BCA Design Compliance Report (BCA Consultant)

Lot 67 and 68 Myall Road, Garden Suburb

Prepared for: Landcom

Our Ref: 25000312 | Issue date: 05 December 2025

Contents

Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
02	BCA Assessment – REF Approval Issue	05 Dec 2025		
			George Panagiotlaris	Curtis Schumann

Revision History

Revision	Comment / Reason for Issue	Issue Date	Prepared by
01	BCA Assessment – Concept Design - DRAFT	17-Oct-25	George Panagiotlaris
02	BCA Assessment – REF Approval Issue	05-Dec-25	George Panagiotlaris

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1 Executive Summary

Modern Building Consultants (MBC Group) as the appointed BCA Consultant for the proposed development, have reviewed architectural design documents prepared by Hill Thalis (refer appendix A) for compliance with the National Construction Code - Building Code of Australia Volume One 2022 Amendment 2 (referred to as BCA).

1.1 Performance Solutions - Fire & Life Safety

The assessment of the design documentation has revealed that the following areas are required to be assessed against the relevant Performance Requirements of the BCA. The submission for a Construction Certificate will need to include verification from a Certifier – Fire Safety, where determined permissible under A2G1 of the BCA, for the following aspects: -

DTS Clause	Description of Non-Compliance	Performance Requirement
E1D2	**Fire hydrants** It has been noted that the fire hydrant booster is not within main sight of the main entry. To be addressed through a performance solution by an accredited fire safety practitioner and in consultation with FRNSW.	

Any Performance Solution will be subject to consultation and approval by Fire and Rescue NSW as part of the Construction Certificate process.

1.2 Performance Solutions – Accessibility

The assessment of the design documentation has revealed that the following areas are required to be assessed against the relevant Performance Requirements of the BCA. The submission for a Construction Certificate will need to include verification from a Accredited Access Consultant, where determined permissible under A2G1 of the BCA, for the following aspects:

DTS Clause	Description of Non-Compliance	Performance Requirement
	Refer to Access Report	

1.3 Design Details Required

The assessment of the design documentation has revealed that the following areas require further details to demonstrate compliance with the prescriptive provisions of the BCA

DTS Clause	Description
C2D9	**Lightweight Construction** The following will be required to demonstrate compliance - Architectural drawings detailing compliance in accordance C2D9 where applicable. - Wall schedule nominating FRL and tested system where lightweight construction is being used to achieve an FRL.
C2D10 C2D14	**Non-combustible building elements** Any proposed external components which form part of the external wall is to be provided at a later stage to ensure compliance with this Clause.
C2D15	**Fixing of bonded laminated cladding panels** Any proposed external cladding used to form part of the external wall to be provided at a later stage to ensure compliance with this Clause.
C3D14	**Separation of equipment & Fire Compartmentation** Confirmation of the nature of equipment stored in the services rooms (back up power equipment, large battery systems etc) to determine if fire rated construction is to be applied to these rooms in accordance with this Clause. Please provide a Fire Compartmentation Plan for MBC Groups review.
C4D14	Shafts required to have an FRL must be enclosed at the top and bottom by construction having an FRL not less than that required for the walls of a non-loadbearing shaft in the same building. Shafts are required to achieve an FRL of 90/90/90 and a incorporate self closing -/60/30 door or an access panel achieving an FRL of -60/30.
C4D12	**Bounding construction: Class 2 and 3 buildings and Class 4 parts** A doorway in a class 2 SOU must be protected from the public corridor or a room that is not an SOU. Design details will be required prior to the issuance of the CC.

DTS Clause	Description
D3D8	**Installation in exits and path of travel** The comms room and electrical switch room located within in the basement are required to be suitably sealed against smoke spreading from the enclosure and be non combustible or have a fire protective covering.
D3D29	**Protection of openable windows** Windows in the Class 2 SOUs are subject to the requirements of this Clause. Further details on the windows and lockable devices are to be provided as the design develops for review in accordance with this Clause.
D1D17 E2D21	**Provision for special hazards** EV charging stations are subject to fire engineering given their location and proximity to any firefighting provisions within the subject building. EV Charging locations to be indicated to ensure compliance with FRNSW guidelines and BCA2022.
E1D2	**Fire Hydrants** Hydrant Design and location of proposed hydrants have not been nominated on the plans which have been assessed. Further detail is to be provided for MBC Group to assess compliance. Fire services engineer to complete a hydrant coverage assessment.
E1D3	**Fire Hose Reels** Location of proposed Fire Hose Reels have not been nominated on the plans which have been assessed. Fire services engineer to complete a hose reel coverage assessment.
Part F1 Part C2	**Fire Resistance** All cladding materials are to be provided as the design develops to ensure compliance with Part F1 & C2 of the BCA.

DTS Clause	Description
	It sure be noted that a weatherproofing performance solution is required to demonstrate that the proposed cladding material is assessed against the relevant performance requirements.
	Roof and Wall cladding
F3	Proposed roof and wall cladding to be nominated and provided at CC Stage for review in accordance with this Clause.
	Facilities for electric vehicle charging equipment
J9D4	37 car spaces required to have 2 EDBs for future EV Charging in the carpark as per Table J9D4. Details to be provided at a later stage. Please provide Section J confirmation from the engaged ESD Consultant.

The documentation will need further detailing such as door hardware, construction specifications, services design and manufacturer's details, as outlined in Section 5 of this report.

The application for Construction Certificate shall be assessed under the relevant provisions of the Environmental Planning and Assessment Act 1979 (As Amended) and the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

Curtis Schumann
Associate
MBC Group

2 Introduction

Modern Building Consultants (MBC Group) as the appointed BCA Consultant for the proposed development subject of this report by Landcom. This report is based upon a desktop review of architectural details (as listed in Appendix A), presently design development, against the applicable provisions of the National Construction Code - Building Code of Australia Volume One 2022 Amendment 2.

2.1 Purpose

The purpose of this report is to assess the current design proposal against the Deemed-to-Satisfy (DtS) provisions of the BCA.

2.2 Methodology

The methodology applied in undertaking this assessment has included: -

- A desktop review of architectural plans, as listed in Appendix A
- Detailed assessment of Sections C, D, E, F, G, H and J (as applicable / relevant) of the BCA
- Discussions with the design development team to gain an understanding of the development proposed.

2.3 Limitations

This report **does not include** or imply any detailed assessment for design, compliance or upgrading for:

- 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 (including pressure & flows) of any proposed:
  - electrical
  - mechanical
  - hydraulic
  - fire protection services.

This report does not include, or imply compliance with:

- the National Construction Code – Plumbing Code of Australia Volume 3
- the Disability Discrimination Act 1992 including the Disability ((Access to Premises – Buildings) Standards 2010 – unless specifically referred to)
- The deemed to satisfy provisions of Part D4 and F4D5 of BCA 2022 Amendment 2
- The deemed to satisfy provisions of Section J of BCA 2022 Amendment 2
- Demolition Standards not referred to by the BCA;
- Work Health and Safety Act 2011;
- An out of cycle change to the Building Code of Australia.
- 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), Roads and Transport Authority, Local Council, ARTC, Department of Planning and the like; and

- Conditions of Development Consent issued by the Local Consent Authority

This report has been prepared by MBC in the capacity as the appointed Certifier for the proposed development. This report is an assessment of the proposed development against the DtS provisions of the applicable BCA.

2.4 Current Legislation

The applicable legislation governing the design of buildings in NSW is the Environmental Planning and Assessment Act 1979.

Applicable Building Code of Australia (BCA)

The proposed development will be subject to compliance with the relevant provisions of the Building Code of Australia (BCA) as in force at the time the application for a Construction Certificate is made.

As the Construction Certificate is expected to be lodged after 1 May 2025, the applicable version of the BCA will be NCC 2022, incorporating Amendment 2, in accordance with the transitional provisions set by the Australian Building Codes Board (ABCB).

At the time of this report, the adoption date for NCC 2025 has not been confirmed. Should the CC application occur after the commencement of NCC 2025, this report will require review and potential amendment to address any updated or additional requirements that become applicable at that time.

It is the responsibility of the applicant and design team to monitor the timing of the CC submission and to ensure alignment with the applicable version of the NCC at the time of lodgement.

Legislative Provisions for the Upgrade of Existing Buildings

Any new building work will be required to comply with the version of the Building Code of Australia (BCA) **applicable at the time the Construction Certificate is lodged**, which is anticipated to be **NCC 2022 incorporating Amendment 2**.

In addition, the **consent authority may require that the existing building be upgraded**, either in part or in full, to comply with current BCA provisions where deemed necessary under the *Environmental Planning and Assessment Regulation 2021*.

This requirement is assessed on a case-by-case basis and may arise in situations where:

- The proposed works, **when combined with other work carried out or approved in the previous three years**, represent a **substantial portion of the overall building volume**, typically interpreted by industry as **more than 50%**; or

- The **consent authority is not satisfied** that the existing building provides an **adequate level of health and safety**, particularly in relation to life safety or protection of adjoining buildings from fire.

Where these conditions apply, **upgrade measures may be imposed** as part of the development consent.

3 Development Description & Assessment Information

3.1 Introduction

As part of the NSW Government's commitment to increasing the supply of affordable housing, Landcom has a commitment to deliver affordable housing on all projects – 10% in metro locations and 20% in regional locations. As part of this commitment, Landcom intend to deliver 69 affordable housing dwellings across two lots within the Landcom Garden Suburb Project site. Landcom is seeking to deliver the proposal as 'development without consent' through the State Environmental Planning Policy (Housing) 2021 (Housing SEPP) by way of a Review of Environmental Factors (REF) under Part 5 of the Environmental Planning and Assessment Act 1979.

This BCA Assessment report has been prepared by MBC Group to accompany the REF

3.2 Project Background

Landcom's Garden Suburb Project has been subject to a Development Application (DA/1284/2013) which was approved by the Hunter and Central Coast Regional Planning Panel on 20 December 2020, subject to deferred commencement conditions. The DA comprises the subdivision of lands and allows for development on the site for 66 residential allotments, 3 super lots & 3 conservation lots plus roads, landscaping, on-site detention and remediation works. Physical works have commenced on the subdivision. Lot 67 and 68 are two of the identified super lots and have been allocated for affordable housing and form part of the Garden Suburb Affordable Housing Project.

The overall site has recently been considered as part of a planning proposal to change the zoning of the site as well as building height and lot size under the Lake Macquarie LEP 2014. This change was undertaken to standardise the development controls for the site and remove the impediments to the site from the outdated Lake Macquarie LEP 1984 that was applicable to most of the land. This REF, development plans and specialist reporting has been undertaken concurrently with the rezoning to expedite the delivery of affordable housing at the site.

3.3 Proposed Development

To meet Landcom's commitment under the Housing Accord, Landcom is seeking to develop Lot 67 and Lot 68 for the purpose of affordable housing. The proposal includes a mix of terrace housing and residential flat buildings as well as associated servicing and landscaping. This will deliver 69 affordable housing dwellings comprising the following with 8 dwellings design to be adaptable:

Lot 67: 36 Dwellings
- 1B = 18 Apt.
- 2B = 9 Apt + 5 Terraces
- 3B = 3 Apt + 1 Terrace

Lot 68: 33 Dwellings
- 1B = 15 Apt.
- 2B = 12 Terraces
- 3B = 6 Apt.

The proposal will comprise of four built forms including two residential flat buildings and two townhouse developments, with each lot containing one residential flat building and one row of townhouses. The residential flat buildings have been positioned to address Myall Road and will be three storeys in height. The townhouses will address Premier Street and are to be two storeys in height.

Vehicular access to the site will be via Premier Circuit to the south. Each lot will be serviced by a vehicular driveway and onsite parking via basement parking beneath the residential flat buildings. To support the dwellings, a total of 19 parking spaces at Lot 67 and 18 parking spaces at Lot 68 are being provided. Accessible parking has also been included as part of the proposal.

Pedestrian access to the site will be via Trophy Avenue and Premier Circuit. Internal pedestrian paths are located within each lot, connecting the dwellings to communal open space, car parking, waste facilities and the external pedestrian network.

