BUILDING CODE OF AUSTRALIA COMPLIANCE ASSESSMENT REPORT

EARLY CHILDCARE CENTRE WITH BASEMENT CARPARKING

16 TERRY ROAD, EASTWOOD

DATE ►22/01/2024

REPORT NO. ►13089 Rev 3.1

PREPARED FOR ►The Trustee for Y & Z TRD Trust

PREPARED BY ► AE&D

AEDGROUP

Innovation & expertise in building regulations

CONTENTS

REVISION STATUS				
REPORT NO/REV	DATE	STATUS	WRITTEN	CHECKED
13089 Rev 1.0	07/12/2023	DRAFT FOR COMMENT	BM	TJ
13089 Rev 2.0	17/01/2024	FINAL	BM	TJ
13089 Rev 3.0	18/01/2024	FINAL	BM	TJ
13089 Rev 3.1	22/01/2024	FINAL – Minore update	BM	TJ

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

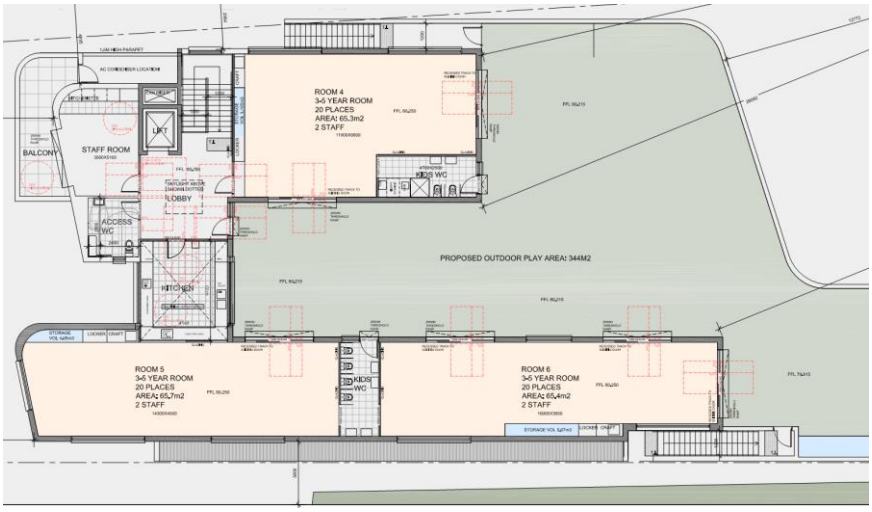
1.0 EXECUTIVE SUMMARY AND RECOMMENDATIONS

This report provides a Building Code of Australia (BCA) 2022 assessment of the proposed childcare centre, to be located at 16 Terry Road, Eastwood

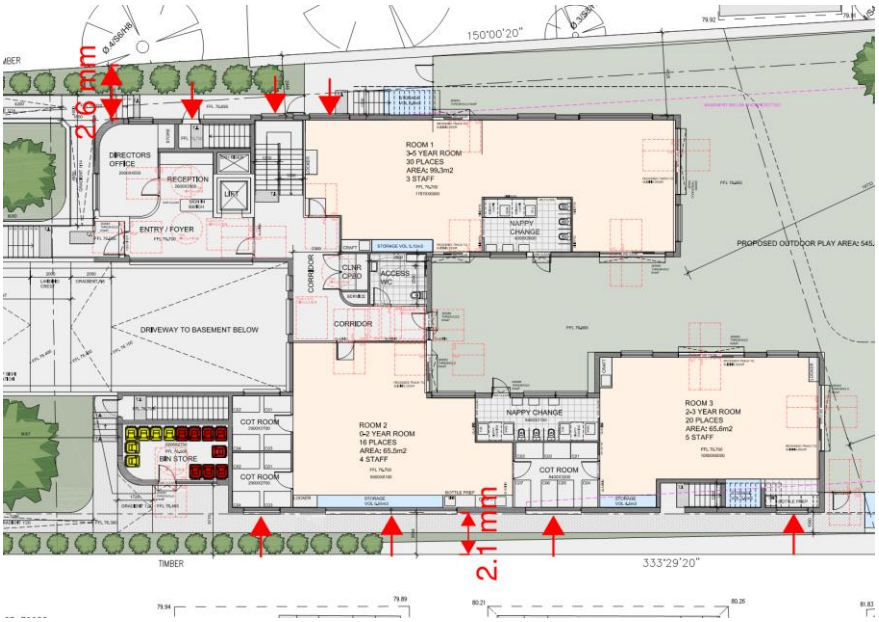
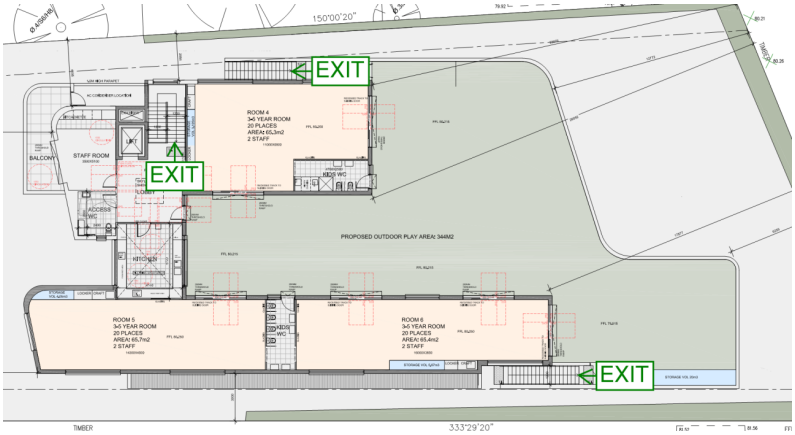
The primary purpose of this report is to identify the non-compliance matters contained in the proposed design against the current Deemed-to-Satisfy (DTS) Provisions of the BCA and to provide compliance recommendations to overcome the DTS non-compliances.

