

22nd July 2022

Oxford Falls Grammar School
c/- EPM Projects Pty Ltd
Suite 7.02, 67 Albert Avenue
Chatswood NSW 2067



RE: BUILDING CODE OF AUSTRALIA ASSESSMENT
(Building Code Compliance)
Proposed Development of Library Infill Project

REPORT REVISION HISTORY

Revision	Date Issued	Revision Description
01	08/07/2022	Revision tracking notes
		Prepared by
		Andrew Luu <i>Building Regulations Consultant</i>
		Verified by
		Con Giazi <i>Director</i>
02	12/07/2022	Revision tracking notes
		Prepared by
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03	22/07/2022	Revision tracking notes
		Prepared by
		Andrew Luu <i>Building Regulations Consultant</i>
		Verified by
		Con Giazi <i>Director</i>

Certification

This report has been authorised by BSGM, with input from a number of other expert consultants. To the best of our knowledge the accuracy of the information contained herein is neither false nor misleading. The comments have been based upon information and facts that were correct at the time of writing.

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1. EXECUTIVE SUMMARY

The development, the subject of this report, is for the proposed construction of new school buildings (infill library rooms & sports court) to Oxford Falls Grammar.

2. INTRODUCTION

2.1. General

The proposed development is to be located at 1078 Oxford Falls Road, Oxford Falls NSW 2100 and is located within the local government area of Northern Beaches Council.

This report serves as an assessment for compliance with the Building Code of Australia for the construction of multiple new school rooms acting as library / study areas.

2.2. Purpose of Report

This report has been prepared, on behalf of EPM Projects, to establish compliance to the following:

- National Construction Code of Australia 2019 Amendment 1 Vol One (NCC/BCA);
- Other applicable State Legislation.

The assessment comments status is explained as follows:

Status	Detail
Not Applicable	This item is not relevant to the project.
Complies	The design meets the deemed-to-satisfy provision of the BCA.
Does Not Comply	The design does not meet the design meets the deemed-to-satisfy provision of the BCA and required action to be taken.
Capable of Compliance	Insufficient details have been provided at this stage but compliance can be achieved.
Note	For information only but to be incorporated into the design.
Further Information Required	Information is required.
Performance Solution Required	Items do not meet the relevant performance provisions of the BCA but may be addressed as an alternative/performance solution.
Existing	This clause is noted as being an existing feature and is not being affected by the proposed work.

2.3. Report Basis

The following information has been directly referenced or relied upon in the preparation of this report:

- (a) Architectural plans prepared by Allen Jack & Cottier Architecture, as identified in the attached Appendix 1.
- (b) The Building Code of Australia 2019 Amendment 1, inclusive of NSW variations (See Note 1).
- (c) NSW Building Act 1989.
- (d) NSW Building Regulation 2000.

Note1: Building Code of Australia (BCA) 2019 Amendment 1 was adopted in NSW on 1 July 2020.

2.4. Exclusions and Limitations

This report does not consider the following, except where specifically mentioned:

- Structural design.
- The Disability Discrimination Act 1992 (access for people with disabilities has been assessed in accordance with Part D3 of the BCA, however additional measures may be required to be provided subject to the Disability Discrimination Act 1992)
- Disability (Access to Premises – Building) Standards 2010.

3. BUILDING CODE OF AUSTRALIA ASSESSMENT

3.1. Classification (A3.2)

The proposed building consists of:

Ground Floor	Class 9b School Building
Level 1	Class 9b School Building

3.2. Effective Height (A1.1)

The proposed building will have an effective height of approximately 15.68m.

3.3. Rise in Storeys (C1.2)

The proposed building will consist of a rise in storeys of two (2).

3.4. Type of Construction (C1.1)

Type B construction in accordance with Specification C1.1 of the BCA, is the applicable type of construction.

4. SUMMARY OF NON-COMPLIANCE ISSUES

The following is a summary table of non-compliance with the deemed-to-satisfy provisions of the BCA, identification of the Performance Requirements of the BCA and the appropriate justification method.

Table 1: Summary of Non-Compliance Issues with Deemed-to-Satisfy Provisions of the BCA.

BCA Clause	Performance Requirements	Issue
F1.0	FP1.2, FP1.4, FV1.1	Prevention of the penetration of water through external walls must be complied with.
F2.3	FP2.1	Separate toilets for male and female students required.

5. SUMMARY OF FIRE ENGINEERING CONSIDERATIONS

The following is a summary table of non-compliance with the deemed-to-satisfy provisions of the BCA, identification of the Performance Requirements of the BCA and the appropriate justification method.

Table 2: Summary of Non-Compliance Issues with Deemed-to-Satisfy Provisions of the BCA.

BCA Clause	Performance Requirements	Issue
C2.2	CP1, CP2, CP4	The building does not comply with the general floor area and volume limitations identified as per point C2.2.
D1.4	DP2, DP4, DP6	Library rooms 7 – 9 do not achieve the required travel distance necessary for the distance to a point of choice.
D2.20	DP2, DP4, DP6	Doors in or serving as a required exit must swing in the direction of egress unless it is fitted with a device for holding it in the open position.

6. BUILDING CODE OF AUSTRALIA ASSESSMENT

6.1. Structure (BCA Section B)

BCA Clause	Title	Assessment and Comment	Status
B1.1	Resistance to actions	The resistance of the building must be greater than the most critical action effects resulting from different combinations of actions in accordance with this clause.	Note
B1.2	Determination of individual actions	The important level of the building has been determined as 3. A structural engineer is to provide design certification at the Construction Certificate stage that the building has been designed to the relevant structural standards.	Note
B1.4	Determination of structural resistance of materials & forms of construction	A structural engineer is to provide design certification at the Construction Certificate stage that the building has been designed to the relevant structural standards.	Note
B1.5	Structural Software	Structural software used in computer aided design is to comply with the requirements of this provision. Structural engineer to provide design certification at the Construction Certificate stage.	Note

6.2. Fire Resistance (BCA Section C)

BCA Clause	Title	Assessment and Comment	Status
C1.1	Type of construction required	The type of fire resisting construction applicable is Type B construction.	Capable of Complying
C1.2	Calculation in rise in storeys	The building contains a RIS of 2.	Complies
C1.8	Lightweight construction	Any proposed lightweight construction is to comply with Specification C1.8.	Note