Landcom will deliver the affordable housing, and it is understood it will be managed in the future by a Community Housing Provider (CHP). It is anticipated that the affordable housing project will be delivered in 2028.

The proposed development site is in the Lake Macquarie Local Government Area within the Garden Suburb masterplan

3.4 Location and Description

The site of the whole subdivision is located in Garden Suburb, within the Lake Macquarie LGA. The property details are:

9A, 69 and 82 Myall Road, Garden Suburb, legally described as:

- Lot 1 DP 1168657,
- Lot 10 DP 1011323, and
- Lot 50 DP 1301215.

The site is irregular in shape and comprises a total area of approximately 38.88ha. Myall Road intersects the overall site within its northwestern portion. To reflect this, the site has been divided into two precincts, the northern precinct and the southern precinct. The northern precinct comprises Lot 1 DP 1168657 and is the land situated to the north of Myall Road. The southern precinct comprises Lot 10 DP 1011323 and Lot 50 DP 1301215 and is the land situated to the south of Myall Road.

The proposed affordable housing project is located within the southern precinct within Lot 50 DP 1301215.

The southern precinct comprises a mix of vegetated land and land that has been cleared to facilitate the approved residential subdivision under DA/1284/2013. The precinct has an approximate size of 37.15ha. The site is bound by Myall Road to the north, existing residential properties to the south and west and a sports field, hostel/aged care, some undeveloped vegetated land and the Newcastle Inner City Bypass to the east. A watercourse traverses the southern boundary of the site from east to west. The watercourse forms one of the tributaries of Winding Creek. This area of the site slopes upward from the south-western corner, toward Myall Road.

An aerial image illustrating the overall site and its features is included in Figure 1. The aerial image shows the recent site clearing in association with the approved residential subdivision.

Figure 1: Aerial View of Site (Source: NearMap. Image Date 17.08.2025)

3.5 Affordable Housing Site

The affordable housing site is located within the northern portion of Lot 50 within the southern precinct. The proposal will be developed across Lots 67 and 68 as shown in blue on the extract of the masterplan in Figure 2. These sites have been cleared of vegetation to accommodate future development. The sites are located on the southern side of Myall Road and will be accessible from vehicle via proposed internal access roads that will service the approved subdivision. The sites slope upward, toward Myall Road.

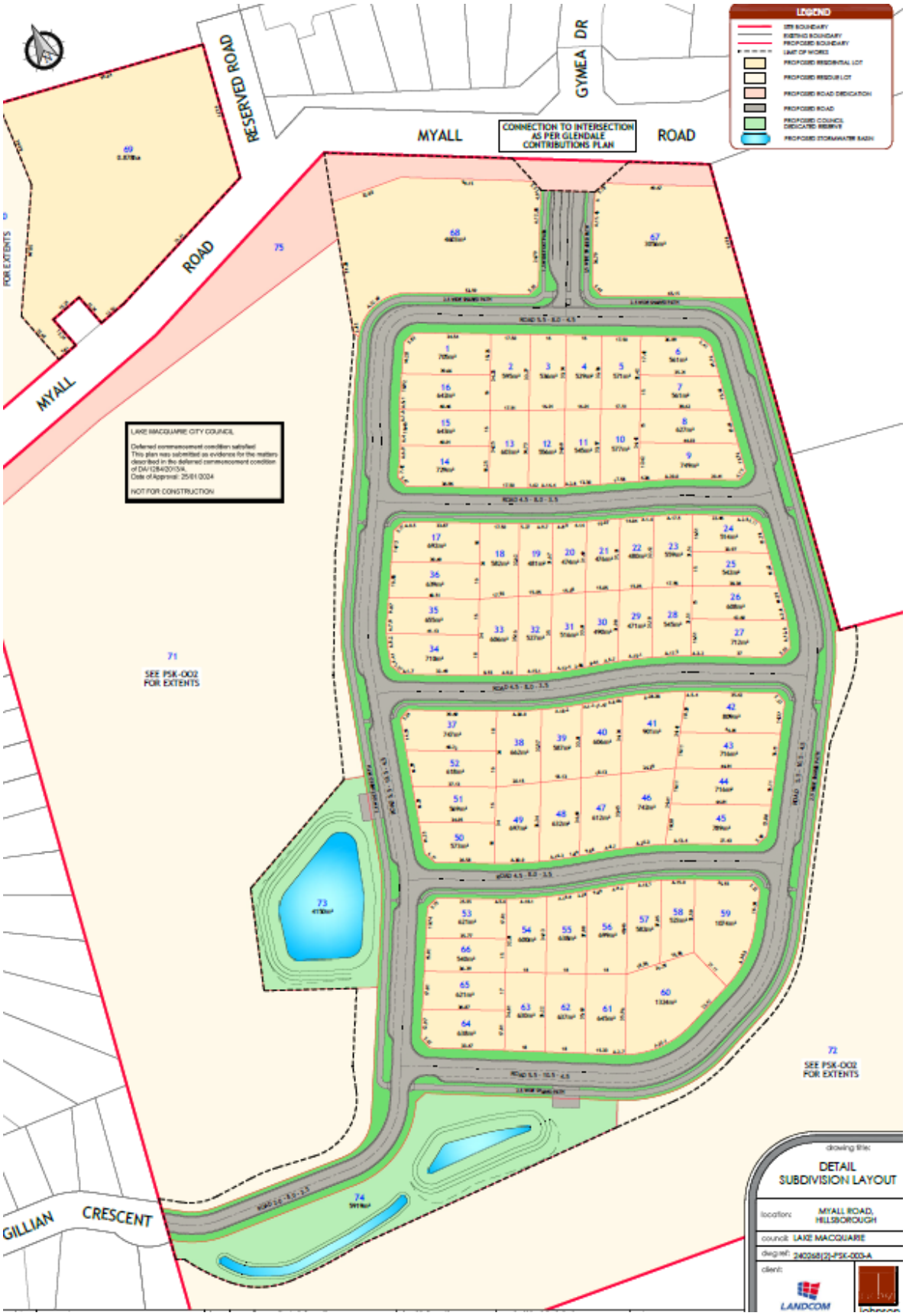


Figure 2: Extract of Detail Subdivision Layout (Source: ADW Johnson, 2023)

3.6 BCA Classification (Part A6)

The proposed development shall contain the following classifications: -

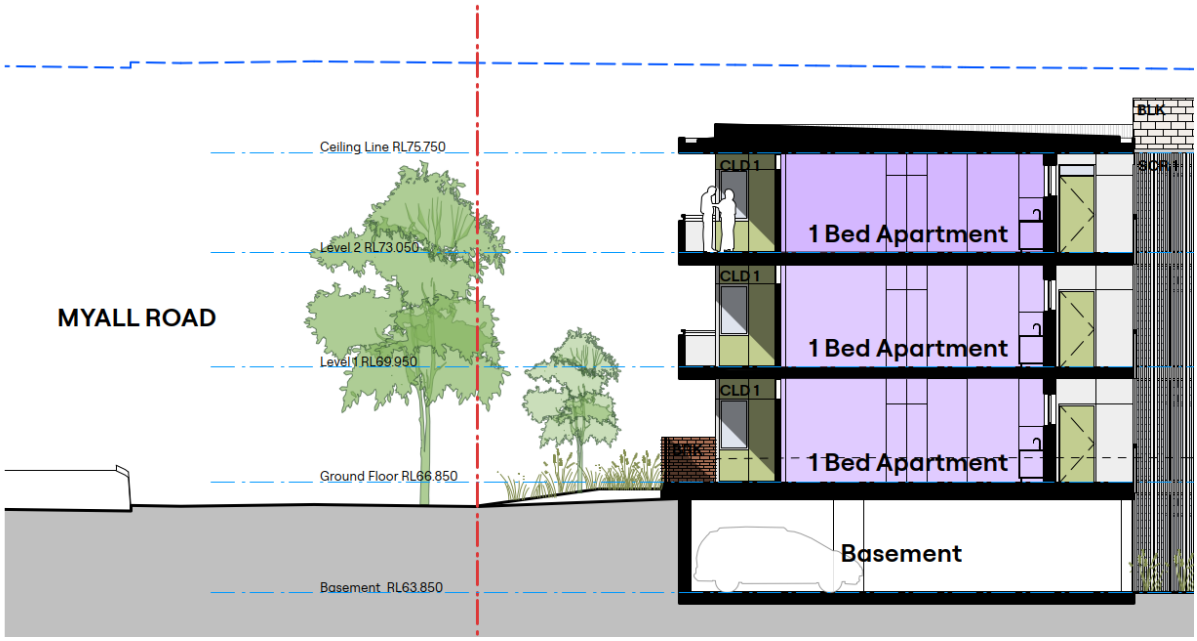
- Class 2: being an apartment building
- Class 7a: being a carpark

3.7 Rise in Storeys (Clause C2D3)

The proposed development has been assessed to have a rise in storeys of four (4).

3.8 Effective Height (Part A1)

The proposed development has been assessed to have an effective height of 6.2m, this is measured from Ground Level RL66.850 to floor level 2 RL73.050.



The BCA now defines effective height as: -

"Effective height means the vertical distance between the floor of the lowest storey included in a determination of rise in storeys and the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units)."

3.9 Type of Construction Required (Clause C2D2 / Table C2D2)

The proposed development is required to be Type A Construction. Specification 5 outlines the fire resistance required by certain building elements. This has also been provided in Appendix B.

3.10 Building Data Summary

Summary of Construction and Building	
Use(s)	Apartment Building, Carpark
Classifications(s)	2, 7a
Number of Storeys contained	4
Rise in Storeys	4
Type of Construction	A
Effective Height	6.2m
Climate Zone	Zone 5
Importance Level	Structural Engineer is to determine importance level in accordance with BCA and AS1170 Part 0-2002, this must be specified in their design certificate

4 Proposed Fire Safety Schedule

The following is a draft Fire Safety Schedule for the proposed building, listing the likely measures and standards of performance required, this schedule shall be subject of further development and review as part of the Performance Solutions assessment:

Fire Safety Schedule
Section 78 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

Address: Lot 67 and 68 Myall Road, Garden Suburb

The following essential fire safety measures shall be implemented in the whole of the building premises and each of the fire safety measures must satisfy the standard of performance listed in the schedule which, for the purposes of Section 78 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, is deemed to be the current fire safety schedule for the building.