1.1 Recommendations

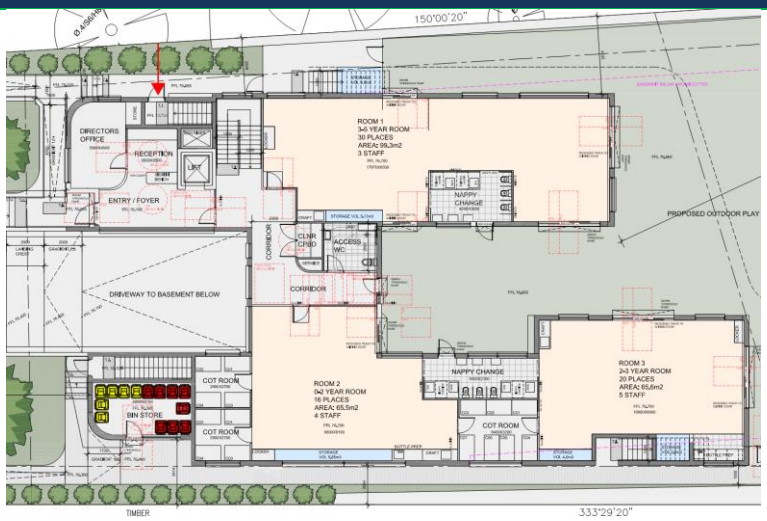
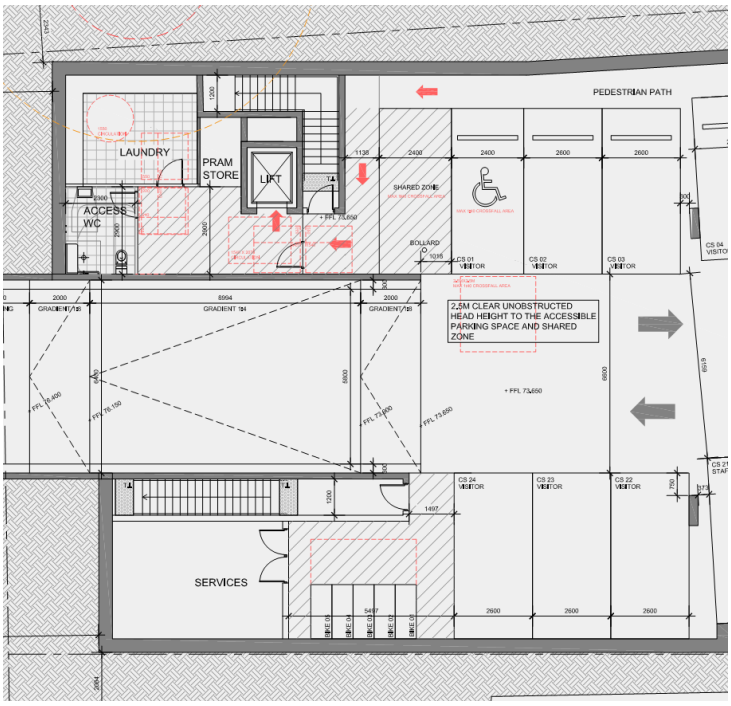
The following is a list of Deemed-to-Satisfy Provisions that should be addressed either by design amendments, additional information **OR** by way of a Performance Solution:

BCA Clause	Deemed-to-Satisfy Provision to be addressed
C2D10 Non-combustible building elements [2019: C1.9]	**Details of materials to be provided at CC stage.**
NSW C2D11 Fire hazard properties [2019: C1.10 and NSW C1.10]	**Details of materials to be provided at CC stage.**
C3D6 Class 9 buildings [2019: C2.5]	**Each storey does not contain not less than 2 fire compartments.**  

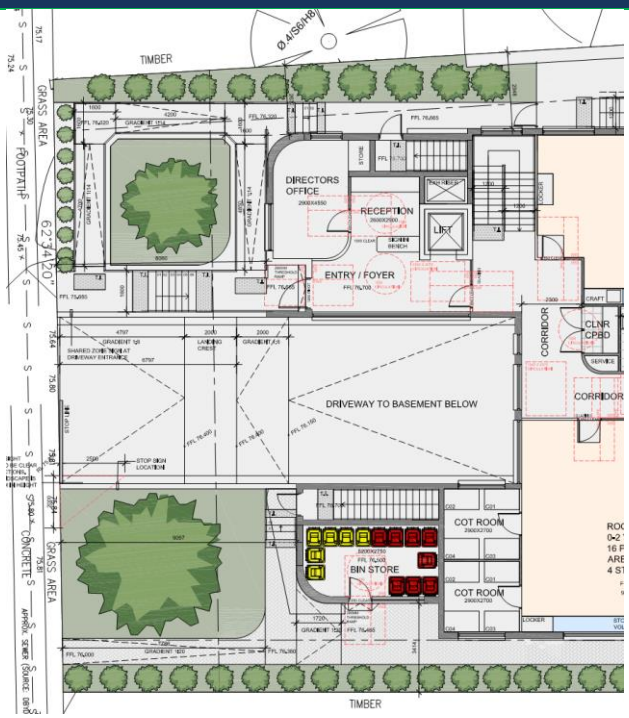
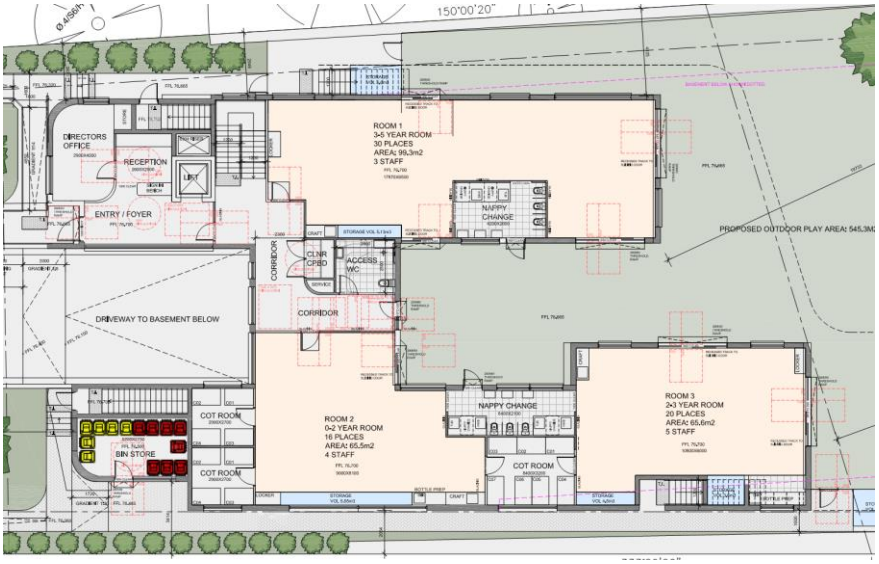
AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA Clause	Deemed-to-Satisfy Provision to be addressed
C4D3 Protection of openings in external walls [2019: C3.2]	**The following doorways and windows are not detailed to be protected in accordance with C4D5.** 
D2D4 When fire-isolated stairways and ramps are required [2019: D1.3]	**The stairways serving as required exits are not fire-isolated as required.** **Stairways serving the carpark are required to be fire-isolated to achieve travel distance DTS compliance.** 
D2D12 Travel via fire-isolated exits [2019: D1.7]	• **All stairways are required to be fire-isolated to comply with D2D4.** • **Opening within 6m of the path of travel to the road is required to be protected internally in accordance with C4D5.**