BCA Clause	Title	Assessment and Comment	Status
C1.9	Non-combustible building elements	<ol style="list-style-type: none"> 1. In a building required to be Type A or B construction, the following building elements and their components must be non-combustible: <ol style="list-style-type: none"> (a) External walls and common walls, including all components incorporated in them including the façade 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. 2. 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 – <ol style="list-style-type: none"> (a) A building required to be Type A construction; and (b) A building required to be Type B construction, subject to C2.10, in: <ol style="list-style-type: none"> (i) a Class 2, 3 or 9 building; and (ii) a Class 5, 6 or 8 building if the shaft connects more than 2 storeys. 3. A loadbearing internal wall and loadbearing fire wall, including those that are part of a loadbearing shaft, must comply with Specification C1.1. 4. The requirements of (1) and (2) do not apply to gaskets, caulking, sealants and dampproof courses. 5. The following materials may be used wherever a non-combustible material is required: <ol style="list-style-type: none"> (a) Plasterboard. (b) Perforated gypsum lath with a normal paper finish. (c) Fibrous-plaster sheet. (d) Fire-reinforced cement sheeting. (e) Pre-finished metal sheeting having a combustible surface finish not exceeding 1mm thickness and where the Spread-of- 	Note

BCA Clause	Title	Assessment and Comment	Status
		<p>Flame Index of the product is not greater than 0.</p> <p>(f) Bonded lamination materials where –</p> <p>(i) Each lamina, including any core, is non-combustible; and</p> <p>(ii) Each adhesive layer does not exceed 1mm in thickness and the total thickness of the adhesive layers does not exceed 2mm; and</p> <p>(iii) The Spread of Flame Index and the Smoke-Developed Index of the bonded laminated materials as a whole do not exceed 0 and 3 respectively.</p>	
C1.10	Fire hazard properties	<p>Proposed internal linings, materials and assemblies are to be selected to comply with the required fire hazard properties of Specification C1.10. Evidence of compliance (test certificates) shall be obtained from the supplier or manufacturer.</p> <p>Test reports for floor lining must show critical radiant flux and smoke development rates. Wall and ceiling linings require a Group Number.</p>	Capable of Complying
C1.11	Performance of external wall in fire	Concrete external walls to comply with specification C1.11.	Capable of Complying
C1.13	Fire protected timber: Concession	<p>Fire protected timber may be used if construction complies with C1.13.</p> <p>This is not recommended to be incorporated in the design due to the nature of the buildings within the site.</p>	Note
C1.14	Ancillary Elements	<p>An ancillary element must not be fixed, installed, or attached to the internal parts or external face of an external wall that is required to be non-combustible unless it is one of the following:</p> <ol style="list-style-type: none"> 1. An ancillary element that is non-combustible. 2. A gutter, downpipe or other plumbing fixture or fitting. 	Capable of Complying

BCA Clause	Title	Assessment and Comment	Status
		<ul style="list-style-type: none"> 3. A flashing. 4. A grate or grille not more than 2m² in area associated with a building service. 5. An electrical switch, socket-outlet, cover plate or the like. 6. A light fitting. 7. A required sign. 8. A sign other than one provided under (1) or (7) that- <ul style="list-style-type: none"> (a) Achieves a ground number of 1 or 2; and (b) Does not extend beyond one storey; and (c) Does not extend beyond one fire compartment; and (d) Is separated vertically from other signs permitted under (8) by at least 2 storeys. 9. A part of a security, intercom or announcement system. 10. Wiring. 11. A paint, lacquer or a similar finish. 12. A gasket, caulking, sealant or adhesive directly associated with (1) to (11). 	
C2.2	General floor area and volume limitations	<p>The following maximum fire compartmentation floor area and volume limitations apply to the Class 9b fire compartments:</p> <p style="padding-left: 40px;">Floor area – 5,500 m²</p> <p style="padding-left: 40px;">Volume – 33,000 m³</p> <p>The building does not comply with the general floor area and volume limitations identified by this clause with the approximate floor area and volume being 5,686.21m² & 35,838.85m³ respectively.</p> <p>Design amendment to comply, otherwise performance solution to be provided.</p> <p>Note* The proposed connecting bridge will in effect trigger the existing K-Block building to form part of the calculation in this clause unless separation of these fire compartments can be achieved.</p>	Performance Solution

BCA Clause	Title	Assessment and Comment	Status
C2.3	Large Isolated Buildings	<p>The size of a fire compartment may exceed the values specified in clause C2.2 if it complies with the following:</p> <p>The building is Class 5, 6, 7, 8 or 9 and is—</p> <ul style="list-style-type: none"> (A) protected throughout with a sprinkler system complying with Specification E1.5; and (B) provided with a perimeter vehicular access complying with C2.4(b); or <p>(b) the building is Class 5, 6, 7, 8 or 9 and exceeds 18 000 m² in <i>floor area</i> or 108 000 m³ in volume, if it is—</p> <ul style="list-style-type: none"> (i) protected throughout with a sprinkler system complying with Specification E1.5; and (ii) provided with a perimeter vehicular access complying with C2.4(b); or <p>(c) there is more than one building on the allotment and—</p> <ul style="list-style-type: none"> (i) each building complies with (a) or (b); or (ii) if the buildings are closer than 6 m to each other they are regarded as one building and collectively comply with (a) or (b). 	Capable of Complying
C2.4	Requirements for open spaces and vehicular access	Access required by this clause must be capable of providing continuous access for emergency vehicles to enable travel in a forward direction from a public road around the entire building	Note
C2.7	Separation by fire walls	<p>Fire separation is required between the existing K-block building and the proposed development in order to comply with other clauses in as mentioned in this report, unless clause C2.3 is achieved.</p> <p>Existing FER provided by AED addresses this issue.</p>	Complies

BCA Clause	Title	Assessment and Comment	Status
C2.10	Separation of lift shafts	Lift shaft not required to be fire separated.	Complies
C2.12	Separation of equipment	<p>The following rooms are required to be fire separated from the remainder of the building by 120/120/120 FRL construction:</p> <ul style="list-style-type: none"> ▪ Lift motor rooms and lift control panels. ▪ Emergency Generators. ▪ Central smoke control plant. ▪ Hydrant pumps. ▪ Boilers. ▪ Battery rooms. <p>The building does not contain any of the above rooms shown on plans, designer to confirm plant room do not contain items above.</p>	Complies
C2.13	Electricity supply system	<p>The electricity substation is required to be fire separated from the remainder of the building. The BCA requires 2 hr separation however the electricity authority generally requires 3 hr separation.</p> <p>Electrical conductors and switchboards are required to comply with this clause.</p>	Capable of Complying
C3.2	Protection of openings in external walls	<p>Openings located more than 6m from another building on the allotment.</p> <p>Note* Connecting bridge issue will need to be addressed to determine if protection is required.</p> <p>Existing FER provided by AED addresses this issue.</p>	Complies
C3.3	Separation of external walls and associated openings in different fire compartments	<p>External walls with openings of the proposed are less than 6m. FRL of these walls will be required.</p> <p>Existing FER provided by AED can be updated to address this issue.</p>	Capable of Complying