SCHEDULE – Base Building BCA Year 2022 Amendment 2
Type of Construction A
Effective height = 6.7m

	Measure	**Status**	**Existing Performance Standard**
1.	Self-closing, automatic closing and latching mechanisms	N	BCA 2022 Amendment 2 Clause C4D5, C4D12, Spec 12, AS 2118.1-2017, AS 1670.1-2018
2.	Automatic fire detection and alarm system	N	BCA 2022 Amendment 2 Clause E2D2, E2D3, E2D8, E2D12 Spec 20 Clause S20C2, S20C3, S20C4, S20C5, S20C7 Spec 31, AS 1670.1-2018,
3.	Automatic fire suppression system	N	BCA 2022 Amendment 2 Clause E1D4, E1D6, Spec 17, Spec 18 AS 2118.1-2017, AS 2118.4-2012,
4.	Emergency lighting	N	BCA 2022 Amendment 2 Clause E4D2, E4D3 E4D4, AS 2293.1-2018
5.	Exit and directional signage	N	BCA 2022 Amendment 2 Clause E4D5, NSW E4D6 & E4D8, Spec 25 AS 2293.1-2018

	Measure	Status	Existing Performance Standard
6.	Fire alarm monitoring system	N	BCA 2022 Amendment 2 Spec 20 Clause S20C8, AS 1670.3-2018
7.	Fire doors	N	BCA 2022 Amendment 2 Clause C3D13, C3D14, C4D5, C4D7, C4D12, G3D4, S5C45, Spec 12, AS 1905.1-2015
8.	Fire hydrant systems	N	BCA 2022 Amendment 2 Clause E1D2, AS 2419.1-2021
9.	Fire seals (protecting openings and service penetrations in fire resisting components of the building)	N	BCA 2022 Amendment 2 Clause C4D15, Spec 13, AS 4072.1-2005, AS 1530.4-2014, Manufacturer's specifications
10.	Fire windows (including frame)	N	BCA 2022 Amendment 2 Clause C4D5, Spec 12, AS 1288-2021, AS 1530.4-2014
11.	Lightweight construction	N	BCA 2022 Amendment 2 Clause C2D9, Spec 6, AS 1530.4-2014, Manufacturer's specifications
12.	Occupant warning system	N	BCA 2022 Amendment 2 Clause E2D3, S17C8, Spec 20 Clause S20C7, AS 1670.1-2018
13.	Portable fire extinguishers	N	BCA 2022 Amendment 2 Clause E1D14, AS 2444-2001
14.	Smoke detectors and heat detectors	N	BCA 2022 Amendment 2 Clause E2, Spec 20 AS 1670.1-2018, AS3786-2014
15.	Smoke exhaust system	N	BCA 2022 Amendment 2 Clause E2, Spec 21, AS/NZS 1668.1-2015
16.	Solid core doors	N	BCA 2022 Amendment 2 Clause C4D12, NSW C4D12(10)
17.	Warning and operational signs	N	BCA 2022 Amendment 2 Clause D3D28, E3D4 Section 108 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021
18.	Add in performance solution requirement e.g. Storage of XXXX materials on storey XXXX must be less than XXXX above finished floor level	N	Performance Solution Report XXXXX, prepared by XXXX dated XXXX

NOTE: *This is a draft Fire Safety Schedule and will be updated once we receive more input from the Service Design Teams & Fire Engineering Strategy.*

5 BCA Assessment – Clause by Clause

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
Section B - Structure			
Part B1 - Structural Provisions			
B1D1	Deemed-to-Satisfy Provisions	Noted	Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements B1P1 to B1P4 are satisfied by complying with B1D2 to B1D6. Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable
B1D2	Resistance to actions	Further Details Required	The resistance of a building or structure must be greater than the most critical action effect resulting from different combinations of actions, where— (a) the most critical action effect on a building or structure is determined in accordance with B1D3 and the general design procedures contained in AS/NZS 1170.0; and (b) the resistance of a building or structure is determined in accordance with B1D4. Where new structural works do not comply with the deemed to satisfy provisions, a performance solution demonstrating compliance with B1P1 and B1P2 can be adopted. This can be achieved through verification method B1V1.
B1D3	Determination of individual actions	Further Details Required	Determination of buildings structural individual actions and importance level are to be in accordance with NCC B1D3. Structural engineer to address in design compliance statement.
B1D4	Determination of structural resistance of materials and forms of construction	Further Details Required	Structural documentation demonstrating that materials and forms of construction will comply with B1D2,B1D3, B1D4 of

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			the NCC and referenced Australian Standards will be required by a suitably qualified engineer. The structural engineer is to nominate any deviations from B1D2, B1D3, B1D4 or Australian Standards applicable to these works. Structural engineer to confirm that the prescribed FRL has been achieved in accordance with Specification 5 of the NCC for all structural components. This is to be nominated on the plans submitted for review and approval. Non-structural elements within the building are to be addressed in accordance with AS 1170.4. Drawings demonstrating compliance will be required prior to issuing the building permit.
Section C - Fire resistance			
Part C2 - Fire resistance and stability			
C2D1	Deemed-to-Satisfy Provisions	Further Details Required	Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements C1P1 to C1P9 are satisfied by complying with— (a) C2D2 to C2D15, C3D2 to C3D15 and C4D2 to C4D17; and (b) in a building containing an atrium, Part G3; and (c) for additional requirements for Class 9b buildings, Part I1; and (d) for farm sheds, Part I3. Where a Performance Solution is proposed, the relevant performance requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C2D2	Type of construction required	Compliance Readily Achievable	The building is required to be constructed in accordance with Type A construction.
C2D3	Calculation of Rise in storeys	Noted	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— (a) above the finished ground next to that part; or (b) 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. The buildings (Lot 67 & 68) is noted to have a rise in stories of 4 (four). Table C2D2: Type of construction required *Rise in storeys* / Class of building 2, 3, 9 / Class of building 5, 6, 7, 8 4 or more / A / A 3 / A / B 2 / B / C 1 / C / C
C2D9	Lightweight Construction	Further Details Required	Lightweight construction must comply with Specification 6 if it is used in a wall system— (a) that is required to have an FRL; or (b) for a lift shaft, stair shaft or service shaft or an external wall bounding a public corridor including a non-fire isolated passageway or non-fire-isolated ramp, in a spectator stand, sports stadium, cinema or theatre, railway station, bus station or airport terminal If lightweight construction is used for the fire-resisting covering of a steel column or the like, and if— (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

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			of vehicles, materials or equipment, then the covering must be protected by steel or other suitable material. **The following will be required to demonstrate compliance** - Architectural drawings detailing compliance in accordance C2D9 where applicable. - Wall schedule nominating FRL and tested system where lightweight construction is being used to achieve an FRL. - Architectural design compliance statement.
C2D10	Non-combustible building elements	Further Details Required	In a building required to be of Type A construction, the following building elements and their components must be non-combustible: (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. 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 a Type A building. A loadbearing internal wall and a loadbearing fire wall, including those that are part of a loadbearing shafts, must comply with Specification 5. The following materials may be used wherever a non-combustible material is required:

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(a) Plasterboard. (b) Perforated gypsum lath with a normal paper finish (c) Fibrous-plaster sheet. (d) Fibre-reinforced cement sheeting. (e) 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. (f) Sarking-type materials and associated adhesives including tapes, that do not exceed 1 mm in thickness and have a Flammability Index not greater than 5. (g) Bonded laminated materials where— (i) each lamina, including any core, is non-combustible; and (ii) each adhesive layer does not exceed 1 mm in thickness and the total thickness of the adhesive layers does not exceed 2 mm; and (iii) 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, and. (iv) when located externally, are fixed in accordance with C2D15. An external wall disclosure statement will be required prior to issuing the relevant approval for these works.
C2D11	Fire Hazard Properties	Further Details Required	The fire hazard properties of walls, ceilings, floor coverings and mechanical ductwork will need to comply with Specification 7 of the NCC. The following requirements apply: a) Floor Coverings – Critical radiant Flux not less than 1.2kW/m2 b) Wall and Ceiling Linings – Material Group No. 1,2,3 in

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			public corridors/spaces and group 1,2,3 allowed in other areas with a smoke growth rate index not more than 100, or an average specific extinction area less than 250m2/kg c) Other Materials – Spread of Flame Index not exceeding 9 and Smoke Developed Index not exceeding 8 (if Spread of Flame if >5) Rigid and flexible air handling ductwork must comply with AS4254 parts 1 & 2 Floor linings and floor coverings used in lift cars must have a critical radiant flux not less than 2.2kW/m2 with lift wall and ceiling linings having a Group rating of 1 or 2. A finishes schedule and associated fire test reports will be required prior to the issuance of the building approval.
C2D14	Ancillary elements	Compliance Readily Achievable	An ancillary element must not be fixed, installed, attached to or supported by the internal space within or external face of an external wall that is required to be non-combustible unless it is one of the following: • An ancillary element that is non-combustible. • A gutter, downpipe or other plumbing fixture or fitting. • A flashing. • A grate or grille not more than 2 m^2 in area associated with a building service. • An electrical switch, socket-outlet, cover plate or the like. • A light fitting. • A required sign. • A sign other than one provided under (a) or (g) that— i) achieves a group number of 1 or 2; and

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			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. v) An awning, sunshade, canopy, blind or shading hood other than one provided under (a) that— i) meets the relevant requirements of S7C7 as for an internal element; and ii) serves a storey— at ground level; or (A) immediately above a storey at ground level; and (B) does not serve an exit, where it would render the exit unusable in a fire. • A part of a security, intercom or announcement system. • Wiring • Waterproofing material applied to the floor surface of external balconies, terraces or the like, and a 250 mm upturn above the floor level • A gasket, caulking, sealant or adhesive. Test reports demonstrating compliance with AS 1530.1 will be required for the external wall elements and attachments will be required as the design develops.
C2D15	Fixing of bonded laminated cladding panels	Further Details Required	In a building required to be of Type A or B construction, externally located bonded laminated cladding panels must— (a) not be solely fixed with adhesive; and (b) have mechanical fixings hold all layers of the cladding An external wall disclosure statement will be required prior to issuing the relevant approval for these works.

<table>
<tr><th>BCA Clause</th><th>Compliance Provisions</th><th>Status</th><th>MBC Assessment Report Commentary</th></tr>
<tr><td colspan="4">Part C3 - Compartmentation and Separation</td></tr>
<tr><td>C3D1</td><td>Deemed-to-Satisfy Provisions</td><td>Noted</td><td>Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements C1P1 to C1P9 are satisfied by complying with—
(a) C2D2 to C2D14, C3D2 to C3D15 and C4D2 to C4D17; and
(b) in a building containing an atrium, Part G3; and
(c) or additional requirements for Class 9b buildings, Part I1; and
(d) for farm sheds, Part I3.
(2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable</td></tr>
<tr><td>C3D2</td><td>Application of Part</td><td>Noted</td><td>This part is applicable</td></tr>
<tr><td>C3D3</td><td>General Floor area and volume limitations</td><td>Noted</td><td>Floor area and volume limitations comply with Type A Construction.
<table>
<tr><th colspan="2" rowspan="2">Classification</th><th colspan="3">Type of Construction</th></tr>
<tr><th>A</th><th>B</th><th>C</th></tr>
<tr><td rowspan="2">5, 9b or 9c aged care building</td><td>max floor area—</td><td>8 000 m²</td><td>5 500 m²</td><td>3 000 m²</td></tr>
<tr><td>max volume—</td><td>48 000 m³</td><td>33 000 m³</td><td>18 000 m³</td></tr>
<tr><td rowspan="2">6, 7, 8 or 9a (except for patient care areas)</td><td>max floor area—</td><td>5 000 m²</td><td>3 500 m²</td><td>2 000 m²</td></tr>
<tr><td>max volume—</td><td>30 000 m³</td><td>21 000 m³</td><td>12 000 m³</td></tr>
</table></td></tr>
</table>

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C3D10	Separation of classifications in different storeys	Compliance Readily Achievable	If parts of different classification are situated one above the other in adjoining storeys they must be separated as follows: (a) Type A construction — The floor between the adjoining parts must have an FRL of not less than that prescribed in Specification 5 for the classification of the lower storey.
C3D11	Separation of Lift Shafts	Compliance Readily Achievable	Any lift connecting more than 2 storeys, or more than 3 storeys if the building is sprinklered, (other than lifts which are wholly within an atrium) must be separated from the remainder of the building by enclosure in a shaft in which— (a) in a building required to be of Type A construction — the walls have the relevant FRL prescribed by Specification5; and (b) in a building required to be of Type B construction — the walls— (i) if loadbearing, have the relevant FRL prescribed by Tables S5C21a to S5C21f of Specification 5; or (ii) if non-loadbearing, be of non-combustible construction. Openings for lift landing doors and services must be protected in accordance with the Deemed-to-Satisfy Provisions of Part C4.
C3D12	Stairways and Lifts in one shaft	Noted	A stairway and lift must not be in the same shaft if either the stairway or the lift is required to be in a fire-resisting shaft.
C3D13	Separation of equipment	Compliance Readily Achievable	The following equipment is required to be fire separated from the remainder of the building with construction

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			achieving an FRL of 120 minutes: § lift motors and lift control panels; or § emergency generators used to sustain emergency equipment operating in the emergency mode; or § central smoke control plant; or § boilers; or § a battery system installed in the building that has a total voltage of 12 volts or more and a storage capacity of 200 kWh or more. Separating construction must have— (i) an FRL as required by Specification 5, but not less than 120/120/120; and (ii) any doorway protected with a self-closing fire door having an FRL of not less than –/120/30; or (iii) when separating a lift shaft and lift motor room, an FRL not less than 120/–/–. Design documentation to be reviewed for compliance prior to the approval stage.
C3D14	Electricity supply system	Compliance Readily Achievable	An electricity substation located within a building must— (a) be separated from any other part of the building by construction having an FRL of not less than 120/120/120; and (b) have any doorway in that construction protected with a self-closing fire door having an FRL of not less than –/120/30. A main switchboard located within the building which sustains emergency equipment operating in the emergency