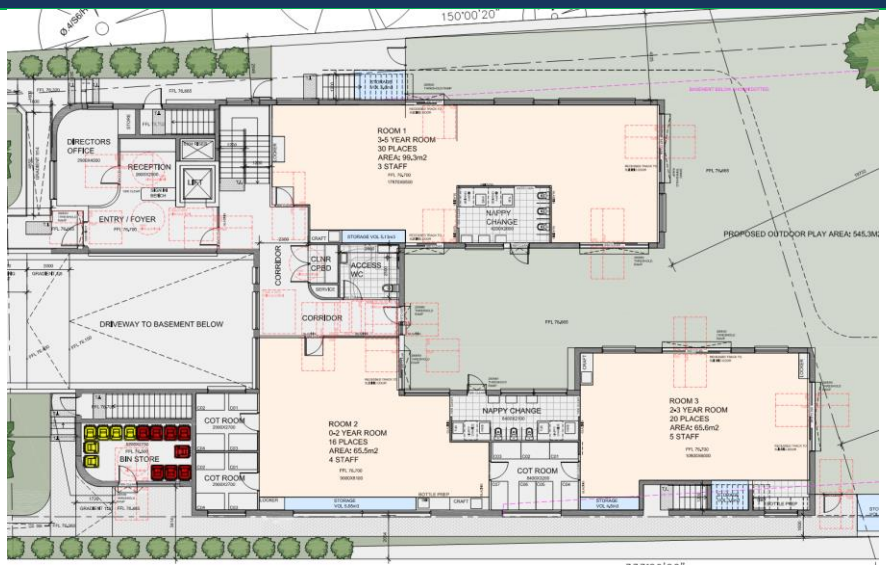
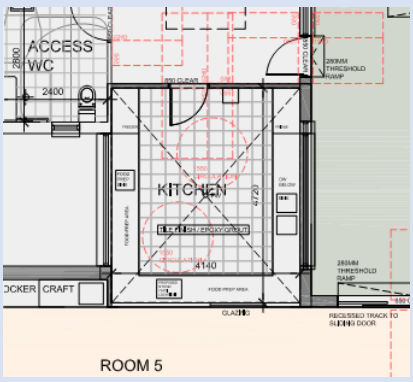
AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA Clause	Deemed-to-Satisfy Provision to be addressed
	
D2D14 Travel by non-fire-isolated stairways or ramps [2019: D1.9]	**All stairways are required to be fire-isolated.** **Where non-fire-isolated stairways are to remain under a Fire Engineered Performance Solution, compliance with this clause is required.**
D4D8 Hearing augmentation [2019: D3.7]	**Confirmation is required if an inbuilt amplification system is proposed.**
D4D9 Tactile indicators [2019: D3.8]	**Remove TGSIs from the proposed fire-isolated stairways.** 
E1D2 Fire hydrants [2019: E1.3]	**Booster – No booster is not detailed on the architectural plans.**

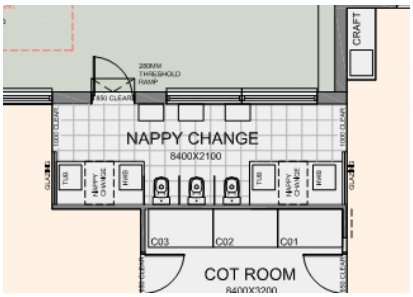
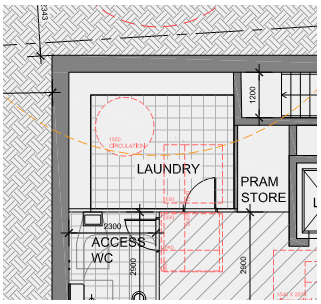
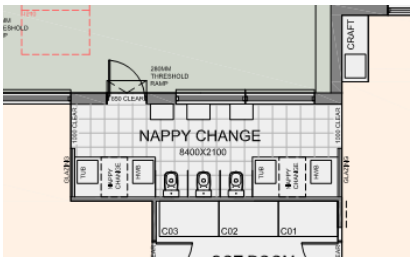
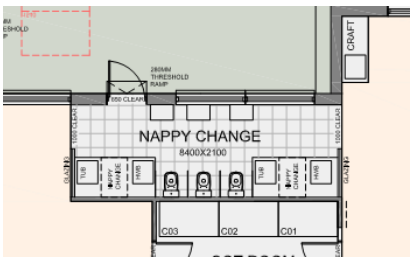
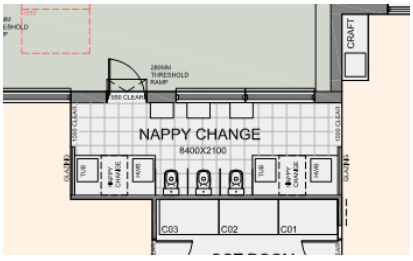
AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA Clause	Deemed-to-Satisfy Provision to be addressed
	 **Valves – are not detailed on the architectural plans to assess coverage.** 
E1D3 Fire hose reels [2019: E1.4]	**Fire hose reels not detailed on the architectural plans.**

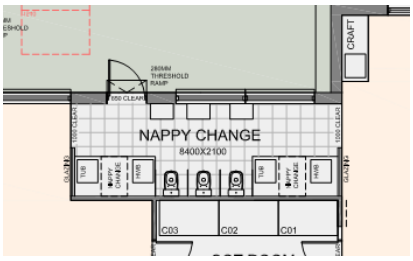
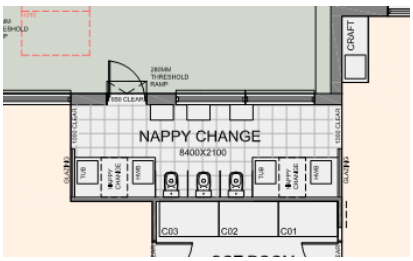
AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA Clause	Deemed-to-Satisfy Provision to be addressed
	
E1D11 Where sprinklers are required: Class 9b buildings [2019: Table E1.5]	Compliance required.
E1D14 Portable fire extinguishers [2019: E1.6 and Table E1.6]	**Portable fire extinguishers to be detailed on the architectural plans at CC stage.**
F4D4 Facilities in Class 3 to 9 buildings [2019: F2.3]	**Kitchen** a kitchen or food preparation area with a kitchen sink, separate hand washing facilities, space for a refrigerator and space for cooking facilities **Does not comply.** **Plans to detail all features.**  the facilities protected by a door or gate with child proof latches to prevent unsupervised access to the facilities by children younger than 5 years old **Spec to detail compliance** the ability to facilitate supervision of children from the facilities if the early childhood centre accommodates children younger than 2 years old **Does not comply.** **No supervision of 2 year olds from kitchen.**

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA Clause	Deemed-to-Satisfy Provision to be addressed	
	Washing	
	one bath, shower or shower-bath	
	Facilities	
	laundry facility	
	bench type baby bath, which is within 1 m of the nappy change bench	
	nappy changing bench	
	is within 1 m of separate adult hand washing facilities and bench type baby bath; and must be not less than 0.9 m2	
	in area and at a height of not less than 850 mm, but not more than 900 mm above the finished floor level	

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA Clause	Deemed-to-Satisfy Provision to be addressed
	must have a space not less than 800 mm high, 500 mm wide and 800 mm deep for the storage of steps 
	is positioned to permit a staff member changing a nappy to have visibility of the play area at all times 
F6D3 Methods and extent of natural light [2019: F4.2]	**Elevations are required to assess compliance.**
G1D4 Outdoor play spaces [2019: G1.3]	**Compliance achievable.** 

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

2.0 INTRODUCTION

This report provides a Building Code of Australia (BCA) 2022 assessment of the proposed childcare centre, to be located at 16 Terry Road, Eastwood

This report provides a BCA assessment table in Section 3.0 that summarises the identified non-compliance matters and offers specific recommendations.

