) windows, excluding roof lights, that—</p> <p>(A) have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 10% of the floor area of the room; and</p> <p>(B) are open to the sky or face a court or other space open to the sky or an open verandah, carport or the like; or</p> <p>(ii) roof lights, that—</p> <p>(A) have an aggregate light transmitting area measured exclusive of framing members, glazing bars or other obstructions of not less than 3% of the floor area of the room; and</p> <p>(B) are open to the sky; or</p> <p>(iii) a proportional combination of windows and roof lights required by (i) and (ii).</p> <p>Except in a Class 2 or 9 building part</p> <p>A required window that faces a boundary of an adjoining allotment or a wall of the same building or another building on the allotment must not be less than a horizontal distance from that boundary or wall that is the greater of—</p> <ul style="list-style-type: none"> • generally — 1 m; and • 50% of the square root of the exterior height of the wall in which the window is located, measured in metres from its sill.
F4.3	Natural light borrowed from adjoining room	✓	✓	Natural light to be compliant
F4.4	Artificial lighting	✓	✓	Artificial lighting to be designed and installed in accordance with AS 1680.0.
F4.5	Ventilation of rooms	✓	Compliance advice	Natural ventilation to be in accordance with F4.7. If mechanical ventilation is proposed, then must be installed in accordance with AS3666.1.
F4.5 (b) NSW	Mechanical Ventilation	✓	Compliance advice	If mechanical ventilation is proposed to sanitary compartments then must be installed in accordance with AS3666.1.

F4.6	Natural ventilation	✓	✓	Natural ventilation provided to SOU habitable rooms.
F4.7	Ventilation borrowed from adjoining rooms	✓	✓	Ventilation for bedrooms can be relied upon as borrowed ventilation if required to achieve compliance
F4.8	Restriction on location of sanitary compartments	✓	✓	Does not open directly to eating or food prep area.
F4.9	Airlocks	X	NA	Not required
F4.10	*****			Repealed
F4.11	Car parks	✓	NA	Mechanical ventilation may be required to AS1668.2. Building is capable of complying.
F4.12	Kitchen local exhaust ventilation	X	NA	No commercial kitchen.

Part F5 - SOUND TRANSMISSION AND INSULATION

F5.0	Deemed-to-Satisfy Provisions	✓	✓	Noted
F5.1	Application of Part	✓		Applies to class 2 parts.
F5.2	Determination of airborne sound insulation ratings	✓	Compliance advice	<p>A form of construction required to have an airborne sound insulation rating must—</p> <p>(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 1276.1 or ISO 717.1 using results from laboratory measurements; or</p> <p>(b) comply with Specification F5.2.</p>
F5.3	Determination of impact sound insulation ratings	✓	Compliance advice	<p>A floor in a building required to have an impact sound insulation rating must—</p> <p>(i) have the required value for weighted normalised impact sound pressure level with spectrum adaptation term ($L_{n,w} + C_i$) determined in accordance with AS/ISO 717.2 using results from laboratory measurements; or</p> <p>(ii) comply with Specification F5.2.</p> <p>A wall in a building required to have an impact sound insulation rating must be of discontinuous construction.</p> <p>Discontinuous construction means a wall having a minimum 20 mm cavity between 2 separate leaves, and</p> <p>(i) for masonry, where wall ties are required to connect leaves, the ties are of the resilient type; and</p> <p>(ii) for other than masonry, there is no mechanical linkage between leaves except at the periphery.</p>

F5.4	Sound insulation rating of floors	✓	Compliance advice	<p>A floor in a Class 2 building part must achieve an $R_w + C_{tr}$ (airborne) not less than 50, and an $L_{n,w} + C_i$ (impact) not more than 62, if separating:</p> <ul style="list-style-type: none"> • SOU's; or • An SOU from a plant room, lift shaft, public corridor, public lobby or parts of a different classification. <p>Slabs to be 200mm thick minimum.</p>
F5.5	Sound Insulation of walls between units	✓	Compliance advice	<p>For walls separating a sole-occupancy unit from a plant room, lift shaft, stairway, public corridor, public lobby or the like, or parts of a different classification, the wall must have a R_w not less than 50. For walls separating habitable areas (excluding a kitchen) in one sole-occupancy unit from a bathroom, laundry, kitchen or sanitary compartment in an adjoining unit, the wall must be discontinuous construction.</p>  <p>Drawings do not indicate discontinuous construction between these areas; however, it is assumed that this will be constructed.</p>
F5.6	Sound insulation rating for services	✓		Ratings to be achieved for service ducts.
F5.7	Isolation of Pumps	x		No pumps indicated on plans.
F5.8	Walls between a bedroom and kitchen or laundry in Class 9c building	x		Not a class 9c.
Spec F5.2	Sound isolation for building elements	x	N/A	Noted
Spec F5.5	Impact Sound Test Equivalence	x	N/A	Noted

SECTION G - ANCILLARY PROVISIONS

Part G1 - MINOR STRUCTURES & COMPONENTS

G1.0	Deemed-to-Satisfy provisions	✓	N/A	Noted
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G1.1	Swimming pools	✓		Barriers required to AS1926 if associated with the class 2
G1.2	Refrigerated chambers, strong rooms & vaults	X	N/A	
G1.3	Outdoor Play spaces	✓	✓	Only applies to Early Childhood Centres, Barriers required to AS1926.
NSW G1.101	Provision for cleaning windows	✓	Compliance advice	A building must provide a safe manner of cleaning any windows located 3 or more storeys above ground level.

Part G2 - HEATING APPLIANCES, FIRE PLACES, CHIMNEYS & FLUES

G2.0	Deemed to satisfy provisions	✓	N/A	Noted
G2.1	*****		N/A	Blank
G2.2	Installation of appliances	X	N/A	No solid fuel burning heaters proposed.
G 2.3	Open fireplaces	X	N/A	No open fireplaces proposed.
G2.4	Incinerator rooms	X	N/A	No incinerators proposed.

Part G3 - ATRIUM CONSTRUCTION

G3.1	Atriums affected by this Part	X	X	NA
G3.2	Dimensions of atrium well	X	X	NA
G3.3	Separation of atrium by bounding walls	X	X	NA
G3.4	Construction of Bounding walls	✓	X	
G3.5	Construction at balconies	✓	X	
G3.6	Separation at roof	✓	X	
G3.7	Means of egress	✓	X	
G3.8	Fire and smoke control systems	✓	X	

Part G4 - CONSTRUCTION IN ALPINE AREAS

G4.0	Deemed to satisfy provisions	X	N/A	Not applicable.
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Part G5 - CONSTRUCTION IN BUSHFIRE PRONE AREAS

G5.0	Deemed-to-Satisfy provisions	X	N/A	Noted
G5.1	Application of this Part	X	N/A	Not applicable – not in bushfire prone zone.

4.0 CONCLUSION

The primary purpose of this report is to identify non-compliance matters in comparison to the current Deemed-to-Satisfy provisions of the BCA under Parts C, D, E, F and G. This report has identified some non-compliances, which need to be addressed via a change in building design or via a performance solution report.

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[illegible]

Figure 6 – shaded areas exceed the 40m maximum distance required