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			mode must— (a) be separated from any other part of the building by construction having an FRL of not less than120/120/120; and (b) have any doorway in that construction protected with a self-closing fire door having an FRL of not less than – /120/30. Where emergency equipment is required in a building, all switchboards in the electrical installation, which sustain the electricity supply to the emergency equipment, must be constructed so that emergency equipment switchgear is separated from non-emergency equipment switchgear by metal partitions designed to minimise the spread of a fault from the non-emergency equipment switchgear. Emergency equipment includes but is not limited to the following: - Fire hydrant booster pumps. - Pumps for automatic sprinkler systems, water spray, chemical fluid suppression systems or the like. - Pumps for fire hose reels where such pumps and fire hose reels form the sole means of fire protection in the building. - Air handling systems designed to exhaust and control the spread of fire and smoke. - Emergency lifts. - Control and indicating equipment. - Emergency warning and intercom systems.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			Design documentation to be reviewed for compliance prior to the approval stage.
Part C4 - Protection of Openings			
C4D1	Deemed-to-Satisfy Provisions	Noted	
C4D2	Application of Part	Noted	This part is applicable Note: The DtS provisions of this part do not apply to service penetrations or openings formed by a vehicle ramp in a carpark where the levels comply as a single fire compartment
C4D5	Acceptable methods of protection	Noted	Where protection is required, doorways, windows and other openings must be protected as follows: Doorways— (i) internal or external wall-wetting sprinklers as appropriate used with doors that are self-closing or automatic closing; or (ii) –/60/30 fire doors that are self-closing or automatic closing. Windows— (i) internal or external wall-wetting sprinklers as appropriate used with windows that are automatic closing or permanently fixed in the closed position; or (ii) –/60/– fire windows that are automatic closing or permanently fixed in the closed position; or (iii) –/60/– automatic closing fire shutters Other openings- (i) excluding voids - internal or external wall-wetting sprinklers, as appropriate; or (ii) construction having an FRL not less than -/60/- Fire doors, fire windows and fire shutters must comply with Specification 12

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
C4D12	Bounding construction: Class 2 and 3 buildings and Class 4 parts	Further Details Required	A doorway in a Class 2 building must be protected if it provides access from a sole-occupancy unit to— a public corridor, public lobby, or the like; or a room not within a sole-occupancy unit; or the landing of an internal non fire-isolated stairway that serves as a required exit; or another sole-occupancy unit. Protection for a doorway must be at least— in a building of Type A construction — a self-closing –/60/30 fire door; and The door may be automatic-closing in accordance with the following: The automatic-closing operation must be initiated by the activation of a smoke detector, or any other detector deemed suitable in accordance with AS 1670.1 if smoke detectors are unsuitable in the atmosphere, installed in accordance with the relevant provisions of AS 1670.1 and located not more than 1.5 m horizontal distance from the approach side of the doorway. Where any other required suitable fire alarm system, including a sprinkler system (other than a FPAA101D system) complying with Specification 17, is installed in the building, activation of the system must also initiate the automatic-closing operation. Design documentation to be reviewed for compliance prior to the approval stage.
C4D13	Openings in floors and ceilings for services	Further Details Required	(1) where a service passes through - (a) a floor that is required to have a FRL with respect to

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			integrity or insulation; or (b) a ceiling required to have a resistance to the incipient spread of fire, the service must be installed in accordance with (a) in a building of Type A construction - a shaft complying with Specification 5; or (b) in a building of Type B or C construction - a shaft that will not reduce the fire performance of the building elements it penetrates Design documentation to be reviewed for compliance prior to the approval stage.
C4D14	Openings in shafts	Further Details Required	Openings in shafts are required to be protected by a self-closing --/60/30 fire door or hooper or an access panel having an FRL of --/60/30. Shafts required to have an FRL must be enclosed at the top and bottom by construction having an FRL not less than that required for the walls of a non-loadbearing shaft in the same building. Shafts are required to achieve an FRL of 90/90/90 and a incorporate self closing -/60/30 door or an access panel achieving an FRL of -60/30.
C4D15	Openings for service installations	Further Details Required	Any new proposed penetrations must comply with provisions of C4D15 and Spec. 13. The penetration shall comply with the tested system identical with a prototype that has been tested in accordance with AS1530.4 and AS4072 and achieves the required FRL

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			At OC stage a detailed schedule of every penetration is required to be produced. Advise engaging specialist fire stopping company.
C4D16	Construction joints	Further Details Required	Any proposed joint construction is to comply with the provisions of C4D16 and in accordance to AS 1530.4 to achieve the required FRL Design documentation to be reviewed for compliance prior to the approval stage.
C4D17	Columns protected with lightweight construction to achieve an FRL	Compliance Readily Achievable	Any lightweight construction must be with a method and materials identical with a tested prototype which has achieved the required FRL. Details of the tested system to be submitted demonstrating compliance prior to the building approval.
Specifications			
Specification 5	Fire-Resisting Construction	Further Details Required	Refer to specification - Add in any specific requirements.
Specification 6	Structural Tests for Lightweight Construction	Further Details Required	Refer to specification
Specification 7	Fire Hazard Properties	Compliance Readily Achievable	Refer to specification
Specification 13	Penetration of Walls, Floors and Ceilings by Services	Further Details Required	Refer to specification
Section D - Access and Egress			
Part D2 - Provision for Escape			
D2D1	Deemed-to-Satisfy Provisions	Noted	Noted
D2D2	Application of Part	Noted	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.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
D2D3	Number of exits required	Compliance Readily Achievable	(1) All buildings — Every building must have at least one exit from each storey. (2) Class 2 building — In addition to any horizontal exit, not less than 2 exits must be provided from the following: (a) In addition to any horizontal exit, not less than 2 exits must be provided from the following: (i) Each storey if the building has an effective height of more than 25 m. (ii) A Class 2 or 3 building subject to C2D6.
D2D4	When fire-isolated stairways and ramps are required	Compliance Appears Achieved	(1) Class 2 or 3 - The following applies: (a) Subject to (b), every stairway or ramp serving as a required exit must be fire-isolated unless it connects, passes through or passes by not more than— (i) 3 consecutive storeys in a Class 2 building; or (ii) 2 consecutive storeys in a Class 3 building. (b) Notwithstanding (a), one extra storey of any classification may be included if— (i) it is only for the accommodation of motor vehicles or for other ancillary purposes; or (ii) the building has a sprinkler system (other than a FPAA101D system) complying with Specification 17 installed throughout; or (iii) the required exit does not provide access to or egress for, and is separated from, the extra storey by construction having— (A) an FRL of –/60/60, if non-loadbearing; and (B) an FRL of 90/90/90, if loadbearing; and

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			Non fire - isolated stairways have been provided across both Lot 67 & 68.
D2D5	Exit travel distances	Compliance Readily Achievable	Travel distance shall be as follows: **Class 2:** The doorway of an SOU (including class 4) must be 6m from a point of choice of 2 available exits. For Class 2 or 3 potions 20m a single exit serving the level of egress to a road or open space. No point on the floor of a room not within an SOU must be more than 20m from an exit or a point in which two exits are available in different directions.
D2D6	Distance between alternative exits	Compliance Readily Achievable	Exits must not be less than 9m apart; endnote more than: **Class 2** - 45m apart Located so that alternative paths of travel do not converge such that they become less than 6 m apart.
D2D7	Height of exits, paths of travel to exits and doorways	Compliance Readily Achievable	In a required exit or path of travel to an exit the unobstructed height throughout must be not less than 2 m,

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			except the unobstructed height of any doorway may be reduced to not less than 1980 mm.
D2D8 & NSW D2D9	Width of exits and paths of travel to exits	Compliance Readily Achievable	The unobstructed width of each required exit or path of travel to an exit, except for ladders provided in accordance with D2D21, D3D23 or I3D5, and doorways, must be not less than 1m.
D2D9	Width doorways in exits or path of travel to exits	Compliance Readily Achievable	In a required exit or path of travel to an exit, the unobstructed width of a doorway must be not less than— (a) in patient care areas through which patients would normally be transported in beds- (i) if the doorway provides access to, or from, a corridor of width (A) less than 2.2m - 1200mm or (B) 2.2 or greater - 1070mm and (ii) where the doorway referred to in (i) is fitted with two leaves and one leaf is secured in the closed position in accordance with D3D26(3)(e), the other leaf must permit an unobstructed opening not less than 800mm wide or (b) In patient care areas in a horizontal exit - 1250mm or (c) the unobstructed width of each exit provided to comply with D2D8(1), (2), (3) or (4) minus 250mm or (d) in a class 9c building, 800mm except- (i) in resident use areas the minimum unobstructed width must be 870mm, and (ii) for the doorways leading from a public corridor to a sole occupancy unit the minimum unobstructed width must be 1070mm; and (iii) where the doorway is fitted with two leaves and one leaf is secured in the closed position in accordance with D3D26(3)(e), the other leaf must permit an unobstructed

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			opening not less than 870mm wide in resident use areas and 800mm wide in non-resident use area or (e) In any other case except where it opens to a sanitary compartment or bathroom - 750mm wide
D2D10	Exit width not to diminish in direction of travel	Compliance Readily Achievable	The unobstructed width of a required exit must not diminish in the direction of travel to a road or open space, except where the width is increased in accordance with D2D8(1)(b) or D2D9(a)(i).
D2D11	Determination and measurement of exits and paths of travel to exits	Noted	For the purposes of D2D7 to D2D10 the following apply: (a) The required width of a stairway or ramp in a required exit or path of travel to an exit must— (i) be measured clear of all obstructions such as handrails, projecting parts of barriers and the like; and (ii) extend without interruption, except for ceiling cornices, to a height not less than 2 m vertically above a line along the nosing's of the treads or the floor surface of the ramp or landing. (b) To determine the aggregate unobstructed width, the number of persons accommodated must be calculated according to D2D18.
D2D14	Travel by non-fire-isolated stairways or ramps	Compliance Readily Achievable	(1) A non-fire-isolated stairway or non-fire-isolated ramp serving as a required exit must provide a continuous means of travel by its own flights and landings from every storey served to the level at which egress to a road or open space is provided. (2) In a Class 2 building, the distance between the doorway of a room or sole-occupancy unit and the point of egress to a road or open space by way of a stairway or ramp that is not fire-isolated and is required to serve that room or sole-

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			occupancy unit must not exceed— (a) 30 m in a building of Type C construction; or (b) 60 m in all other cases. (4) In a Class 2 building, a required non-fire-isolated stairway or non-fire-isolated ramp must discharge at a point not more than— (a) 15 m from a doorway providing egress to a road or open space or from a fire-isolated passageway leading to a road or open space; or (b) 30 m from one of 2 such doorways or passageways if travel to each of them from the non-fire-isolated stairway or non-fire-isolated ramp is in opposite or approximately opposite directions. (6) In a Class 2 building, if 2 or more exits are required and are provided by means of internal non-fire-isolated stairways or non-fire-isolated ramps each exit must— (a) provide separate egress to a road or open space; and (b) be suitably smoke-separated from each other at the level of discharge.
D2D15	Discharge from exits	Compliance Readily Achievable	(1) 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. (2)If the required exit leads to open space, the required width of the path of travel to the road must be maintained (the minimum width of the required exit or 1m whichever is the greater)
D2D19	Measurement of distances	Noted	The nearest part of an exit means in the case of— (a) a fire-isolated stairway, fire-isolated passageway, or fire-