2.1 Basis of Report

The key basis of this report is to address compliance with the Building Code of Australia (BCA) 2022. The scope of services is limited to Sections C – "Fire Resistance", Section D – "Access & Egress", Section E – "Services & Equipment", Section F "Health and Amenity", Section G "Ancillary Provisions" and Section I "Special use Buildings"

This report is based on a desktop assessment of the proposed plans, with specific reference to the following:

- Architectural plans prepared by Janssen Designs, Project No. 10258 Drawing Numbers:

Drawing Title	Drawing No.	Revision	Dated
Cover Page	A000	A	1/09/2023
Calculations & LEP Controls	A000	A	1/09/2023
Site Context Plan	A000	A	1/09/2023
Site Analysis Plan	A000	A	1/09/2023
Demolition Plan	A000	A	1/09/2023
Basement Plan	A000	A	1/09/2023
Ground Floor Plan	A000	A	1/09/2023
First Floor Plan	A000	A	1/09/2023
First Floor Plan	A000	A	1/09/2023
Section	A000	A	1/09/2023
Gross Floor Area Calculation Diagram Ground Floor Plan	A000	A	1/09/2023
Gross Floor Area Calculation Diagram Ground Floor Plan	A000	A	1/09/2023
Shadow Diagrams	A000	A	1/09/2023
Solar Access Diagram – 9am June 21st	A000	A	1/09/2023
Solar Access Diagram – 10am June 21st	A000	A	1/09/2023
Solar Access Diagram – 11am June 21st	A000	A	1/09/2023
Solar Access Diagram – 12 noon June 21st	A000	A	1/09/2023
Solar Access Diagram –	A000	A	1/09/2023

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

Drawing Title	Drawing No.	Revision	Dated
1pm June 21st			
Cut and Fill Diagram	A000	A	1/09/2023
Emergency Evacuation Diagram – Ground Floor Plan	A000	A	1/09/2023
Emergency Evacuation Diagram – First Floor Plan	A000	A	1/09/2023
Acoustic Details Plan – Ground Floor Plan	A000	A	1/09/2023
Acoustic Details Plan – First Floor Plan	A000	A	1/09/2023

- The Building Code of Australia 2022, prepared by the Australian Building Codes Board.
- The Guide to the BCA 2019 Amendment 1, prepared by the Australian Building Codes Board.

2.2 Purpose of the Report

The purpose of this report is to assess the following:

- Assessment under the current Building Code of Australia 2022 and list any departures from the BCA 2022.
- Provide recommendations to address identified non-compliances, and/or identify potential performance solutions.

2.3 Limitations of the Report

This report does not assess the following:

- Access and facilities for people with disabilities is addressed however compliance with Disability Discrimination Act 1992 (DDA) is outside the scope of this report. It should be noted that BCA compliance does not necessarily meet the requirements of the Disability Discrimination Act (DDA).
- Reporting on hazardous materials, OH&S matters or site contamination
- Assessment of any structural elements or geotechnical matters relating to the building, including any structural or other assessment of the existing fire-resistant levels of the building
- Consideration of any fire services operations (including hydraulic, electrical or other systems)
- Assessment of plumbing and drainage installations, including stormwater
- Assessment of mechanical plant operations, electrical systems or security systems
- Heritage significance
- Consideration of energy or water authority requirements
- Consideration of Council's local planning policies
- Environmental or planning issues
- Requirements of statutory authorities
- Pest inspection or assessment building damage caused by pests (general/visual pest invasion or damage will be reported, however invasive or intrusive inspections have not been carried out)
- Accessibility Provisions of the BCA (BCA Part D4, Clause E3D6-E3D8 and F4D5-F4D7) are not considered. A suitably qualified Access Consultant must be engaged to determine compliance.
- Section J of the BCA is not considered. A suitably qualified Energy Efficiency Consultant must be engaged to determine compliance.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

- Provision of any construction approvals or certification under Part 6A of the Environmental Planning & Assessment Act 1979.
- Glazing, shading, lighting calculations and the like required by Section J of the BCA not been carried out.
- BCA 2022 does not directly specify slip-resistance classification(s) for all *accessible paths of travel*; however, we highlight the need under AS 1428.1-2009 for all *accessible paths of travel* to have a slip-resistant surface. We recommend you should seek surface finish advice from an independent specialist slip safety consultant.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

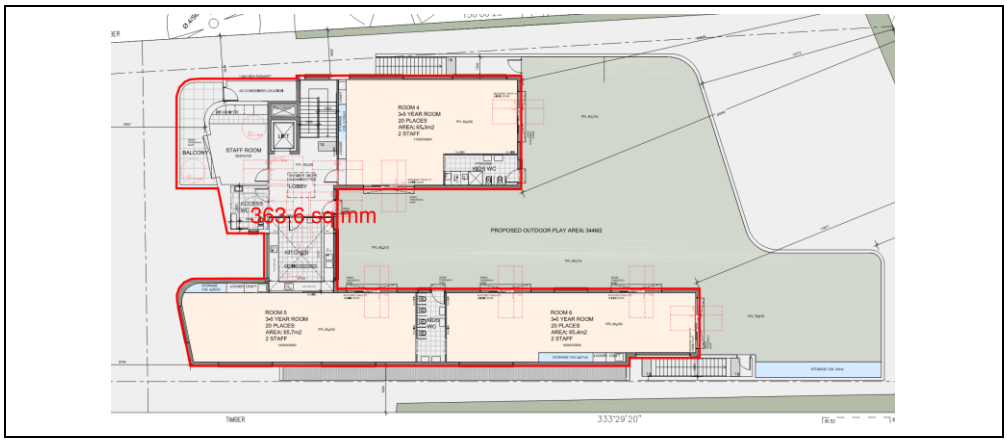
3.0 BCA ASSESSMENT DATA

The following data is provided in respect to review of the building under the Building Code of Australia 2022 in respect to the compliance assessment of the proposed childcare centre, to be located at 16 Terry Road, Eastwood.

BCA Building Classifications:	Basement: Class 7a (carpark) Ground Floor: Class 9b (childcare centre) Level 1: Class 9b (childcare centre)
Building rise in storeys:	3 (determined in accordance with C2D3 of the BCA).
Type of Construction:	Type A (determined in accordance with C2D2 of the BCA)
Floor area:	> 500m².
Effective Height (m):	80.259 – 73.650 = 6.609m
Climate Zone (Thermal Design)	5 (determined in accordance with ABCB Climate Map, Sept 2019)