BCA Clause	Title	Assessment and Comment	Status
C3.4	Acceptable method of protection	<p>Windows facing the existing buildings are required to comply with C3.3 and provide FRL of -/60/-.</p> <p>Windows requiring protection must be protected by one of the means:</p> <ul style="list-style-type: none"> ▪ External wall-wetting sprinklers with windows that are automatically or permanently fixed in the closed position. ▪ -/60/- fire windows (Automatic or permanently fixed in the closed position) ▪ -/60/- automatic fire shutters ▪ Doorways which require protection can be protected externally with wall wetting sprinklers with doors that are self-closing or automatic closing, or ▪ -/60/30 fire doors which are self-closing or automatic closing. <p>Fire doors, fire windows and fire shutters are required to comply with Specification C3.4.</p> <p>Alternatively, protection of openings could be justified against the performance provisions of the BCA, via a fire engineered alternative solution.</p>	Capable of Complying
C3.5	Doorways in fire walls	Doorways opening from the proposed buildings within 6m of another building are required to be protected by -/180/30 self-closing fire doors.	Capable of Complying
C3.6	Sliding fire doors	The sliding fire doors are required to be designed in accordance with the requirements of this clause and achieve an FRL of -/180/30.	Capable of Complying
C3.7	Protection of doorways in horizontal exits	No horizontal exit on proposed plans.	Not applicable
C3.8	Openings in fire isolated exits	No proposed fire isolated exits.	Not applicable

BCA Clause	Title	Assessment and Comment	Status
C3.9	Service penetrations in fire isolated exits	No fire isolated exits for proposed buildings.	Not applicable
C3.10	Fire isolated lift shafts	The lift doors are required to be -/60/- fire doors and comply with this provision. A lift call panel, indicator panel or other panel in the wall of a fire-isolated lift shaft must be backed by construction having an FRL of not less than -/60/60 if it exceeds 35 000 mm ² in area.	Not applicable
NSW C3.11	Bounding construction	In a building of Type B construction – a self-closing, tight fitting, slid core door, not less than 35mm thick is required. Doorways for garbage room enclosure within the public corridors would also be required to comply with the above requirements. Automatic closing doors to be activated upon fire trip via smoke detector or any other means deemed suitable in accordance with AS 1670.1.	Capable of Complying
C3.12	Openings in floors and ceilings for services.	Fire separation between floors is required to be maintained where services penetrate though floors unless the services are located in fire rated shafts.	Not applicable
C3.15	Openings for service installations	Services that penetrate a building element that is required to have an FRL must be protected utilising one of the options listed under this clause. Test certificates describing each individual service penetration and configuration will be required at the construction certificate stage.	Complies
C3.16	Construction joints	Construction joints in building elements required to be fire resistant are required to be protected in accordance with this clause.	Capable of Complying
C3.17	Columns protected with lightweight	Any columns protected with lightweight construction to achieve an FRL must be installed	Capable of Complying

BCA Clause	Title	Assessment and Comment	Status
	construction to achieve an FRL	in a manner that's identical to the tested prototype. Details are to be provided with the construction documentation.	

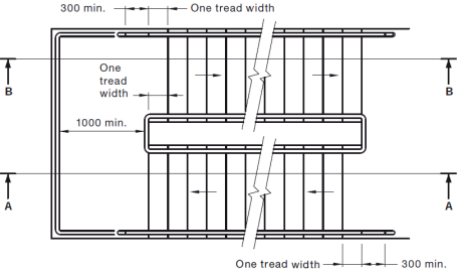
6.3. Access and Egress (BCA Section D)

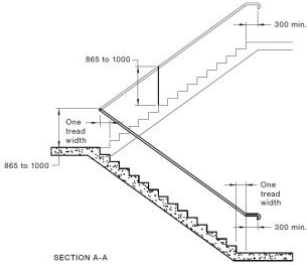
BCA Clause	Title	Assessment and Comment	Status
D1.2	Number of exits required	The building is required to be provided with a minimum of two (2) exits.	Complies
D1.3	When fire isolated exits are required	Every required exit serving a building must be fire isolated if the exit stair connects and/or pass through by not more than 2 consecutive storeys.	Complies
D1.4	Exit travel distances	Class 9b parts - No point on a floor must be more than 20 m from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40m. Library rooms 7 – 9 do not achieve the required travel distance necessary for the distance to a point of choice.	Does not comply
D1.5	Distance between alternative exits	Exits that are required to serve as alternative means of egress must not be more than 45m apart in a residential building and not more than 60m in all other parts. The distance between alternative exits complies. Exits required as alternative means of egress must be located not less than 9m apart and located so that the alternative paths of travel do not converge such that they become less than 6m apart.	Complies

BCA Clause	Title	Assessment and Comment	Status
NSW D1.6	Dimensions of exits and paths of travel to exits	A required exit or path of travel to an exit are required to be a minimum unobstructed height of not less than 2m and minimum width of 1m. Aggregate exit widths comply.	Complies
D1.7	Travel via fire isolated exits	A doorway from a room must not open directly into a stairway, passageway or ramp that is required to be fire-isolated unless it is from: <ul style="list-style-type: none"> ▪ a public corridor, public lobby or the like; or ▪ a sole-occupancy unit occupying all of a storey; or ▪ a sanitary compartment, airlock, or the like. Each fire-isolated stairway or fire-isolated ramp must provide independent egress from each storey served and discharge directly, or by way of its own fire-isolated passageway to a road or open space. Where a path of travel from the point of discharge of a fire-isolated exit necessitates passing within 6 m of any part of an external wall of the same building, measured horizontally at right angles to the path of travel, that part of the wall must have an FRL of not less than 60/60/60 and any openings protected internally in accordance with C3.4, for a distance of 3 m above or below, as appropriate, the level of the path of travel, or for the height of the wall, whichever is the lesser.	Not applicable
D1.8	External Stairs or ramps in lieu of Fire-isolated exits	External stairs to be of non-combustible construction and protected by FRL of not less than 60/60/60.	Capable of Complying
D1.9	Travel via non-fire-isolated stairways or ramps	A non-fire-isolated stair serving as a required exit must provide a continuous means of travel by its own flights and landings to a level at which egress to a road or open space is available.	Complies
D1.10	Discharge from exits	The discharge point of the fire isolated exits is required to be connected to the road by a minimum 1 m wide path and where there is a	Complies