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			isolated ramp, the nearest part of the doorway providing access to them; and (b) a non-fire-isolated stairway, the nearest part of the nearest riser; and (c) a non-fire-isolated ramp, the nearest part of the junction of the floor of the ramp and the floor of the storey; and (d) a doorway opening to a road or open space, the nearest part of the doorway; and (e) a horizontal exit, the nearest part of the doorway.
D2D20	Method of measurement	Noted	The following rules apply: In the case of a room that is not a sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building, (a) the distance includes the straight-line measurement from any point on the floor of the room to the nearest part of a doorway leading from it, together with the distance from that part of the doorway to the single required exit or point from which travel in different directions to 2 required exits is available. (b) Subject to (d), the distance from the doorway of a sole-occupancy unit in a Class 2 or 3 building or a Class 4 part of a building is measured in a straight line to the nearest part of the required single exit or point from which travel in different directions to 2 required exits is available. (c) Subject to (d), the distance between exits is measured in a straight line between the nearest parts of those exits. (d) Only the shortest distance is taken along a corridor, hallway, external balcony or other path of travel that curves (e) If more than one corridor, hallway, or other internal path of travel connects required exits, for the purposes of D2D6(c) the measurement is along the path of travel through the

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			point at which travel in different directions to those exits is available, as determined in accordance with D2D5. (f) If a wall (including a demountable internal wall) that does not bound a room, corridor, hallway or the like causes a change of direction in proceeding to a required exit, the distance is measured along the path of travel past that wall (g) If permanent fixed seating is provided, the distance is measured along the path of travel between the rows of seats. (h) In the case of a non-fire-isolated stairway or non-fire-isolated ramp, the distance is measured along a line connecting the nosing's of the treads, or along the slope of the ramp, together with the distance connecting those lines across any intermediate landings.
D2D21	Plant rooms, lift machine rooms and electricity network substations: Concession	Noted	Ladders may be provided to plants rooms and the like if the floor area is not more than 100m2. Plant room stairways to achieve compliance with AS 1657.
D2D22	Access to lift pits	Further Details Required	Access to lift pits must— (a) where the pit depth is not more than 3 m, be through the lowest landing doors; or (b) where the pit depth is more than 3 m, be provided through an access doorway complying with the following: (i) In lieu of D2D7 to D2D11, 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). (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. (iii) Access to the doorway must be by a stairway complying with AS 1657.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(iv) In lieu of D3D26, doors fitted to the doorway must be— (A) of the horizontal sliding or outwards opening hinged type; and (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 Design documentation to be reviewed for compliance prior to the approval stage.
Part D3 - Construction of Exits			
D3D1	Deemed-to-Satisfy Provisions	Noted	Noted
D3D2	Application of Part	Noted	This part is applicable
D3D4	Non-fire-isolated stairways and ramps	Compliance Readily Achievable	In a building having a rise in storeys of more than 2, required stairs and ramps (including landings and any supporting building elements) which are not required to be within a fire-resisting shaft, must be constructed according to D3D3, or only of— (c) reinforced or prestressed concrete; or (d) steel in no part less than 6 mm thick; or (e) (c) timber that— (i) has a finished thickness of not less than 44 mm; and has an average density of not less than 800 kg/m3 (ii) 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.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			Design documentation will be required as the design develops.
D3D8	Installations in exits and paths of travel	Further Details Required	Services or equipment comprising— (i) electricity meters, distribution boards or ducts; or (ii) central telecommunications distribution boards or equipment; or (iii) electrical motors or other motors serving equipment in the building, may be installed in— (iv) a required exit, except for fire-isolated exits specified in (a); or (v) in any corridor, hallway, lobby or the like leading to a required exit, if the services or equipment are enclosed by non-combustible construction or a fire protective covering with doorways or openings suitably sealed against smoke spreading from the enclosure. Design documentation will be required as the design develops.
D3D9	Enclosure of space under stairs and ramps	Noted	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— (a) the enclosing walls and ceilings have an FRL of not less than 60/60/60; and (b) any access doorway to the enclosed space is fitted with a self-closing –/60/30 fire door
D3D10	Width of required stairways and ramps	Noted	A required stairway or ramp that exceeds 2 m in width is counted as having a width of only 2 m unless it is divided by

<table>
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<tr><td></td><td></td><td></td><td>a handrail or barrier continuous between landings and each division has a width of not more than 2 m.</td></tr>
<tr><td>D3D14</td><td>Goings and risers</td><td>Compliance Readily Achievable</td><td>Risers and goings must comply with D3D14 and have slip resistance as per table D3D15.

Table D3D14: Riser and going dimensions
<table><tr><th rowspan="2">Stairway location</th><th colspan="2">Riser (R)</th><th colspan="2">Going (G)Note 3</th><th colspan="2">Quantity (2R + G)</th></tr><tr><th>Max</th><th>Min</th><th>Max</th><th>Min</th><th>Max</th><th>Min</th></tr><tr><td>Public</td><td>190</td><td>115</td><td>355</td><td>250</td><td>700</td><td>550</td></tr></table>
Detailed drawings will be required as the design develops. Architect to cover in Design Compliance Statement.</td></tr>
<tr><td>D3D15</td><td>Landings</td><td>Compliance Readily Achievable</td><td>In a stairway—
(a) landings having a maximum gradient of 1:50 may be used in any building to limit the number of risers in each flight and each landing must—
(i) be not less than 750 mm long, and where this involves a change in direction, the length is measured 500 mm from the inside edge of the landing; and
(ii) have—
- a surface with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586; or
- a strip at the edge of the landing with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586, where the edge leads to a flight below</td></tr>
</table>

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			Detailed drawings will be required as the design develops. Architect to cover in Design Compliance Statement.
D3D16	Thresholds	Compliance Readily Achievable	The threshold of a doorway in an accessible building must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless the door opens to a road and open space or is provided with a threshold ramp or step ramp in accordance with AS 1428.1.
D3D17	Barriers to prevent falls	Compliance Readily Achievable	A Barrier to prevent falls is required where the surface below is greater than 1m. Balustrade design is required to be in accordance with D3D18, D3D19, D3D20. Detailed drawings will be required as the design develops. Architect to cover in Design Compliance Statement.
D3D18	Height of Barriers	Compliance Readily Achievable	The height of a barrier required by D3D17 must be not less than the following: (a) For stairways or ramps with a gradient of 1:20 or steeper — 865 mm. (b) For landings to a stair or ramp where the barrier is provided along the inside edge of the landing and does not exceed 500 mm in length — 865 mm (c) In front of fixed seating on a mezzanine or balcony within an auditorium in a Class 9b building, where the horizontal projection extends not less than 1 m outwards from the top of the barrier — 700 mm. (d) For all other locations — 1 m.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			Detailed drawings will be required as the design develops. Architect to cover in Design Compliance Statement.
D3D19	Openings in barriers	Compliance Readily Achievable	Openings in a required barrier must not allow a 125 mm sphere to pass through. The maximum 125 mm barrier opening for a stairway, such as a non fire-isolated stairway, is measured above the nosing line of the stair treads. Where a barrier is fixed to the face of a landing, balcony, deck or the like, the opening between the barrier and the face must not permit a 40 mm sphere to pass through Detailed drawings will be required as the design develops. Architect to cover in Design Compliance Statement.
D3D20	Barrier climbability	Compliance Readily Achievable	A barrier required by D3D17, located on a floor more than 4 m above the surface beneath, must not incorporate horizontal or near horizontal elements that could facilitate climbing between 150 mm and 760 mm above the floor. A climbable element is considered a horizontal elements or a protrusion of 20mm or more. Detailed drawings will be required as the design develops. Architect to cover in Design Compliance Statement.
D3D22	Handrails	Compliance Readily Achievable	Handrails must— (a) be located along at least one side of the ramp or flight; and (b) be located along each side if the total width of the

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			stairway or ramp is 2 m or more; and (c) in a Class 9b building used as a primary school or early childhood centre— (i) have one handrail fixed at a height of not less than 865 mm; and (ii) have a second handrail fixed at a height between 665 mm and 750 mm; and (d) in any other case, be fixed at a height of not less than 865 mm; and (e) be continuous between stair flight landings and have no obstruction on or above them that will tend to break a hand-hold; and (f) in a required exit serving an area required to be accessible, be designed and constructed to comply with clause 12 of AS 1428.1, except that clause 12(d) does not apply to a handrail required by (1)(c)(ii). Detailed drawings will be required as the design develops. Architect to cover in Design Compliance Statement.
D3D23	Fixed platforms, walkways, stairways and ladders	Compliance Readily Achievable	A fixed platform, walkway, stairway, ladder and any going and riser, landing, handrail or barrier attached thereto maycomply with AS 1657 in lieu of D3D14, D3D16, D3D17, D3D18, D3D19, D3D20, D3D21 and D3D22 if it only serves— (a) machinery rooms, boiler houses, lift-machine rooms, plant-rooms, and the like; or (b) non-habitable rooms, such as attics, storerooms and the like that are not used on a frequent or daily basis in the internal parts of a sole-occupancy unit in a Class 2 building or Class 4 part of a building.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			Detailed drawings will be required as the design develops. Architect to cover in Design Compliance Statement.
D3D24	Doorways and doors	Compliance Readily Achievable	Doors serving as required exits or forming part of required exits must be swinging (in the direction of egress) or power operated. If fitted with a door which is power-operated— (i) it must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source; and (ii) if it leads directly to a road or open space it must open automatically if there is a power failure to the door or on the activation of a fire or smoke alarm anywhere in the fire compartment served by the door Detailed drawings will be required as the design develops. Architect to cover in Design Compliance Statement.
D3D25	Swinging doors	Compliance Appears Achieved	A swinging door in a required exit or forming part of a required exit must not encroach— (i) at any part of its swing by more than 500 mm on the required width (including any landings) of a required stairway, ramp or passageway if it is likely to impede the path of travel of the people already using the exit; and (ii) when fully open, by more than 100 mm on the required width of the required exit; and Must swing in the direction of egress unless— it serves a building or part with a floor area not more than 200 m2 it is the only required exit from the building or part and it is fitted with a device for holding it in the open position.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			Exit doors from classrooms leading to the balcony are to be nominated on the plans for review.
D3D26	Operation of latch	Compliance Readily Achievable	A door in a required exit, forming part of a required exit or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by— (a) a single hand downward action on a single device which is located between 900 mm and 1.1 m from the floor and if serving an area required to be accessible by Part D4— - be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and - have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35 mm and not more than 45 mm; or (b) a single hand pushing action on a single device which is located between 900 mm and 1.2 m from the floor. Design documentation will be required as the design develops.
D3D29	Protection of openable windows	Compliance Readily Achievable	A window opening must be provided with protection, if the floor below the window is 2 m or more above the surface beneath in— (i) a bedroom in a Class 2 or 3 building or Class 4 part of a building; or (ii) a Class 9b early childhood centre. Where the lowest level of the window opening is less than 1.7 m above the floor, a window opening covered by (1)must comply with the following:

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(a) The openable portion of the window must be protected with— (i) a device capable of restricting the window opening; or (ii) a screen with secure fittings. (b) a device or screen required by (a) must— (i) not permit a 125 mm sphere to pass through the window opening or screen; and (ii) resist an outward horizontal action of 250 N against the— (aa) window restrained by a device; or (bb) screen protecting the opening; and (iii) have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden. A barrier with a height not less than 865 mm above the floor is required to an openable window— (i) in addition to window protection, when a child resistant release mechanism is required; and (ii) where the floor below the window is 4 m or more above the surface beneath if the window is not protected. Design documentation will be required as the design develops.
Part D4 - Access for People with a Disability			
D4D1	Deemed-to-Satisfy Provisions	Noted	Noted
D4D2	General building access requirements	Further Details Required	Buildings and parts of buildings must be accessible as required by this clause: Class 2 From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			entrance doorway of each SOU 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. Where a ramp complying with AS1428.1 or a passenger lift is installed - - to the entrance doorway of each SOU unit; and - to and within rooms or spaces for use in common by the residents. Access consultant to update report based upon detailed review of plans. To be covered within access review report.
D4D3	Access to buildings	Further Details Required	(a) An accessway must be provided to a building required to be accessible— (i) from the main points of a pedestrian entry at the allotment boundary & (ii) from another accessible building connected by a pedestrian link; and (iii) from any required accessible carparking space on the allotment. Access consultant to update report based upon detailed review of plans. To be covered within access review report.
D4D4	Parts of buildings to be accessible	Further Details Required	Access is to be provided to and within all areas normally used by occupants in accordance with AS 1428.1-2009. Access consultant to update report based upon detailed review of plans. To be covered within access review report.
D4D5	Exemptions	Noted	The following areas are not required to be accessible: (a) An area where access would be inappropriate because of