3.1 Floor area calculation

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495



3.2 Assessment of Effective Height

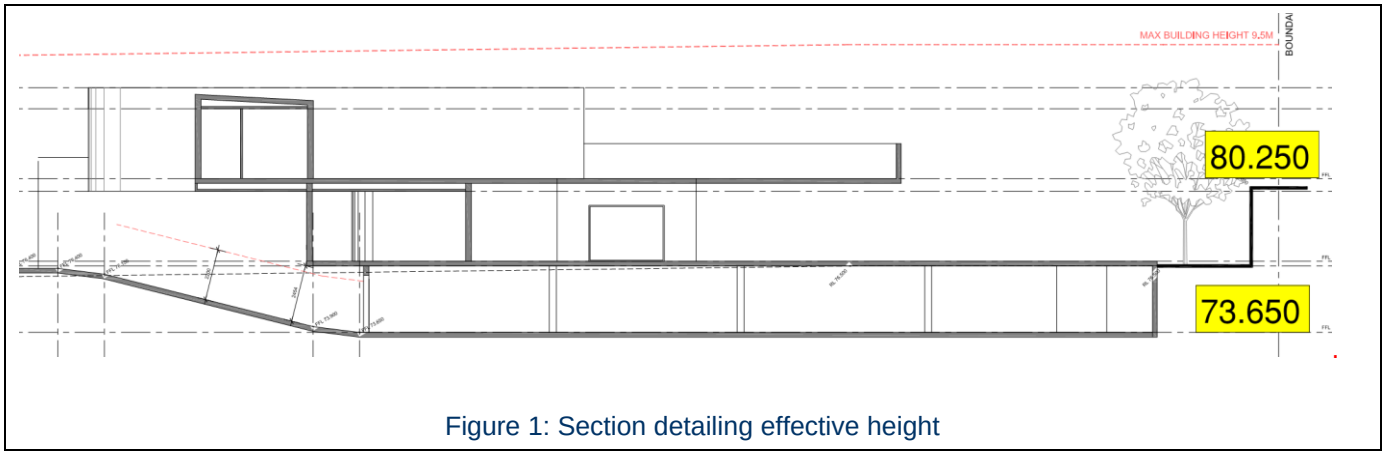


Figure 1: Section detailing effective height

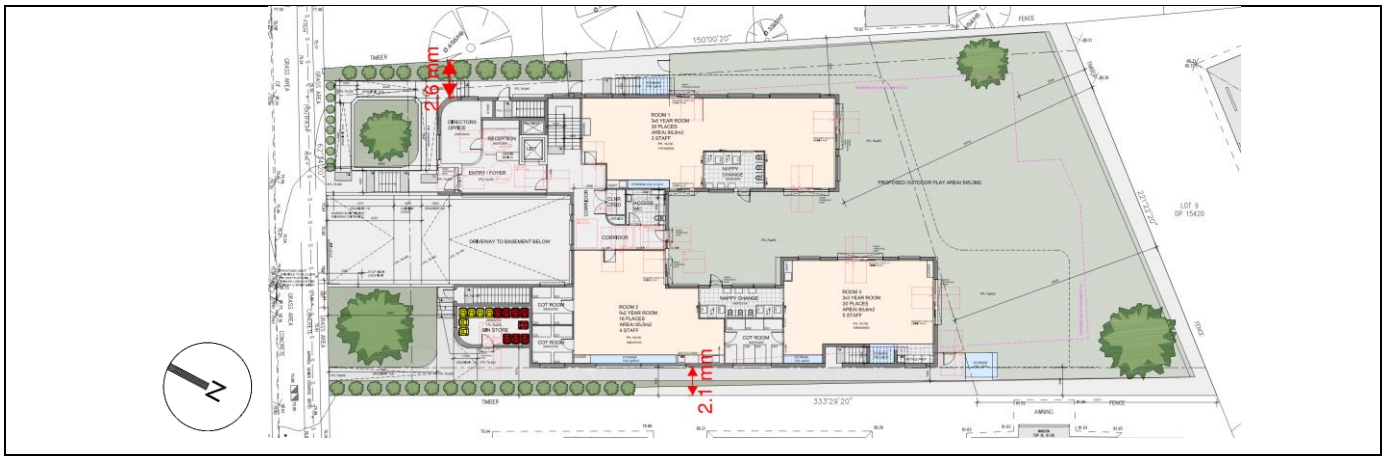
3.3 Location of Fire Source features

The potential *fire source features* to be considered for this building are the external wall of another building on the allotment which is not a Class 10 building, the side or rear of the allotment boundary or the far side of the road bounding the allotment.

In this instance the following setbacks are determined in respect to the fire source features applicable to the building:

- North – far boundary of Terry Road - >6m
- South – rear boundary of the allotment adjoining - >3m
- East – side boundary of the allotment adjoining - >3m
- West – side boundary of the allotment adjoining - >3m

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495



3.4 Summary of Fire Services Required

Summarised below are the BCA Deemed-to-Satisfy fire services required for the building:

- A fire hydrant system must be provided to serve all parts of the building in accordance with BCA Clause E1D2 and AS 2419.1-2021.
- A fire hose reel system must be provided in accordance with BCA Clause E1D3 and AS 2441-2005.
- A sprinkler system must be provided throughout all parts of the building in accordance with BCA Part E1, BCA Specification 17 and BCA Specification 18, as applicable.
- Portable fire extinguishers must be provided in accordance with BCA Clause E1D14 and must be selected, located, and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444-2001.
- Mechanical ventilation must be provided to the basement carpark in accordance with BCA Clause E2D2, E2D4, AS 1668.1-2015 and AS 1668.2-2012, incorporating metal fans.
- Emergency lighting must be provided throughout the building in accordance with BCA Clause E4D2, E4D4 and AS 2293.1-2018.
- Exit signage must be provided throughout the building in accordance with BCA Clause E4D5, NSW E4D6, E4D8 and AS 2293.1-2018.
- Signage must be provided to exits in accordance with BCA Clause D3D28 and Section 108 of the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021.
- Service penetrations through building elements required to be fire-resisting must be provided with fire sealing in accordance with BCA Clause C4D15, Specification 13 and AS 1540.4-2014.
- Construction joints, spaces and the like in and between building elements required to be fire-resisting with respect to integrity and insulation must be protected in accordance with BCA Clause C4D16.
- Fire walls must be provided in accordance with BCA Clause C3D8 and BCA Specifications 1, 5, and AS 1530.4-2014.
- Fire shutters must be provided in accordance with BCA Specification 12, AS 1905.2-2005 and a tested prototype, as applicable.
- Fire-rated lift landing doors must be provided in accordance with BCA Clause C4D11 and AS 1735.11-1986.

3.5 Building subject to Design and Building Practitioners Act

The Design and Building Practitioners Act 2020 and Design and Building Practitioners Regulation 2021 (the DBP legislation) were established to raise the standards of building design and building work. This legislation applies to class 2 buildings or buildings with a class 2 part.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

Design Practitioners (e.g. architects, engineers) have obligations in relation to preparing and declaring Regulated Designs under the DBP legislation. The obligations under the DBP legislation are in addition to design requirements under other legislation.

For more information, please go to:

Design-Practitioners-Handbook-3.pdf (nsw.gov.au)
Regulated_Design_Guidance_Material.PDF (nsw.gov.au)
Class 2 building industry reforms | NSW Fair Trading

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

4.0 BCA ASSESSMENT SUMMARY

The following table details the BCA compliance of the assessed design.