BCA Clause	Title	Assessment and Comment	Status
		<p>change of level, the path must contain a complying stair or ramp.</p> <p>The BCA also specifies that exits must not be blocked at a point of discharge and where necessary suitable barriers must be provided to prevent vehicles from blocking the exit or access to it.</p>	
D1.11	Horizontal exits	Horizontal exits are not proposed.	Not applicable
D1.12	Non-required stairways, ramps or escalators	Non-required stairways, ramps or travelators are not proposed.	Not applicable
D1.13	Number of persons accommodated	<p>Populations have been assessed in accordance with Table D1.13.</p> <p>Proposed development will accommodate approx. 660 people including staff and students. Management statement can be provided to indicate maximum number of occupants to occupy the proposed development at any one time.</p>	Complies
D1.16	Plant rooms and lift rooms: concession	<p>A ladder may be used in lieu of a stairway to provide egress from a plant room with a floor area less than 100m² or plant or lift machine rooms with a floor area of less than 200 m², for all but one point of egress.</p> <p>Ladders are required to comply with AS1657 and the requirement of this clause.</p>	Complies
D1.17	Access to lift pits	Access to be via lowest landing doors.	Capable of Complying
D2.2	Fire-isolated stairways and ramps	Fire isolated stairs are required to be designed in accordance with the requirements of this provision.	Not applicable
D2.3	Non-fire isolated stairs and ramps	<p>Construction of stairs to be either:</p> <ul style="list-style-type: none"> - reinforced or prestressed concrete; or - steel in no part less than 6mm thick; or 	Capable of Complying

BCA Clause	Title	Assessment and Comment	Status
		<ul style="list-style-type: none"> - timber that has a finished thickness of not less than 44mm, an average density of not less than 800 kg/m³ and not glued unless with the specified products in this clause. 	
D2.7	Installation in exits and paths of travel	<p>The telecommunication and electrical cupboards are required to be enclosed with non-combustible construction. Doorways are required to be backed with non-combustible construction with smoke seals installed to all door leaves.</p> <p>All services which penetrate the cupboard are also required to be smoke sealed.</p> <p>Details are to be provided with the construction documentation.</p>	Complies
D2.8	Enclosure of space under stairs and ramps	The space below the required fire-isolated stairways must not be enclosed to form a cupboard or similar enclosed space.	Note
D2.9	Width of stairways	The required width of a stairway must be measured clear of all obstructions (e.g., skirting).	Complies
D2.10	Pedestrian ramps	The requirements of the clause do not apply to the current design.	Not applicable
D2.11	Fire-isolated passageways	The fire rating of fire-isolated passageways is required to be achieved from the outside.	Not applicable
D2.12	Roof as open space	The requirements of the clause do not apply to the current design.	Not applicable
NSW D2.13	Goings & risers	<p>Goings and risers are to be designed to comply with this clause including:</p> <ul style="list-style-type: none"> ▪ going and riser dimensions; and ▪ non-slip finish or non-skid nosings. <p>Construction documentation should demonstrate compliance</p>	Capable of Complying
D2.14	Landings	Landings are to be designed in accordance with this clause.	Capable of Complying

BCA Clause	Title	Assessment and Comment	Status
NSW D2.15	Thresholds	Thresholds are to comply with this clause.	Capable of Complying
NSW D2.16	Barriers to prevent falls	Balustrades are to be designed to comply with this clause.	Capable of Complying
D2.17	Handrails	<p>Handrails are required along at least one side of all stairways or ramps, or on both sides of stairs or ramps with a total width of more than 2m.</p> <p>Handrails are required to be installed in accordance with AS1428.1-2009 except for fire-isolated stairs.</p> <p>Handrails within the fire-isolated stairs are required to comply with Clause 12 of AS1428.1-2009. Clause 12(e) of AS1428.1 requires the handrail to be consistent throughout the stair. This is achieved by having a one tread step back is shown in figure 28 of AS1428.1, otherwise the handrail will contain vertical sections which does not comply.</p> <p>Details to be included within the construction certificate documentation</p> 	Capable of Complying

BCA Clause	Title	Assessment and Comment	Status
			
D2.18	Fixed platforms, walkways, stairways & ladders	Details are to be included within the construction certificate documentation were applicable.	Capable of Complying
NSW D2.19	Doorways and doors	<p>Power-operated doorway serving as a required exit or forming part of a required exit are required,</p> <p>to be opened manually under a force of not more than 110 N,</p> <p>open automatically if it leads directly to a road or open space.</p>	Not Applicable
D2.20	Swinging doors	<p>A swinging door must not encroach and impede the path of travel of people already in a required exit by more than 500mm or 100mm when fully open.</p> <p>Doors in or serving as a required exit must swing in the direction of egress unless it is fitted with a device for holding it in the open position.</p> <p>Library room 6, 7 & 9 doors impede aggregate width of path of travel to an exit.</p> <p>Foyer double doors do not swing in direction of egress.</p>	Performance Solution
NSW D2.21	Operation of latch	Doors in required exits or forming part of a required exits must be readily openable without a key from the egress side, by a single hand downward action on a single device which is	Complies

BCA Clause	Title	Assessment and Comment	Status
		<p>located between 900mm and 1.1m from the floor and comply with the requirements of this clause.</p> <p>Construction documentation should also demonstrate compliance.</p>	
D2.23	Signs on doors	<p>A sign, to alert persons that the operation of certain doors must not be impaired, must be installed where it can readily be seen on, or adjacent to the following:</p> <ul style="list-style-type: none"> ▪ A required fire door providing direct access to a fire-isolated exit, ▪ A required smoke door, ▪ A fire door forming part of a horizontal exit, ▪ A smoke door that swings in both directions, ▪ door leading from a fire isolated exit to a road or open space, <p>Signage is required to be in capital letters not less than 20 mm high in a colour contrasting with the background and state:</p> <ol style="list-style-type: none"> 1. for an automatic door held open by an automatic hold-open device: <p>FIRE SAFETY DOOR- DO NOT OBSTRUCT</p> <p>or</p> 2. for a self-closing door: <p>FIRE SAFETY DOOR</p> <p>DO NOT OBSTRUCT</p> <p>DO NOT KEEP OPEN</p> <p>or</p> 3. for a door discharging from a fire-isolated exit: <p>FIRE SAFETY DOOR- DO NOT OBSTRUCT.</p> 	Capable of Complying
D2.24	Protection of openable windows	<p>Where the lowest level of the window opening is less than 1.7 m above the floor the openable portion of the window must be protected with:</p> <ul style="list-style-type: none"> ▪ a device to restrict the window opening; or 	Capable of Complying