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			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 of travel providing access only to an area exempted by (a) or (b).
D4D6	Accessible carparking	Further Details Required	Access consultant to update report based upon detailed review of plans. To be covered within access review report.
D4D7	Signage	Further Details Required	To be provided throughout in accordance with details in D4D7. i.e. tactile and braille indicating levels, sanitary facilities etc. Access consultant to update report based upon detailed review of plans. To be covered within access review report.
D4D9	Tactile indicators	Further Details Required	To be provided in accordance with AS 1428 throughout: (i) a stairway, other than a fire-isolated stairway (iv) a ramps, step ramp, kerb ramp TGSI are also required in the absence of suitable barrier to protect from overhead obstructions or an accessway meeting a vehicular way adjacent to an pedestrian entrance to a building. Access consultant to update report based upon detailed review of plans. To be covered within access review report.
D4D12	Ramps	Further Details Required	On an accessway— (a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and (b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			Access consultant to update report based upon detailed review of plans. To be covered within access review report.
D4D13	Glazing on an access way	Further Details Required	On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS1428.1. Access consultant to update report based upon detailed review of plans. To be covered within access review report.
Specifications			
Specification 15	Braille and Tactile Signs	Further Details Required	This Specification sets out the requirements for the design and installation of braille and tactile signage as required by D3D26, D4D7 and Specification 27. Access consultant to update report based upon detailed review of plans. To be covered within access review report.
Section E - Services and Equipment			
Part E1 - Fire Fighting Equipment			
E1D1	Deemed-to-Satisfy Provisions	Noted	Noted
E1D2	Fire hydrants	Performance Solution Proposed / Further Details Required	A fire hydrant system must be provided to serve a building with a total floor area of more than 500m2. The hydrant system shall comply with the provisions of E1D2 and AS2419.1-2021 Where internal hydrants are provided, they shall serve only

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			the storey on which they are located. Hydrants must be installed within 4m of an exit. Booster assemblies are to be located in accordance with the provisions of Clause 7.3.1 of AS2419.1-2021 **It has been noted that the fire hydrant booster is not within main sight of the main entry.** **To be addressed through a fire engineering performance solution by an suitably accredited fire practitioner and in consultation with FRNSW.** Fire services engineer to complete a hydrant coverage assessment. Location of proposed hydrants have not been nominated on the plans which have been assessed.
E1D3	Fire hose reels	Further Details Required	A fire hose reel system must be provided - (a) to serve the whole building where one or more internal fire hydrants are installed; or (b) where internal fire hydrants are not installed, to serve any fire compartment with a floor area greater than 500m2 Fire hose reels shall comply with E1D3 and AS2441-2005 In achieving system coverage, one or a combination of the following criteria for individual internally located fire hose reels must be met in determining the layout of any fire hose reel system:

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(a) Fire hose reels must be located adjacent to an internal fire hydrant (other than one within a fire-isolated exit), except that a fire hose reel need not be located adjacent to every fire hydrant, provided system coverage can be achieved. (b) fire hose reels must be located within 4m of an exit, except that a fire hose reel need not be located adjacent to every exit, provided system coverage. (c) Where system coverage is not achieved by compliance with (a) and (b), additional fire hose reels may be located in paths of travel to an exit to achieve the required coverage Further details of the proposed fire hose reel system is to be provided demonstrating compliance with this clause and any applicable Fire Engineering requirements. NOTE** Fire Hose Reels are only required within the Class 7a areas ONLY
NSW E1D4	Sprinklers	Further Details Required	Sprinkler systems must be installed with the following where applicable: (a) E1D5 to E1D12 (b) Specification 17 and Specification 18 A design statement will be required from an FPAS accredited consultant demonstrating compliance with this clause and any applicable Fire Engineering requirements prior to issue of the approval.
E1D5	Where sprinklers are required: all classifications	Further Details Required	Sprinklers are required throughout all buildings as the building incorporates a RIS (rise in storeys) of four (4). A design statement will be required from an FPAS accredited

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			consultant demonstrating compliance with this clause and any applicable Fire Engineering requirements prior to issue of the approval.
E1D6	Where sprinklers are required: Class 2 and 3 building used as residential care building	Further Details Required	Applies to a Class 2 or 3 building and any other class of building containing a Class 2 or 3 part. Note this does not relate to a residential care building Sprinklers are required throughout where any part of the building has - (a) a rise in storeys of 4 or more; and (b) an effective height of not more than 25m A design statement will be required from an FPAS accredited consultant demonstrating compliance with this clause and any applicable Fire Engineering requirements prior to issue of the approval.
E1D14	Portable fire extinguishers	Compliance Readily Achievable	Portable Fire Extinguishers shall be provided as follows: **For Class 2** To serve the building where one or more internal fire hydrants are provided, or to serve any fire compartment with a floor area greater than 500m2 (this includes a SOU) Portable fire extinguishers must comply with the provisions of this clause, AS2444 and meet the following requirements - (a) they shall be a ABE type extinguisher (b) they shall be a minimum 2.5kg extinguisher (c) distributed outside a SOU to serve only the storey at which they are located and so that the travel distance from

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			the entrance doorway of any SOU to the nearest extinguisher is not more than 10m **For Class 2 buildings** Portable fire extinguishers must be provided in accordance with Clause E1D14 and AS2444 and the associated fire risks prescribed under these standards Compliance achievable - further details of all PFE locations to be provided for review in accordance with this clause, any relevant Fire Engineering Report and EFSG guidelines
E1D16	Fire precautions during construction	Compliance Readily Achievable	Note Suitable fire extinguishers shall be located adjacent to exits on each storey while the building is under construction. Once the building reaches an effective above 12m fire hydrants, FHRs and the hydrant booster connection shall be commissioned and operational.
E1D17	Provision for special hazards	Further Details Required	Suitable additional provision must be made if special problems of fighting fire could arise because of - (a) the nature or quantity of materials stored, displayed or used in a building or on the allotment; or (b) the location of the building in relation to a water supply for fire-fighting purposes Due to the proposed EV Charging within the building, it has been determined that provisions for special hazards must be adopted. A registered Certifier - Fire Safety shall provide a

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			report outlining the measures proposed to mitigate the special hazard and satisfy the requirements of Clause E1D17 of the BCA. *Note: Depending on the Fire Engineering Assessment against E1D17 Special Hazards, this may not require a performance solution.*
Part E2 - Smoke Hazard Management			
E2D1	Deemed-to-Satisfy Provisions	Noted	Noted
E2D2	Application of Part	Noted	This part is not applicable to open-deck carparks, open spectator stands & Class 8 electricity network substations. Smoke exhaust and smoke & heat vents are not applicable to storerooms (Less than 30sqm) sanitary compartments, plantrooms or the like
E2D3	Air handling system other than as part of a smoke hazard management system	Further Details Required	An air-handling system which does not form part of a smoke hazard management system in accordance with this Part and which recycles air from one fire compartment to another fire compartment or operates in a manner that may unduly contribute to the spread of smoke from one fire compartment to another fire compartment must, subject to (2), be designed and installed— (a) to operate as a smoke control system in accordance with AS 1668.1; or (b) such that it— - incorporates smoke dampers where the air-handling ducts penetrate any elements separating the fire compartments served; and - is arranged such that the air-handling system is shut down and the smoke dampers are activated to close automatically by smoke detectors complying with clause 7.5 of AS 1670.1

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			Miscellaneous air-handling systems covered by Sections 5 and 6 of AS 1668.1 serving more than one fire compartment (other than a carpark ventilation system) and not forming part of a smoke hazard management system must comply with that Section of the Standard A design statement will be required demonstrating compliance with this clause and any applicable Fire Engineering requirements prior to issue of the approval.
E2D8	Buildings not more than 25m in effective height: Class 2 and 3 buildings and Class 4 part of the building	Further Details Required	In a Class 2 and 3 building or part of a building, or Class 4 part of a building, if the building is not more than 25 m in effective height— (a) it must be provided with an automatic smoke detection and alarm system complying with Specification 20; and (b) where a required fire-isolated stairway serving the Class 2 or 3 parts also serves one or more storeys of Class 5, 6, 7 (other than an open-deck carpark), 8 or 9b parts— (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 (ii) the Class 5, 6, 7 (other than an open-deck carpark), 8 and 9b parts must be provided with— (A) an automatic smoke detection and alarm system complying with Specification 20; or (B) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17; and (c) where a required fire-isolated stairway serving the Class 4 part also serves one or more storeys of Class 5, 6, 7 (other

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			than an open-deck carpark), 8 or 9b parts— (i) a system complying with (b)(i) or (b)(ii) must be installed; or (ii) a smoke alarm or detector system complying with Specification 20 must be provided except that alarms or detectors need only be installed adjacent to each doorway into each fire-isolated stairway (set back horizontally from the doorway by a distance of not more than 1.5 m) to initiate a building occupant warning system for the Class 4 part A design statement will be required demonstrating compliance with this clause and any applicable Fire Engineering requirements prior to issue of the approval.
E2D12	Class 7a buildings	Further Details Required	A Class 7a building, including a basement, provided with a mechanical ventilation system in accordance with AS1668.2, must comply with clause 5.5 of AS1668.1, except that - fans with metal blades suitable for operation at normal temperature may be used; and the electrical power and control cabling need not be fire rated. A design statement will be required demonstrating compliance with this clause and any applicable Fire Engineering requirements prior to issue of the approval.
E2D21	Provision for special hazards	Further Details Required	Additional smoke hazard management measures may be necessary due to the— (a) special characteristics of the building; or (b) special function or use of the building; or (c) special type or quantity of materials stored, displayed or used in a building; or (d) special mix of classifications within a building or fire

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			compartment, which are not addressed in E2D4 to E2D20. Due to the proposed EV Charging within the building, it has been determined that provisions for special hazards must be adopted. A registered Certifier - Fire Safety shall provide a report outlining the measures proposed to mitigate the special hazard and satisfy the requirements of Clause E1D17 of the BCA.
Part E3 - Lift Installations			
E3D1	Deemed-to-Satisfy Provisions	Noted	Noted
E3D2	Lift installations	Further Details Required	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification 24. Please provide details of the lifts proposed to be installed including design certification from a suitably qualified engineer.
E3D4	Warning against use of lifts in fire	Compliance Readily Achievable	Warning signs must be displayed; "DO NOT USE LIFTS IF THERE IS A FIRE". No less than 10mm high that are incised, inlaid or embossed on a metal, wood, plastic or similar plate securely & permanently attached to the wall or provided directly into the surface material of the wall. These shall be near every call button for a passenger lift or group throughout the building. Details demonstrating compliance shall be provided
E3D6	Landings	Compliance Readily Achievable	Access and egress to and from lift landings shall comply with Section D2, D3, and D4 of the BCA. Details demonstrating compliance shall be provided
E3D7	Passenger lifts	Compliance Readily Achievable	In an accessible building, every passenger lift shall comply with the limitations of Clause E3D7 of the BCA, be provided