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
Section B Structure					
Part B1 Structural provisions					
B1D1 Deemed-to-Satisfy Provisions [2019: B1.0]			X		(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements B1P1 to B1P4 are satisfied by complying with B1D2 to B1D6. (2) 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 [2019: B1.1]				X	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. ***Details demonstrating compliance with this clause must be incorporated into the Structural Engineering plans / specification***
B1D3 Determination of individual actions [2019: B1.2]				X	The magnitude of individual actions must be determined in accordance with the following: (a) Permanent actions: (i) the design or known dimensions of the building or structure; and (ii) the unit weight of the construction; and (iii) AS/NZS 1170.1; and (iv) for a Class 7b building, a notional additional permanent roof load of not less than 0.15 kPa to support the addition of solar photovoltaic panels. (b) Imposed actions: (i) the known loads that will be imposed during the occupation or use of the building or structure; and (ii) construction activity actions; and (iii) AS/NZS 1170.1. (c) Wind, snow and ice and earthquake actions: (i) the applicable annual probability of design event for safety, determined by— (A) assigning the building or structure an Importance Level in accordance with Table B1D3a; and (B) determining the corresponding annual probability of exceedance in accordance with Table B1D3b; and (ii) AS/NZS 1170.2; and (iii) AS/NZS 1170.3 as appropriate; and (iv) AS 1170.4; and

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(v) in cyclonic areas, metal roof cladding, its connections and immediate supporting members must comply with Specification 4; and (vi) for the purposes of (v), cyclonic areas are those determined as being located in wind regions C and D in accordance with AS/NZS 1170.2. (d) Actions not covered in (a), (b) and (c) above: (i) the nature of the action; and (ii) the nature of the building or structure; and (iii) the Importance Level of the building or structure determined in accordance with Table B1D3a; and (iv) AS/NZS 1170.1. (e) For the purposes of (d) the actions include but are not limited to— (i) liquid pressure action; and (ii) ground water action; and (iii) rainwater action (including ponding action); and (iv) earth pressure action; and (v) differential movement; and (vi) time dependent effects (including creep and shrinkage); and (vii) thermal effects; and (viii) ground movement caused by— (A) swelling, shrinkage or freezing of the subsoil; and (B) landslip or subsidence; and (C) siteworks associated with the building or structure; and (ix) construction activity actions. ***Details demonstrating compliance with this clause must be incorporated into the Structural Engineering plans / specification***
B1D4 Determination of structural resistance of materials and forms of construction [2019: B1.4]				X	The structural resistance of materials and forms of construction must be determined in accordance with the following, as appropriate: (a) Masonry (including masonry-veneer, unreinforced masonry and reinforced masonry): AS 3700, except— (i) (for piers—isolated or engaged)' is removed from Clause 8.5.1(d); and (ii) where Clause 8.5.1 requires design as for unreinforced masonry in accordance with Section 7, the member must also be designed as unreinforced masonry in accordance with Tables 10.3 and 4.1(a)(i)(C) of AS 3700. (b) Concrete: (i) Concrete construction (including reinforced and prestressed concrete): AS 3600. (ii) Autoclaved aerated concrete: AS 5146.1. (iii) Post-installed and cast-in fastenings: AS 5216. (c) Steel construction: (i) Steel structures: AS 4100.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(ii) Cold-formed steel structures: AS/NZS 4600. (iii) Residential and low-rise steel framing: NASH Standard – Residential and Low-Rise Steel Framing Part 1 or Part 2. (d) Composite steel and concrete: AS/NZS 2327. (e) Aluminium construction: AS/NZS 1664.1 or AS/NZS 1664.2. (f) Timber construction: (i) Design of timber structures: AS 1720.1. (ii) Timber structures: AS 1684.2, AS 1684.3 or AS 1684.4. (iii) Nailplated timber roof trusses: AS 1720.5. (g) Piling: AS 2159. (h) Glazed assemblies: (i) The following glazed assemblies in an external wall must comply with AS 2047: (A) Windows excluding those listed in (ii). (B) Sliding and swinging glazed doors with a frame, including french and bi-fold doors with a frame. (C) Adjustable louvres. (D) Shopfronts. (E) Window walls with one piece framing. (ii) All glazed assemblies not covered by (i) and the following glazed assemblies must comply with AS 1288: (A) All glazed assemblies not in an external wall. (B) Revolving doors. (C) Fixed louvres. (D) Skylights, roof lights and windows in other than the vertical plane. (E) Sliding and swinging doors without a frame. (F) Windows constructed on site and architectural one-off windows, which are not design tested in accordance with AS 2047. (G) Second-hand windows, re-used windows and recycled windows. (H) Heritage windows. (I) Glazing used in balustrades and sloping overhead glazing. (i) Termite Risk Management: Where a primary building element is subject to attack by subterranean termites: AS 3660.1, and— (i) for the purposes of this provision, a primary building element consisting entirely of, or a combination of, any of the following materials is considered not subject to termite attack: (A) Steel, aluminium, or other metals. (B) Concrete. (C) Masonry. (D) Fibre-reinforced cement. (E) Timber — naturally termite resistant in accordance with Appendix C of AS 3660.1.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(F) Timber — preservative treated in accordance with Appendix D of AS 3660.1; and (ii) a durable notice must be permanently fixed to the building in a prominent location, such as a meter box or the like, indicating— (A) the termite management system used; and (B) the date of installation of the system; and (C) where a chemical is used, its life expectancy as listed on the appropriate authority's pesticides register label; and (D) the installers or manufacturer's recommendations for the scope and frequency of future inspections for termite activity. (j) Roof construction (except in cyclonic areas): (i) Roof tiling: AS 2050. (ii) Cellulose cement corrugated sheets: AS/NZS 2908.1 with safety mesh installed in accordance with AS/NZS 1562.3 clause 2.4.3.2 except for sub-clause (g)(c)(vii) or plastic sheeting. (iii) Metal roofing: AS 1562.1. (k) Particleboard structural flooring: AS 1860.2. (l) Garage doors and other large access doors in openings not more than 3 m in height in external walls of buildings determined as being located in wind region C or D in accordance with AS/NZS 1170.2: AS/NZS 4505. (m) Lift shafts which are not required to have an FRL, must— (i) except as required by (ii), be completely enclosed with non-perforated material between the bottom of the pit and the ceiling of the lift shaft, other than— (A) at landing doors, emergency doors and pit access doors; and (B) low-rise, low-speed constant pressure lifts; and (C) small-sized, low-speed automatic lifts; and (ii) in atrium and observation areas, be protected with non-perforated material not less than 2.5 m in height— (A) above any places on which a person can stand, which are within 800 mm horizontal reach of any vertical moving lift component including ropes and counterweights; and (B) at the lowest level of the atrium area that the lift serves, on all sides except the door opening, for not less than 2.5 m in height, by enclosure with non-perforated material; and (iii) be of non-brittle material; and (iv) where glazing is used— (A) comply with Table B1D4; or (B) not fail the deflection criteria required by S6C6(c).