BCA Clause	Title	Assessment and Comment	Status
		<ul style="list-style-type: none"> ▪ a screen with secure fittings. <p>A device or screen must not permit a 125mm sphere to pass through the window opening or screen and resist an outward horizontal action of 250 N against the following:</p> <ul style="list-style-type: none"> ▪ window restrained by a device; or ▪ screen protecting the opening; and ▪ have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden. <p>A barrier with a height not less than 865 mm above the floor is required to an openable window when a child resistant screen release mechanism provided and for openable windows 4m or more above the surface beneath</p> <p>A barrier covered must not permit a 125mm sphere to pass through it and have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing.</p>	
D3.1	General building access requirements	<p>In accordance with Table D3.1, access is to be available in the following areas.</p> <p>Class 9b School Building</p> <p>To and within all areas normally used by the occupants.</p> <p>The following areas require design modification or a performance-based solution:</p> <p><i>General</i></p> <ul style="list-style-type: none"> ▪ Ensure doors to library room 5, staff library and all staff WCs achieve 110mm hinge side clearance 	Capable of Complying
D3.2	Access to buildings	<p>An accessway must be provided to a building required to be accessible:</p> <ul style="list-style-type: none"> ▪ from the main points of a pedestrian entry at the allotment boundary; and ▪ from another accessible building connected by a pedestrian link; and 	Complies

BCA Clause	Title	Assessment and Comment	Status
		<ul style="list-style-type: none"> ▪ from the required accessible carparking spaces on the allotment <p>Access is available to the ground floor entrances from the allotment boundary.</p> <p>Access is required to be provided to not less than 50% of all pedestrian entrances and a pedestrian entrance which is not accessible must not be located more than 50m from an accessible entry.</p> <p>Doorways, with multiple leaves, on any accessway are required to achieve a clear opening width of not less than 850mm for one of the leaves in accordance with AS 1428.1-2009.</p>	
D3.3	Parts of building to be accessible	<p>Every ramp and stairway must comply with:</p> <ul style="list-style-type: none"> ▪ for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and ▪ for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and ▪ for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1-2009. <p>Full details to be provided with construction documentation.</p> <p>Handrails and tactiles are not fully documented and details are to be included in further design documents.</p> <p>Note: Clause 7.4.1(a) of AS1428.1 does not apply and is replaced with 'the pile height or pile thickness shall not exceed 11 mm and the carpet backing thickness shall not exceed 4 mm the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in figure 8 of AS1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively.</p> <p>Handrails shall be continuous throughout the stair flight and, have no obstruction on or above up to a height of 600 mm.</p> <p>Details to be included within the construction certificate documentation.</p>	Complies

BCA Clause	Title	Assessment and Comment	Status
D3.4	Exemptions	The following areas are not required to be accessible: <ul style="list-style-type: none"> ▪ Plant rooms 	Complies
D3.5	Car parking	School 1 space for every 100 car parking spaces or part thereof. Accessible carparking spaces are required and must comply with AS/NZS 2890.6-2009. Unidentified spaces are currently documented and comply with the requirements of this provision. A bollard is required to be installed in the shared zone as per AS/NZS 2890.6-2009.	Capable of Complying
D3.6	Signage	Braille and tactile signage complying with Specification D3.6 must identify each sanitary facility and accessible unisex and ambulant sanity facilities. Each doorway with an Exit Sign (eg fire stair doors) must be provided with braille and tactile signage incorporating wording of, “ Exit ”, and “ Level ”, and either, The floor level number or floor level descriptor. Construction documentation is to demonstrate compliance.	Capable of Complying
D3.7	Hearing augmentation	Hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning is installed.	Capable of Complying
D3.8	Tactile indicators	Tactile ground surface indicators (TGSI) are required to all stairs, ramps, and overhead obstructions (excluding fire stairs/ramps). Tactile ground surface indicators are to be documented to the applicable stairs and ramps and are required to comply with sections 1 and 2 of AS/NZS 1428.4.1-2009.	Capable of Complying

BCA Clause	Title	Assessment and Comment	Status
		Construction documentation is to demonstrate compliance.	
D3.9	Wheelchair seating spaces in Class 9b assembly buildings	Plans indicate roughly 150 fixed seats in the sports courts.	Complies
D3.11	Ramps	A series of connected ramps must not have a combined vertical rise of more than 3.6m.	Complies
D3.12	Glazing on an accessway	<p>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 AS 1428.1-2009.</p> <p>Full height glazed panels and doors throughout the building will require compliant solid contrasting strips.</p> <p>Construction documentation should demonstrate compliance.</p>	Capable of Complying

6.4. Services and Equipment (BCA Section E)

BCA Clause	Title	Assessment & Comment	Status
E1.3	Fire hydrants	<p>A fire hydrant system must be provided in accordance with this clause to serve the whole building and must also be installed in accordance with AS2419.1. Where internal hydrants are provided, they must only serve the storey in which they are located.</p> <p>Provide evidence of FH serving the library rooms.</p>	Capable of Complying
E1.4	Fire hose reels	A hose reel system must be provided to serve the whole building. The hose reel system must	Not Applicable

BCA Clause	Title	Assessment & Comment	Status
		<p>be installed in accordance with this clause and AS2441.</p> <p>This clause does not apply to classrooms and associated corridors in a primary or secondary school.</p>	
E1.5	Sprinklers	<p>A sprinkler system must be installed throughout the whole building and must comply with Specification E1.5. Construction documentation is to demonstrate compliance, including identifying the location of the sprinkler valve room on revised drawings.</p> <p>This clause does not apply unless sprinklers are provided to satisfy other clauses within the BCA or this report.</p>	Capable of Complying
E1.6	Portable fire extinguishers	Portable fire extinguishers are to comply with this provision and sections 1, 2, 3 and 4 of AS2444.	Capable of Complying
E1.8	Fire control centres	Construction documentation is to demonstrate compliance.	Capable of Complying
E1.9	Fire precautions during construction	<p>In a building under construction not less than one fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each storey adjacent to each required exit or temporary stairway or exit.</p> <p>After the building has reached an effective height of 12 m the required fire hydrants and fire hose reels must be operational in at least every storey that is covered by the roof or the floor structure above, except the 2 uppermost storey's and any required booster connections must be installed.</p>	Note
E2.2	General requirements	An air-handling system which does not form part of a smoke hazard management system in accordance with Table E2.2a 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:	Capable of Complying