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			accessible features as required by Clause E3D7 of the BCA and not rely upon a constant pressure device for its operation if the lift car is fully enclosed. Details demonstrating compliance shall be provided
E3D8	Accessible features required for passenger lifts	Compliance Readily Achievable	In an accessible building, every passenger lift shall comply with the limitations of Clause E3D7 of the BCA, be provided accessible features as required by Clause E3D7 of the BCA and not rely upon a constant pressure device for its operation if the lift car is fully enclosed. Details demonstrating compliance shall be provided
E3D11	Fire service recall control switch	Further Details Required	Each group of lifts must be provided with one fire service recall control switch that activates the fire service recall operation in accordance with Clause E3D11 of the BCA. Details demonstrating compliance shall be provided
E3D12	Lift car fire service drive control switch	Further Details Required	The lift car fire service drive control switch must be activated from within the lift car and comply with the requirements of Clause E3D12 of the BCA. Details demonstrating compliance shall be provided
Part E4 - Emergency Lighting, Exit Signs and Warning Systems			
E4D1	Deemed-to-Satisfy Provisions	Noted	Noted
E4D2	Emergency lighting requirements	Compliance Readily Achievable	Emergency Lighting to be provided to the building in accordance with E4 and AS 2293.1-2018. Design Certification to be provided prior to CC.
E4D3	Measurement of distance	Compliance Readily Achievable	Emergency Lighting & Exit Signage to be provided to the building in accordance with E4 and AS 2293.1-2018. Design Certification to be provided prior to CC.
E4D4	Design and operation of emergency lighting	Compliance Readily Achievable	Design and operation of emergency lighting to be provided to the building in accordance with E4 and AS 2293.1-2018. Design Certification to be provided prior to CC.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
E4D5	Exit signs	Compliance Readily Achievable	Exit Signage to be provided to the building in accordance with E4 and AS 2293.1-2018. Design Certification to be provided prior to CC.
E4D6	Direction signs	Compliance Readily Achievable	Direction Signs to be provided to the building in accordance with E4 and AS 2293.1-2018. Design Certification to be provided prior to CC.
E4D7	Class 2 and 3 buildings and Class 4 parts: Exemptions	Compliance Readily Achievable	The building does not contain Class 2, 3 or 4 uses
E4D8	Design and operation of exit signs	Compliance Readily Achievable	Design and operation of exit signs to be provided to the building in accordance with E4 and AS 2293.1-2018. Design Certification to be provided prior to CC.
Specifications			
Specification 17	Fire Sprinkler Systems	Further Details Required	Where applicable, sprinklers shall be design in accordance with this specification. Engineering Details of the proposed sprinkler system shall be provided. This detail shall be certified by a suitably qualified Accredited Practitioner - Fire Safety
Specification 18	Class 2 and 3 buildings not more than 25m in effective height	Further Details Required	Where applicable, sprinklers shall be design in accordance with this specification. Engineering Details of the proposed sprinkler system shall be provided. This detail shall be certified by a suitably qualified Accredited Practitioner - Fire Safety
Specification 20	Smoke Detection and Alarm Systems	Further Details Required	The building must be provided with— (d) in each required fire-isolated stairway, an automatic air pressurisation system for fire-isolated exits in accordance with AS/NZS 1668.1; or (e) a zone smoke control system in accordance with AS/NZS 1668.1, if the building has more than one fire compartment; or

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(f) an automatic smoke detection and alarm system complying with Specification 20; or (g) a sprinkler system complying with Specification 17. Detail of the system proposed including certification from the relevant Engineer to be provided including design certification.
Specification 24	Lift Installations	Compliance Readily Achievable	Refer to Specification for details
Specification 25	Photoluminescent exit signs	Compliance Readily Achievable	Refer to Specification for details
Section F - Health and Safety			
Part F1 - Damp and Weatherproofing			
F1D1	Deemed-to-Satisfy Provisions	Noted	(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F1P1 to F1P4 are satisfied by complying with F1D2 to F1D8. (2) Where a performance solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable
F1D2	Application of Part	Noted	(1) F1D4 and F1D5 do not apply to a roof with a covering complying with F3D2(a) to (d) (2) F1D3 to F1D5 do not apply to a balcony, podium or similar horizontal surface or part of a building - (a) where the flooring is of timber decking or other perforated flooring; or (b) which is located directly above ground
F1D3	Stormwater drainage	Compliance Readily Achievable	Stormwater drainage shall comply with AS 3500.3-2021. Details of the proposed Stormwater Management System shall be provided by a suitably qualified and Chartered Engineer

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F1D4	Exposed Joints	Noted	Exposed joints in the drainage surface of a roof, balcony, podium or similar horizontal surface part of a building must - (a) be protected in accordance with Section 2.9 of AS4654; and (b) not be located beneath or run through a planter box, water feature or similar part of a building
F1D5	External Waterproofing membranes	Compliance Readily Achievable	A roof, balcony, podium or similar horizontal surface part of a building must be provided with a weatherproofing membrane - (a) consisting of materials complying with AS4654.1-2012; and (b) designed and installed in accordance with AS4654.2-2012
F1D6	Damp-proofing	Compliance Readily Achievable	Moisture from the ground must be prevented from reaching the structure of the building. Where a damp-proof course is provided it must comply with AS 2904-1995 or impervious sheet material in accordance with AS3660.1-2014. Details demonstrating compliance shall be provided
F1D7	Damp-proofing of floors on the ground	Compliance Readily Achievable	Floors laid on ground shall be provided a vapour barrier in accordance with AS 2870-2011. Details demonstrating compliance shall be provided prior to the issue of the relevant Building Approval

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F1D8	Subfloor ventilation	Compliance Readily Achievable	(1) Subfloor spaces must - (a) be provided with openings in external walls and internal subfloor walls in accordance with Table F1D8 and Figure F1D8; and (b) have clearance between the ground surface and the underside of the lowest horizontal member in the subfloor in accordance with Table F1D8 (2) in addition to (1), a subfloor space must - (a) be cleared of all building debris, vegetation and graded to prevent surface water ponding under the building; and (b) contain no dead air spaces; and (c) have openings evenly spaced as far as practicable with opening not more than 600mm from corners (3) In double leaf masonry walls, openings specified in (1) must be provided in both leaves of the masonry, with openings being aligned to allow an unobstructed flow of air (4) Openings in internal subfloor walls specified in (1) must have an unobstructed area equivalent to that required for the adjacent external openings (5) where the ground or subfloor space is excessively damp or subject to frequent flooding, in addition to the requirements of (1) to (4) - (a) the subfloor ventilation required in (1) must be increased by 50%; or (b) the ground within the subfloor space must be sealed with an impervious membrane; or

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(c) subfloor framing must be - (i) where above ground, above ground durability Class 1 or 2 timbers or H3 preservative treated timbers in accordance with AS1684.2, AS1684.3 or AS 1684.4; or (ii) where in ground, in ground durability Class 1 or 2 timbers or H5 preservative treated timbers in accordance with AS1684.2, AS1684.3, or AS1684.4; or (iii) steel in accordance with NASH Standard "Residential and Low-Rise Steel Framing" Part 2

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
Part F2 - Wet areas and overflow protection			
F2D1	Deemed-to-Satisfy Provisions	Noted	This part is applicable Where a performance solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable
F2D2	Wet area construction	Compliance Readily Achievable	Wet areas in Class 2 building must - (a) be water resistant or waterproof in accordance with Specification 26; and (b) comply with AS 3740-2021 Design documentation to be reviewed for compliance prior to the approval stage.
F2D4	Floor wastes	Compliance Readily Achievable	In a Class 2 building, a bathroom or laundry located at any level above another SOU or public space must be provided a floor waste. The floor waste must achieve a minimum continuous fall of a floor plane to the waste of 1:80 or a maximum of 1:50 Design documentation to be reviewed for compliance prior to the approval stage.
Part F3 - Roof and wall cladding			
F3D1	Deemed-to-Satisfy Provisions	Noted	The roof must be covered with one of the following materials, concrete roof tiles, terracotta roof tiles, cellulose cement corrugated sheeting, metal sheet roofing, plastic sheet roofing or shingles made of terracotta, fibre cement, timber or slate. Compliance with fire resisting construction and non-combustible construction of Part C must also be achieved as applicable. Where none of the above materials is

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			proposed, a Performance Solution addressing Performance Requirements F1P4 will be required
F3D2	Roof coverings	Compliance Readily Achievable	A roof must be covered with— (a) roof tiles complying with AS 2049, fixed in accordance with AS 2050; or (b) metal sheet roofing complying with AS 1562.1; or (c) plastic sheet roofing designed and installed in accordance with AS 1562.3; or (d) terracotta, fibre-cement and timber slates and shingles designed and installed in accordance with AS 4597, except in cyclonic areas; or (e) an external waterproofing membrane complying with F1D5.
F3D3	Sarking	Compliance Readily Achievable	Sarking-type material used for weatherproofing of rood and walls must comply with AS 4200.1- 2017 and AS 4200.2-2017. Compliance with fire resisting construction and non-combustible construction of Part C must also be achieved as applicable
F3D4	Glazed assemblies	Compliance Readily Achievable	Glazed assemblies in an external wall shall comply with AS 2047-2014. The following glazed assemblies need not comply revolving doors, fixed louvres, skylights / roof lights, sliding and swinging doors without a frame, heritage windows or second hand windows, windows constructed onsite which are not design tested. Details demonstrating compliance shall be provided
F3D5	Wall cladding	Compliance Readily Achievable	(1) External wall cladding must comply with one or a combination of the following: (a) Masonry, including masonry veneer, unreinforced and reinforced masonry: AS 3700. (b) Autoclaved aerated concrete: AS 5146.3.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(c) Metal wall cladding: AS 1562.1. (2) The following buildings need not comply with (1): (a) A Class 7 or 8 building where in the particular case there is no necessity for compliance. (b) A garage, tool shed, sanitary compartment, or the like, forming part of a building used for other purposes, except where the construction of the garage, tool shed, sanitary compartment or the like contributed to the weatherproofing of another part of the building that is required to be weatherproofed. (c) An open spectator stand or open deck carpark. If a junction involves 1 DtS and 1 Non-DtS material is to be used it will require a performance solution, please ensure all manufacturers/suppliers are able to submit detail confirming DtS compliance
Part F4 - Sanitary and Other Facilities			
F4D1	Deemed-to-Satisfy Provisions	Noted	Noted
F4D2	Facilities in residential buildings	Compliance Readily Achievable	Facilities for cooking, washing, cleaning and laundering shall be provided as required for the classification concerned by Clause F4D2 of the BCA. Details demonstrating compliance shall be provided
F4D8	Construction of sanitary compartments	Compliance Readily Achievable	(1) Other than in an early childhood centre, sanitary compartments must have doors and partitions that separate adjacent compartments and extend— (a) from floor level to the ceiling in the case of a unisex facility; or (b) to a height of not less than 1.5 m above the floor if primary school children are the principal users; or

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(c) 1.8 m above the floor in all other cases. (2) The door to a fully enclosed sanitary compartment must— (a) open outwards; or (b) slide; or (c) be readily removable from the outside of the sanitary compartment, unless there is a clear space of at least 1.2 m, measured in accordance with Figure F4D8, between the closet pan within the sanitary compartment and the doorway. (3) In an early childhood centre, facilities for use by children must have each sanitary compartment screened by a partition which, except for the doorway, is opaque for a height of at least 900 mm but not more than 1200 mm above the floor level.
Part F5 Room Heights			
F5D1	Deemed-to-Satisfy Provisions	Noted	Noted
F5D2	Height of rooms and other spaces	Compliance Readily Achievable	(3) The height of rooms and other spaces in a Class 5, 6, 7 or 8 building must be not less than— (a) except as allowed in (b) and (8) — 2.4 m; and (b) a corridor, passageway, or the like — 2.1 m. (8) The height of rooms and other spaces in any building must be not be less than— (a) for a bathroom, shower room, sanitary compartment, other than an accessible adult change facility, airlock, tea preparation room, pantry, store room, garage, car parking area, or the like — 2.1 m; and (b) for a commercial kitchen — 2.4 m; and (c) above a stairway, ramp, landing or the like — 2 m

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			measured vertically above the nosing line of stairway treads or the floor surface of the ramp, landing or the like; and (d) for a required accessible adult change facility — 2.4 m.
Part F6 - Light and Ventilation			
F6D1	Deemed-to-Satisfy Provisions	Noted	Noted
F6D2	Provision of natural light	Compliance Readily Achievable	Natural light must be provided in: (a) A Class 2 building and a Class 4 parts of a building — to all habitable rooms.
F6D3	Methods and extent of natural lighting	Compliance Readily Achievable	Required natural light must be provided by— (a) windows, excluding roof lights, that— (i) 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 (ii) are open to the sky or face a court or other space open to the sky or an open veranda, carport or the like; or (b) roof lights, that— (i) 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 (ii) are open to the sky; or (c) a proportional combination of windows and roof lights required by (a) and (b).
F6D4	Natural light borrowed from adjoining room	Compliance Readily Achievable	Borrowed light from an adjoining room is permitted in Class 2, 3 and 4 buildings subject to the window or roof light being sufficient in size to accommodate the floor area of both rooms. If proposed to borrow light form adjoining