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					Details demonstrating compliance with this clause must be incorporated into the Structural Engineering plans / specification
B1D5 Structural software [2019: B1.5]				X	(1) Structural software used in computer aided design of a building or structure, that uses design criteria based on the Deemed-to-Satisfy Provisions of the BCA, including its referenced documents, for the design of steel or timber trussed roof and floor systems and framed building systems, must comply with the ABCB Protocol for Structural Software. (2) Structural software referred to in (1) can only be used for buildings within the following geometric limits: (a) The distance from ground level to the underside of eaves must not exceed 6 m. (b) The distance from ground level to the highest point of the roof, neglecting chimneys, must not exceed 8.5 m. (c) The building width including roofed verandahs, excluding eaves, must not exceed 16 m. (d) The building length must not exceed five times the building width. (e) The roof pitch must not exceed 35 degrees. (3) The requirements of (1) do not apply to design software for individual frame members such as electronic tables similar to those provided in— (a) AS 1684; or (b) NASH Standard Residential and Low-Rise Steel Framing Part 2. ***Details demonstrating compliance with this clause must be incorporated into the Structural Engineering plans / specification***
B1D6 Construction of buildings in flood hazard areas [2019: B1.6]			X		Not applicable. Not a Class 2, 34, 9a or 9c building.
Specification 4 Design of buildings in cyclonic areas					
S4C1 Scope [2019: Spec B1.2: 1]			X		Not applicable. Not cyclonic.
S4C2 Roof cladding [2019: Spec B1.2: 2]			X		Not applicable. Not cyclonic.
Section C Fire resistance					
Part C2 Fire resistance and stability					
C2D1 Deemed-to-Satisfy Provisions [2019: C1.0]			X		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;
C2D2				X	(1) The minimum Type of fire-resisting construction of a building must be determined in accordance with Table C2D2,

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
Type of construction required [2019: C1.1]					(2) Each building element must comply with Specification 5 as applicable.

Rise in storeys	Class of building 9
3	A

C2D3 Calculation of rise in storeys [2019: C1.2]			X		Informational. (1) 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. (2) A storey is not counted if— (a) it is situated at the top of the building and contains only heating, ventilating or lift equipment, water tanks, or similar service units or equipment; or (b) it is situated partly below the finished ground and the underside of the ceiling is not more than 1 m above the average finished level of the ground at the external wall, or if the external wall is more than 12 m long, the average for the 12 m part where the ground is lowest. (3) In a Class 7 or 8 building, a storey that has an average internal height of more than 6 m is counted as— (a) one storey if it is the only storey above the ground; or (b) 2 storeys in any other case.
C2D4 Buildings of multiple classification [2019: C1.3]			X		Informational. (1) In a building of multiple classifications, the Type of construction required for the building is the most fire-resisting Type resulting from the application of Table C2D2 on the basis that the classification applying to the top storey applies to all storeys.
C2D5 Mixed types of construction [2019: C1.4]			X		Not applicable. Type A construction only.
C2D6 Two storey Class 2, 3 or 9c buildings [2019: C1.5]			X		Not applicable. Not Class 2, 3 or 9c building.
C2D7 Class 4 parts of buildings [2019: C1.6]			X		Not applicable. Not Class 4.
C2D8			X		Not applicable. Not open spectator stands and indoor sports stadiums

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
Open spectator stands and indoor sports stadiums [2019: C1.7]					
C2D9 Lightweight construction [2019: C1.8]				X	(1) 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. (2) 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 of vehicles, materials, or equipment, then the covering must be protected by steel or other suitable material. *Lightweight construction*: Construction which incorporates or comprises— (a) sheet or board material, plaster, render, sprayed application, or other material similarly susceptible to damage by impact, pressure or abrasion; or (b) concrete and concrete products containing pumice, perlite, vermiculite, or other soft material similarly susceptible to damage by impact, pressure or abrasion; or (c) masonry having a width of less than 70 mm ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
C2D10 Non-combustible building elements [2019: C1.9]				X	(1) 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. (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— (a) a building required to be of Type A construction; (3) A loadbearing internal wall and a loadbearing fire wall, including those that are part of a loadbearing shafts, must comply with Specification 5. (4) The requirements of (1) and (2) do not apply to the following: (a) Gaskets. (b) Caulking. (c) Sealants. (d) Termite management systems.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(e) Glass, including laminated glass, and associated adhesives, including tapes. (f) Thermal breaks associated with— (i) glazing systems; or (ii) external wall systems, where the thermal breaks— (A) are no larger than necessary to achieve thermal objectives; and (B) do not extend beyond one storey; and (C) do not extend beyond one fire compartment. (g) Damp-proof courses. (h) Compressible fillers and backing materials, including those associated with articulation joints, closing gaps not wider than 50 mm. (i) Isolated— (i) construction packers and shims; or (ii) blocking for fixing fixtures; or (iii) fixings, including fixing accessories; or (iv) acoustic mounts. (j) Waterproofing materials applied to the external face, used below ground level and up to 250 mm above ground level. (k) Joint trims and joint reinforcing tape and mesh of a width not greater than 50 mm. (l) Weather sealing materials, applied to gaps not wider than 50mm, used within and between concrete elements. (m) Wall ties and other masonry components complying with AS 2699 Part 1 and Part 3 as appropriate, and associated with masonry wall construction. (n) Reinforcing bars and associated minor elements that are wholly or predominately encased in concrete or grout. (o) A paint, lacquer or a similar finish or coating. (p) Adhesives, including tapes, associated with stiffeners for cladding systems. (q) Fire-protective materials and components required for the protection of penetrations. (5) The following materials, when entirely composed of itself, are non-combustible and may be used wherever a non-combustible material is required: (a) Concrete. (b) Steel, including metallic coated steel. (c) Masonry, including mortar. (d) Aluminium, including aluminium alloy. (e) Autoclaved aerated concrete, including mortar. (f) Iron. (g) Terracotta. (h) Porcelain. (i) Ceramic. (j) Natural stone. (k) Copper.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(l) Zinc. (m) Lead. (n) Bronze. (o) Brass. (6) The following materials may be used wherever a non-combustible material is required: (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 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. **COMPLIANCE COMMENTARY** **Details of materials to be provided at CC stage.** ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
NSW C2D11 Fire hazard properties [2019: C1.10 and NSW C1.10]				X	(1) The fire hazard properties of the following internal linings, materials and assemblies within a Class 2 to 9 building must comply with Specification 7: (a) Floor linings and floor coverings. (b) Wall linings and ceiling linings. (c) Air-handling ductwork. (d) Lift cars. (f) Escalators, moving walkways and non-required non fire-isolated stairways or pedestrian ramps subject to Specification 14. (g) Sarking-type materials. (h) Attachments to floors, ceilings, internal walls, common walls, fire walls and to internal linings of external walls. (i) Other materials including insulation materials other than sarking-type materials. (2) Paint or fire-retardant coatings must not be used in order to make a material comply with a *required fire hazard property*, except in respect of a