BCA Clause	Title	Assessment & Comment	Status
		<ul style="list-style-type: none"> ▪ be designed and installed to operate as a smoke control system in accordance with AS/NZS 1668.1-2015; or ▪ incorporate smoke dampers where the air-handling ducts penetrate any elements separating the fire compartments served; and ▪ be 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 4.10 of AS/NZS 1668.1-2015; and for the purposes of this provision, each SOU in the Class 2 part is treated as a separate fire compartment. <p>Miscellaneous air-handling systems covered by Sections 5 and 11 of AS/NZS 1668.1-2015 serving more than one fire compartment (other than a car park ventilation system) and not forming part of a smoke hazard management system must comply with that Section of the Standard.</p> <p>A smoke detection system must be installed in accordance with Clause 5 of Specification E2.2a to operate AS/NZS 1668.1-2015 systems that are provided for zone smoke control and automatic air pressurisation for fire-isolated exits.</p> <p>The mechanical ventilation system to the assembly building are required to automatically shut down (other than individual room units with a capacity not more than 1000 L/s, systems serving critical treatment areas and miscellaneous exhaust air systems installed in accordance with Sections 5 and 11 of AS/NZS 1668.1-2015) on the activation of a Spec E2.2 Clause 5 smoke detection system and any other fire detection system installed in the building.</p>	
E3.1	Lift installations	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification E3.1.	Complies

BCA Clause	Title	Assessment & Comment	Status
E3.3	Warning against use of lifts in fire	Warning signs must be displayed near every call button for a passenger lift or group of lifts except a small lift such as a dumb-waiter or the like that is for the transport of goods only. Signage is to be in accordance with this clause and must comply with the details and dimensions of Figure E3.3.	Complies
E3.4	Emergency lifts	At least one emergency lift complying with this clause and Spec E3.1 must be installed within the building.	Not applicable
E3.5	Landings	Access and egress to and from lift well landings must comply with the DTS provision of Section D	Complies
E3.6	Passenger lifts	The lifts are required to be accessible and a lift design statement certifying compliance with BCA 2016 Clause E3.6 and applicable clauses of AS1735.12-1999 is to be provided at the construction certificate stage.	Complies
E3.7	Fire service controls	Fire service controls are required to every lift serving any storey above an effective height of 12m. Fire service controls are required to comply with the requirements of this provision. Construction documentation is to demonstrate compliance.	Not applicable
E3.9	Fire service recall operation switch	Each group of lifts must be provided with one fire service recall control switch where fire service controls are required by E3.7. Fire recall operation switches are to comply with the requirements of this provision. Construction documentation should demonstrate compliance.	Not applicable
E3.10	Lift car fire service drive control switch	Lift car fire service drive control switch required by E3.7 must be activated from within the car and the switch must comply with the requirements of this clause.	Not applicable

BCA Clause	Title	Assessment & Comment	Status
		Construction documentation should demonstrate compliance.	
E4.2 & E4.4	Emergency lighting requirements	Emergency lighting must be provided in accordance with this clause. Emergency lighting is required to comply with AS2293.1-2005.	Capable of Complying
E4.5	Exit signs	An exit signage must be provided in accordance with this clause. Exit signage is required to comply with AS2293.1-2005 and be always clearly visible.	Capable of Complying
NSW E4.6	Direction signs	If an exit is not readily apparent to persons occupying or visiting the building then exit signs must be installed in appropriate positions in corridors, hallways, lobbies, and the like, indicating the direction to a required exit.	Capable of Complying
E4.8	Design and operation of exit signs	Exit signs are to comply with AS2293.1-2005.	Capable of Complying
E4.9	Sound systems and intercom systems for emergency purposes	A sound system and intercom system for emergency purposes complying where applicable with AS1670.4-2015 must be installed in the building. Construction documentation should demonstrate compliance.	Capable of Complying

6.5. Health and Amenity (BCA Section F)

BCA Clause	Title	Assessment and Comment	Status
F1.0	Deem to satisfy provisions	Performance requirement FP1.4, for the prevention of the penetration of water through external walls, is required to be complied with. Details are to be provided with construction documentation.	Performance Solution

BCA Clause	Title	Assessment and Comment	Status
F1.1	Stormwater drainage	Stormwater drainage is required to be designed to comply with AS/NZS3500.3-2015.	Complies
F1.4	External above ground membranes	Waterproofing membranes for external above ground use must comply with AS4654.1-2012 & AS4654.2-2012.	Complies
F1.5	Roof coverings	Lightweight metal roof sheeting is to comply with AS1562.1.	Complies
F1.6	Sarking	Sarking-type materials used for weatherproofing of roofs and walls are required to comply with AS/NZS 4200 Parts 1 and 2.	Complies
F1.7	Waterproofing of wet areas in buildings	Waterproofing of wet areas are required to comply with this clause. Construction documentation should demonstrate compliance.	Capable of Complying
F1.9	Damp-proofing	Damp proofing is required to be provided in accordance with this clause.	Capable of Complying
F1.11	Provision of floor wastes	The floor of each bathroom and laundry in the residential sole occupancy units are to be provided with a floor waste.	Complies
F1.12	Sub-floor ventilation	The sub-floor space between the suspended floor of a building and the ground must be provided with cross ventilation, be cleared of all debris and graded to prevent ponding and evenly spaced ventilation openings in accordance with this clause. The minimum sub-floor ventilation openings are to be achieved in accordance with Table F1.12 providing 6000 mm ² /m wall.	Note
F1.13	Glazed assemblies	Glazed assemblies to comply with AS 2047 as applicable.	Capable of Complying
F2.3	Facilities in Class 3 to 9 buildings	Sanitary facilities must be provided in accordance with this clause and Table F2.3.	Capable of Complying