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			rooms, please provide details demonstrating compliance shall be provided
F6D5	Artificial lighting	Compliance Readily Achievable	Artificial lighting shall be provided to required stairways, passageways and ramps. Artificial lighting shall comply
F6D6	Ventilation of rooms	Compliance Readily Achievable	A habitable room, office, shop, factory, workroom, sanitary compartment, bathroom, shower room, laundry and any other room occupied by a person for any purpose must have— (a) natural ventilation complying with F6D7; or (b) a mechanical ventilation or air-conditioning system complying with AS 1668.2 and AS/NZS 3666.1.
F6D7	Natural ventilation	Compliance Readily Achievable	(1) Natural ventilation provided in accordance with F6D6(a) must consist of openings, windows, doors or other devices which can be opened— (a) with a ventilating area not less than 5% of the floor area of the room required to be ventilated; and (b) open to— (i) a suitably sized court, or space open to the sky; or (ii) an open verandah, carport, or the like; or (iii) an adjoining room in accordance with F6D8. (2) The requirements of (1)(a) do not apply to a Class 8 electricity network substation.
F6D8	Ventilation borrowed from adjoining room	Compliance Readily Achievable	Natural ventilation to a room may come through a window, opening, door or other device from an adjoining room (including an enclosed verandah) if both rooms are within the same sole-occupancy unit or the enclosed verandah is common property, and— (a) in a Class 2 building, a sole-occupancy unit of a Class 3 building or Class 4 part of a building—

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(i) the room to be ventilated is not a sanitary compartment; and (ii) the window, opening, door or other device has a ventilating area of not less than 5% of the floor area of the room to be ventilated; and (iii) the adjoining room has a window, opening, door or other device with a ventilating area of not less than 5% of the combined floor areas of both rooms; and (b) in a Class 5, 6, 7, 8 (except a Class 8 electricity network substation) or 9 building— (i) the window, opening, door or other device has a ventilating area of not less than 10% of the floor area of the room to be ventilated, measured not more than 3.6 m above the floor; and (ii) the adjoining room has a window, opening, door or other device with a ventilating area of not less than 10% of the combined floor areas of both rooms; and (c) the ventilating areas specified in (a) and (b) may be reduced as appropriate if direct natural ventilation is provided from another source.
F6D9	Restriction on location of sanitary compartments	Compliance Readily Achievable	Sanitary compartments must not open directly into— (a) a kitchen or pantry; or (b) a public dining room or restaurant; or (c) a dormitory in a Class 3 building; or (d) a room used for public assembly (which is not an early childhood centre, primary school or open spectator stand); or (e) a workplace normally occupied by more than one person.
F6D10	Airlocks	Compliance Readily Achievable	If a sanitary compartment is prohibited under F6D9 from opening directly to another room— (a) in a sole-occupancy unit in a Class 2 building—

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			(i) access must be by an airlock, hallway or other room; or (ii) the sanitary compartment must be provided with mechanical exhaust ventilation; and
F6D11	Carparks	Further Details Required	Every storey of a carpark, except an open-deck carpark, must have— (a) a system of mechanical ventilation complying with AS 1668.2; or (b) a system of natural ventilation complying with Section 4 of AS 1668.4.
F6D12	Kitchen local exhaust ventilation	Further Details Required	A commercial kitchen must be provided with a kitchen exhaust hood complying with AS 1668.1 and AS 1668.2 where— (a) any cooking apparatus has— (i) a total maximum electrical power input exceeding 8 kW; or (ii) a total gas power input exceeding 29 MJ/h; or (b) the total maximum power input to more than one apparatus exceeds— (i) 0.5 kW electrical power; or (ii) 1.8 MJ/hour gas, per m2 of floor area of the room or enclosure.
Part F7 - Sound Transmission and Insulation			
F7D1	Deemed-to-Satisfy Provisions	Noted	(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F7P1 to F7P4 are satisfied by complying with F7D2 to F7D8. (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F7D2	Application of Part	Compliance Readily Achievable	The Deemed-to-Satisfy Provisions of this Part apply to Class 2 buildings.
F7D3	Determination of airborne sound insulation ratings	Further Details Required	Rely on certification from a registered Archtiecht or Acoustic Consultant
F7D4	Determination of impact sound insulation ratings	Further Details Required	Rely on certification from a registered Archtiecht or Acoustic Consultant
F7D5	Sound insulation rating of floors	Further Details Required	Rely on certification from a registered Archtiecht or Acoustic Consultant
F7D6	Sound insulation rating of walls	Further Details Required	Rely on certification from a registered Archtiecht or Acoustic Consultant
F7D7	Sound insulation rating of internal services	Further Details Required	Rely on certification from a registered Archtiecht or Acoustic Consultant
F7D8	Sound isolation of pumps	Further Details Required	Rely on certification from a registered Archtiecht or Acoustic Consultant
Part F8 - Condensation Management			
F8D1	Deemed-to-Satisfy Provisions	Noted	(1) Compliance with Performance Requirement F8P1 is satisfied by complying with Deemed-to-Satisfy Provisions F8D2 to F8D5. (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.
F8D2	Application of Part	Noted	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.
F8D3	Pliable building membrane	Further Details Required	(a) Where a pliable membrane is installed in an external wall, it must - (i) comply with AS/NZS 4200.1; and (ii) be installed in accordance with AS 4200.2; and (iii) be a vapour permeable membrane for climate zones 6, 7

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
			and 8; and (iv) be located on the exterior side of the primary insulation layer of wall assemblies that form the external envelope of a building. (b) 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.
F8D4	Flow rate and discharge of exhaust systems	Further Details Required	(a) An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of- (i) 25 L/s for a bathroom or sanitary compartment; and (ii) 40 L/s for a kitchen or laundry (b) Exhaust from a kitchen must be discharged directly or via a shaft or duct to outdoor air. (c) Exhaust from a bathroom, sanitary compartment, or laundry must be discharged- (i) directly or via a shaft or duct to outdoor air; or (ii) to a roof space that is ventilated in accordance with F6.4

BCA Clause	Compliance Provisions	Status	MBC Assessment Report Commentary
F8D5	Ventilation of roof spaces	Further Details Required	(a) Where an exhaust system covered by F6.3 discharges directly or via a shaft or duct into a roof space, the roof must be ventilated to outdoor air through evenly distributed openings. (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° (c) 30% of the total unobstructed area required by (b) must be located not more than 900mm below the ridge or highest point of the roof space, measured vertically, with the remaining required area provided by eave vents.
Specifications			
Specification 26	Waterproofing and water-resistance requirements for building elements in wet areas	Further Details Required	Refer to specification for details
Specification 28	Sound Insulation for Building Elements	Further Details Required	Refer to specification for details
Specification 29	Impact Sound -Test of Equivalence	Further Details Required	Refer to specification for details

6 Appendix A – Architectural Plans Reviewed

The following documentation, prepared by Hills Thalis was used in the assessment and preparation of this report: -

Drawing No.	Title	Date	Drawn By	Revision
A0.01	Cover Page	17-11-25	BS	A
A1.01	Newcastle Situation	17-11-25	BS	A
A1.02	Local Situation	17-11-25	BS	A
A1.03	Site Analysis	17-11-25	BS	A
A1.04	Location Plan and Controls	17-11-25	BS	A
A1.05	Site Calculations/ADG Performance	17-11-25	BS	A
A2.01	Terraces Ground & Apartment Basement	17-11-25	BS	A
A2.02	Terraces L1 & Apartment Ground	17-11-25	BS	A
A2.03	Terrace Roof & Apartment L1	17-11-25	BS	A
A2.04	Terrace Roof & Apartment L2	17-11-25	BS	A
A2.05	Roof Plan	17-11-25	BS	A
A2.10	Adaptable Unit Layouts	17-11-25	BS	A
A2.11	Adaptable Unit Layouts	17-11-25	BS	A
A2.20	Elevations	17-11-25	BS	A
A2.21	Elevations	17-11-25	BS	A
A2.22	Elevations	17-11-25	BS	A
A2.23	Elevations	17-11-25	BS	A
A2.24	Elevations	17-11-25	BS	A
A2.25	Elevations	17-11-25	BS	A
A2.26	Elevations	17-11-25	BS	A
A2.27	Elevations	17-11-25	BS	A
A2.28	Elevations	17-11-25	BS	A
A2.30	Sections	17-11-25	BS	A
A4.01	Solar Access Mid Winter	17-11-25	BS	A
A4.02	Solar Access Mid Winter	17-11-25	BS	A
A4.03	Shadow Diagrams Mid Winter	17-11-25	BS	A

Drawing No.	Title	Date	Drawn By	Revision
A4.04	Shadow Diagrams Mid Winter	17-11-25	BS	A
A5.01	Building Height Plane	17-11-25	BS	A
A6.01	Material Character Apartment Buildings	17-11-25	BS	A
A6.02	Material Character Terraces	17-11-25	BS	A
A7.01	Perspective View	17-11-25	BS	A

7 Appendix B - Specification 5 Fire-Resisting Construction

7.1 Type A Fire-Resisting Construction

Table S5C11a: Type A construction: FRL of loadbearing parts of external walls

Distance from a fire-source feature	FRL (in minutes): Structural adequacy/ Integrity / Insulation			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
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

Table S5C11b: Type A construction: FRL of non-loadbearing parts of external walls

Distance from a *fire-source feature*	FRL (in minutes): *Structural adequacy/ Integrity / Insulation*			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
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	–/–/–	–/–/–	–/–/–	–/–/–

Table S5C11c: Type A construction: FRL of external columns not incorporated in an external wall

Column type	FRL (in minutes): *Structural adequacy/ Integrity / Insulation*			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Loadbearing	90/–/–	120/–/–	180/–/–	240/–/–
Non-*loadbearing*	–/–/–	–/–/–	–/–/–	–/–/–

Table S5C11d: Type A construction: FRL of common walls and fire walls

Wall type	FRL (in minutes): *Structural adequacy/ Integrity / Insulation*			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8

Loadbearing or non-*loadbearing*	90/90/90	120/120/120	180/180/180	240/240/240

Table S5C11e: Type A construction: FRL of loadbearing internal walls

Distance from a *fire-source feature*	**FRL (in minutes): *Structural adequacy/ Integrity / Insulation***			
	Class 2, 3 or 4 part	**Class 5, 7a or 9**	**Class 6**	**Class 7b or 8**
Fire-resisting lift and stair *shafts*	90/90/90	120/120/120	180/120/120	240/120/120
Bounding *public corridors*, public lobbies and the like	90/90/90	120/–/–	180/–/–	240/–/–
Between or bounding *sole-occupancy units*	90/90/90	120/–/–	180/–/–	240/–/–
Ventilating, pipe, garbage, and like *shafts* not used for the discharge of hot products of combustion	90/90/90	120/90/90	180/120/120	240/120/120

Table S5C11f: Type A construction: FRL of non-loadbearing internal walls

Location	**FRL (in minutes): *Structural adequacy/ Integrity / Insulation***			
	Class 2, 3 or 4 part	**Class 5, 7a or 9**	**Class 6**	**Class 7b or 8**
Fire-resisting lift and stair *shafts*	–/90/90	–/120/120	–/120/120	–/120/120
Bounding *public corridors*, public lobbies and the like	–/60/60	–/–/–	–/–/–	–/–/–
Between or bounding *sole-occupancy units*	–/60/60	–/–/–	–/–/–	–/–/–
Ventilating, pipe, garbage, and like *shafts* not used for the discharge of hot products of combustion	–/90/90	–/90/90	–/120/120	–/120/120

Table S5C11g: Type A construction: FRL of other building elements not covered by Tables S5C11a to S5C11f

Building element	**FRL (in minutes): *Structural adequacy/ Integrity / Insulation***			
	Class 2, 3 or 4 part	**Class 5, 7a or 9**	**Class 6**	**Class 7b or 8**
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

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