BCA Clause	Title	Assessment and Comment	Status
		<p>Adequate means of disposal of sanitary towels must be provided in sanitary facilities for use by females.</p> <p>Separate toilets for male and female students required.</p> <p>Staff facilities comply.</p>	
F2.4	Facilities for people with disabilities	<p>Accessible unisex sanitary facilities are required on each storey with sanitary facilities. If more than 2 banks of toilets are provided, accessible toilets must be provided adjacent to not less than 50%.</p> <p>The following areas require design modification or a performance-based solution:</p> <p>Full fitting and fixings details for the accessible and ambulant sanitary facilities are to be documented to comply with AS1428.1-2009 in the construction certificate documentation.</p>	Complies
F2.5	Construction of sanitary compartments	<p>The construction of sanitary compartments is required to comply with this requirement.</p> <p>Doorways located less than 1.2m from the closet pan are required to swing outwards, slide or be capable of being removed from the outside (lift off hinges).</p>	Complies
F2.6	Interpretation: Urinals and washbasins	<p>A urinal may be - an individual stall or wall-hung urinal; or each 600mm length of a continuous urinal trough, or a closet pan used in place of a urinal.</p> <p>A washbasin may be an individual basin, or a part of a hand washing trough served by a single water tap.</p>	Complies
F3.1	Height of rooms and other spaces	<p>The minimum ceiling height requirements are to comply with the requirements of this provision. Generally, the building compliance however full construction documentation is to demonstrate compliance.</p>	Complies

BCA Clause	Title	Assessment and Comment	Status
F4.1-4.3	Provision of natural light	Natural lighting must be provided to all general-purpose classrooms and playrooms.	Capable of Complying
F4.4	Artificial lighting	Artificial lighting is to be provided in accordance with AS/NZS1680.0 and in accordance with this clause to the common room.	Capable of Complying
F4.5-4.7	Ventilation of rooms	Ventilation is to be provided by natural or mechanical means in accordance with this provision and Clause F4.6. The building has adequate openings to achieve compliance with natural ventilation.	Capable of Complying
F4.8	Restriction on the position of water closets and urinals	A room containing a closet pan or urinal must not open directly into a room used for public assembly or a workplace normally occupied by more than one person.	Complies
F4.9	Airlocks	If the room containing a closet pan or urinal must not open directly into rooms identified in F4.8 above, then an airlock of not less than 1.1 m ² and fitted with self-closing doors at all access doorways or the room containing the closet pan or urinal must be provided with mechanical ventilation and the doorway to the room adequately screened from view. Mechanical ventilation of the bathrooms is to be provided.	Note

6.6. Special Use Buildings (BCA Section H)

6.6.1. Class 9b Buildings (Part H1)

BCA Clause	Title	Assessment and Comment	Status
H1.1	Application of Part	This clause applies to every enclosed class 9b building.	Note

BCA Clause	Title	Assessment and Comment	Status
H1.2	Separation	A theatre, public hall or the like must have a sprinkler system in accordance with specification E1.5.	Note
H1.3	Proscenium wall construction	Proscenium wall construction must comply with Specification H1.3.	Note
H1.4	Seating area	Court stadium to comply with this clause.	Capable of Complying

6.7. Energy Efficiency (BCA Section J – Class 3 and 5 to 9 Buildings)

The assessment is based on buildings located within Climate Zone 2.

6.7.1. External Fabric (Part J1)

BCA Clause	Title	Assessment and Comment	Status
J1.1	Application of part	The Deemed-to-Satisfy Provisions of this Part apply to building elements forming the envelope of a Class 3 and 5 to 9 building in accordance with this clause.	Note
J1.2	Thermal Construction - General	Required insulation, reflective insulation and bulk insulation is to be installed in accordance with this clause and AS/NZS 4859.1.	Note
J1.3	Roof and Ceiling Construction	<p>A roof or ceiling that is part of the envelope must achieve the Total R-Value specified in Table J1.3a for the direction of heat flow.</p> <p>Climate Zone 5 requires a minimum total R-Value of 3.2 measured downwards.</p> <p>A roof that:</p> <ul style="list-style-type: none"> ▪ is required to achieve a minimum Total R-Value; and ▪ has metal sheet roofing fixed to metal purlins, metal rafters or metal battens; and ▪ does not have a ceiling lining or has a ceiling lining fixed directly to those metal purlins, 	Note

BCA Clause	Title	Assessment and Comment	Status
		<p>metal rafters or metal battens (see Specification J1.3 Figure 2(c) and (f)), must have a thermal break, consisting of a material with an R-Value of not less than R0.2, installed between the metal sheet roofing and its supporting member.</p> <p>Detail of the roof construction and Total R-Value is to be provided with the construction documentation to demonstrate compliance.</p>	
J1.4	Roof Lights	<p>The rooflights are required to comply with the requirements of this provision.</p> <p>Detail of the skylight SHGC and total U-Value are to be provided with the construction documentation to demonstrate compliance.</p>	Note
J1.5	Walls	<p>Each part of an external wall that is part of the envelope must satisfy one of the options in Table J1.5a.</p> <p>Any internal wall forming part of the envelope must achieve the total R-value in Table J1.5b.</p> <p>A wall that:</p> <ul style="list-style-type: none"> ▪ is required to achieve a minimum Total R-Value; and ▪ has lightweight external cladding such as weatherboards, fibre cement or metal sheeting fixed to a metal frame; and ▪ does not have a wall lining or has a wall lining that is fixed directly to the metal frame, <p>must have a thermal break, consisting of a material with an R-Value of not less than R0.2, installed between the external cladding and the metal frame.</p> <p>Detail of the wall construction and Total R-Value is to be provided with the construction documentation to demonstrate compliance.</p>	Note

BCA Clause	Title	Assessment and Comment	Status
J1.6	Floors	<p>A floor that is part of the envelope of the building, including a floor above or below a car park or a plant room:</p> <ul style="list-style-type: none"> ▪ must achieve the Total R-Value specified in Table J1.6; and ▪ with an in-slab heating or cooling system, must be insulated around the vertical edge of its perimeter with insulation having an R-Value of not less than 1.0. <p>The minimum Total R-Value required in (i) may be reduced by R0.5 provided R0.75 is added to the Total R-Value required for the roof and ceiling construction.</p> <p>Some concrete slab on ground require insulation installed around the vertical edge of its perimeter as specified in this clause</p>	Note

6.7.2. External Glazing (Part J2)

BCA Clause	Title	Assessment and Comment	Status
J2.1	Application of part	The Deemed-to-Satisfy Provisions of this Part apply to building elements forming the envelope of a Class 3 & 5 to 9 building in accordance with this clause.	Note
J2.4	Glazing	<p>Glazing must be designed in accordance with J2.4 to achieve the aggregate air-conditioning energy value.</p> <p>A glazing calculator results are to be provided with the construction documentation to demonstrate compliance</p>	Note
J2.5	Shading	Required shading must be designed in accordance with the requirements of this condition.	Note

BCA Clause	Title	Assessment and Comment	Status
		The construction documentation is to identify id shading is required and details to demonstrate compliance.	

6.7.3. Building Sealing (Part J3)

BCA Clause	Title	Assessment and Comment	Status
J3.1	Application of part	The Deemed-to-Satisfy Provisions of this Part apply to building elements forming the envelope of a Class 3 & 5 to 9 building in accordance with this clause.	Note
J3.3	Roof Light	Roof lights are not proposed.	Note
J3.4	Windows and doors	<p>Windows and doors forming part of the envelope are required to be sealed to restrict air infiltration. The requirements of this provision do not apply to:</p> <ul style="list-style-type: none"> ▪ Windows complying with AS2047, ▪ A fire or smoke door, ▪ Roller shutter doors. <p>The bottom edge of a swing door required to be sealed must have a draft protection device and the other edges of doors or windows must have a foam or rubber compression strip, fibrous seal or the like.</p> <p>An entrance to a building, if leading to a conditioned space must have an airlock, self-closing door, revolving door or the like, other than where the conditioned space has a floor area of not more than 50 m².</p> <p>The construction documents are to have details demonstrating compliance.</p>	Note
J3.6	Construction of roofs, walls and floors	Roofs, ceilings, walls, floors and any openings are required to be designed and constructed to minimise air leakage in accordance with this clause.	Note

BCA Clause	Title	Assessment and Comment	Status
J3.7	Evaporative Coolers	Evaporative coolers are not proposed.	Note

6.7.4. Air Conditioning and Ventilation Systems (Part J5)

BCA Clause	Title	Assessment and Comment	Status
J5.2	Air Conditioning System	<p>Any proposed air-conditioning systems and mechanical ventilation systems must:</p> <ul style="list-style-type: none"> ▪ Be capable of being deactivated when the part of the building served is not occupied; and ▪ When the air flow rate is greater than 1000 L/s, be designed so that the total fan power of the fans in the system is in accordance with Table J5.2, except as permitted. <p>The construction documents are to have details demonstrating compliance.</p>	Note
J5.3	Time Switch	<p>The mechanical ventilation system and air conditions system design is required to be provided with a time switch in accordance with Spec J6.</p> <p>The construction documents are to have details demonstrating compliance.</p>	Note
J5.4	Heating and chilling systems	<p>Heating a space other than via water, must be:</p> <ul style="list-style-type: none"> ▪ A solar heater; or ▪ A gas heater; or ▪ An oil heater if reticulated gas is not available at the allotment boundary; and ▪ A heat pump heater; or ▪ A heater using reclaimed heat from another process such as reject heat from refrigeration plant; or ▪ A combination of 2 or more. <p>Package air-conditioning equipment with a capacity of not less than 65 kW_r, including a split unit and a heat pump, must have an energy efficiency ratio complying with Table J5.4c when</p>	Note

BCA Clause	Title	Assessment and Comment	Status
		tested in accordance with AS/NZS 3823.1.2 at test condition T1.	
J5.4	Miscellaneous exhaust system	<p>A miscellaneous exhaust system with an air flow rate of more than 1000 L/s, that is associated with equipment having a variable demand such as a stove in a commercial kitchen or a chemical bath in a factory is required to be designed to comply with this clause.</p> <p>The construction documents are to have details demonstrating compliance.</p>	Note

6.7.5. Artificial Lighting and Power (Part J6)

BCA Clause	Title	Assessment and Comment	Status
J6.2	Artificial lighting	Artificial lighting is to be designed in accordance with this provision.	Note
J6.3	Interior artificial lighting and power control	Artificial lighting and power control are to be designed and provided in accordance with this provision.	Note
J6.4	Interior decorative and display lighting	Interior decorative and display lighting, such as for foyer mural or art display, must be controlled in accordance with this clause.	Note
J6.5	Artificial lighting around the perimeter of a building	Artificial lighting around the perimeter of a building must be designed to comply with this clause.	Note
J6.6	Boiling water and chilled water storage units	Power supply to a boiling water or chilled water storage unit is required to be controlled by a time switch in accordance with Spec J6.	Note

6.7.6. Facilities for Energy Monitoring (Part J8)

BCA Clause	Title	Assessment and Comment	Status
J8.3	Facilities for energy monitoring	1. A building or sole-occupancy unit with a floor area of more than 500m ² must have the	Capable of Complying

BCA Clause	Title	Assessment and Comment	Status
		<p>facility to record the consumption of gas and electricity.</p> <p>2. A building with a floor area of more than 2,500m² must have the facility to record individually the energy consumption of:</p> <ul style="list-style-type: none"> (a) air-conditioning plant including, where appropriate, heating plant, cooling plant and air handling fans; and (b) artificial lighting; and (c) appliance power; and (d) central hot water supply; and (e) internal transport devices including lifts, escalators and travelators where there is more than one serving the building; and (f) other ancillary plant. <p>3. The provisions of (b) do not apply to a Class 2 building with a floor area of more than 2,500m² where the total area of the common areas is less than 500m².</p>	

7. CONCLUSION

The design as proposed is capable of complying with the Building Code of Australia and will be subject to construction documentation that will provide appropriate details to demonstrate compliance. This report has identified areas of non-compliance with the deemed-to-satisfy provisions and indicates the design intent to demonstrate compliance with the Performance Requirements of the BCA. Whilst the performance-based solutions are to be design developed, it is my view that the solutions will not impact on the current design.

ATTACHMENT 1 – DRAWINGS ASSESSED

Assessed plans prepared by Allen Jack & Cottier

Plan Title	Drawing No	Revision	Date
Cover Sheet	REF001	4	29.06.2022
Site Plan	REF101	5	21.07.2022
Ground Level Plan	REF201	5	21.07.2022
Level 1 Plan	REF202	5	21.07.2022
Roof Plan	REF203	5	21.07.2022
Elevations Sheet 1	REF311	5	21.07.2022
Elevations Sheet 2	REF312	5	21.07.2022
Sections	REF321	5	21.07.2022
Shadow Diagrams	REF401	5	21.07.2022
Perspective View 1	REF601	5	21.07.2022
Perspective View 2	REF602	5	21.07.2022
Perspective View 3	REF603	5	21.07.2022