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					material referred to in NSW Specification 7, Table S7C4 and to which Notes 4 and 5 are applicable. (3) The requirements of (1) do not apply to a material or assembly if it is— (a) plaster, cement render, concrete, terrazzo, ceramic tile or the like; or (b) a fire-protective covering; or (c) a timber-framed window; or (d) a solid timber handrail or skirting; or (e) a timber-faced door; or (f) an electrical switch, socket-outlet, cover plate or the like; or (g) a material used for— (i) a roof insulating material applied in continuous contact with a substrate; or (ii) an adhesive; or (iii) a damp-proof course, flashing, caulking, sealing, ground moisture barrier, or the like; or (h) a paint, varnish, lacquer or similar finish, other than nitro-cellulose lacquer; or (i) a clear or translucent roof light of glass fibre-reinforced polyester if— (i) the roof in which it is installed forms part of a single storey building required to be Type C construction; and (ii) the material is used as part of the roof covering; and (iii) it is not closer than 1.5 m from another roof light of the same type; and (iv) each roof light is not more than 14 m2 in area; and (v) the area of the roof lights per 70 m2 of roof surface is not more than 14 m2; or (j) a face plate or neck adaptor of supply and return air outlets of an air handling system; or (k) a face plate or diffuser plate of light fitting and emergency exit signs and associated electrical wiring and electrical components; or (l) a joinery unit, cupboard, shelving, or the like; or (m) an attached non-building fixture and fitting such as— (i) a curtain, blind, or similar decor, other than— (A) a proscenium curtain required by Specification 32; or (B) in a Class 9b building used as an entertainment venue, a material regulated under NSW Table S7C4; and (ii) a whiteboard, window treatment or the like; or (n) timber treads, risers, landings and associated supporting framework installed in accordance with D3D30 where the Spread-of-Flame Index and the Smoke-Developed Index of the timber does not exceed 9 and 8 respectively; or (o) any other material that does not significantly increase the hazards of fire.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					COMPLIANCE COMMENTARY **Details of materials to be provided at CC stage.** ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
C2D12 Performance of external walls in fire [2019: C1.11]			X		Not applicable. Rise in storeys greater than two.
C2D13 Fire-protected timber: Concession [2019: C1.13]			X		Not applicable. No fire-protected timber proposed.
C2D14 Ancillary elements [2019: C1.14]				X	An ancillary element must not be fixed, installed, attached to or supported by the concealed internal parts or external face of an external wall that is required to be non-combustible unless it is one of the following: (a) An ancillary element that is non-combustible. (b) A gutter, downpipe or other plumbing fixture or fitting. (c) A flashing. A grate, grille or similar cover not more than 2 m^2 (d) in area associated with a building service. (e) An electrical switch, socket-outlet, cover plate or the like. (f) A light fitting. (g) A required sign. (h) A sign other than one provided under (a) or (g) that— (i) achieves a group number of 1 or 2; and (ii) does not extend beyond one storey; and (iii) does not extend beyond one fire compartment; and (iv) is separated vertically from other signs permitted under (h) by at least 2 storeys. (i) An awning, sunshade, canopy, blind or shading hood other than one provided under (a) that— (i) meets the relevant requirements of Table S7C7 as for an internal element; and (ii) serves a storey— (A) at ground level; or (B) immediately above a storey at ground level; and (iii) does not serve an exit, where it would render the exit unusable in a fire. (j) A part of a security, intercom or announcement system. (k) Wiring. (l) Waterproofing material installed in accordance with AS 4654.2 and applied to an adjacent floor surface, including vertical upturn, or a roof surface.

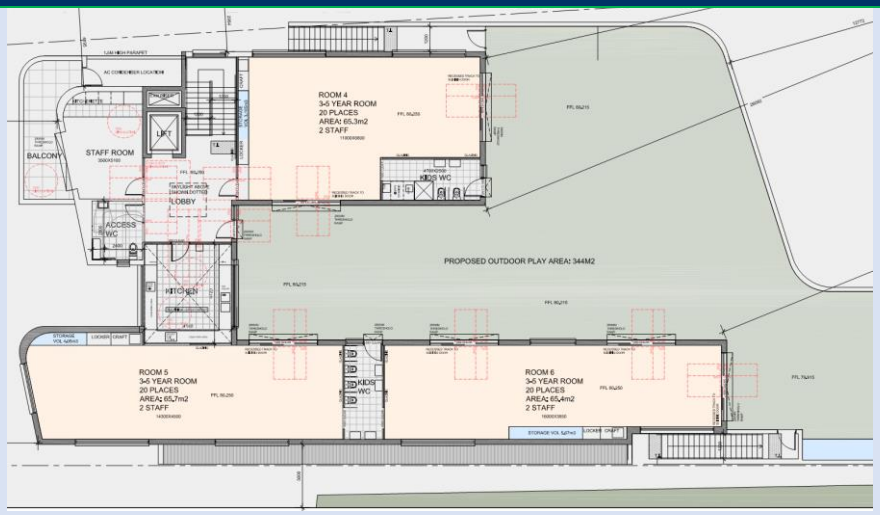
AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(m) Collars, sleeves and insulation associated with service installations. (n) Screens applied to vents, weepholes and gaps complying with AS 3959. (o) Wiper and brush seals associated with doors, windows or other openings. (p) A gasket, caulking, sealant or adhesive directly associated with (a) to (o). ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
C2D15 Fixing of bonded laminated cladding panels [New for 2022]				X	(1) In a building required to be of Type A construction, externally located bonded laminated cladding panels must have all layers of cladding mechanically supported or restrained to the supporting frame. (2) An externally located bonded laminated cladding panel need not comply with (1) if it is one of the following: (a) A laminated glass system. (b) Layered plasterboard product. (c) Perforated gypsum lath with a normal paper finish. (d) Fibrous-plaster sheet. (e) Fibre-reinforced cement sheeting. A component of a garage door. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
Part C3 Compartmentation and separation					
C3D1 Deemed-to-Satisfy Provisions [2019: C2.0]			X		(1) 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; (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.
C3D2 Application of Part [2019: C2.1]			X		Informational
C3D3 General floor area and volume limitations [2019: C2.2]				X	(1) The size of any fire compartment or atrium in a Class 5, 6, 7, 8 or 9 building must not exceed the relevant maximum floor area nor the relevant maximum volume set out in Table C3D3 and C3D6 except as permitted in C3D4. (2) A part of a building which contains only heating, ventilating, or lift equipment, water tanks, or similar service units is not counted in the floor area or volume of a fire compartment or atrium if it is situated at the top of the building. (3) In a building containing an atrium, the part of the atrium well bounded by the perimeter of the openings in the floors and extending from the level of the first floor above the atrium floor to the roof covering is not counted in the volume of the atrium for the purposes of this clause.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					Classification / **Type A construction** 9b / Max floor area—8 000m² Max volume—48 000m³
C3D4 Large isolated buildings [2019 C2.3]			X		Not applicable. Not a large-isolated building.
C3D5 Requirements for open spaces and vehicular access [2019: C2.4]			X		Not applicable. Not a large-isolated building.
C3D6 Class 9 buildings [2019: C2.5]		X			(2) In a building containing a Class 9b early childhood centre— (a) unless the Class 9b early childhood centre is the only use in the building, it must be separated from the remainder of the building by walls and/or floors with an FRL not less than that required for a fire wall; and (b) each storey must contain not less than 2 fire compartments. **Exemptions** C3D6(2) does not apply to a Class 9b early childhood centre— (a) wholly within a storey that provides direct egress to a road or open space; or (b) with a rise in storeys of not more than 2, where the Class 9b early childhood centre is the only use in the building. **COMPLIANCE COMMENTARY** **Each storey does not contain not less than 2 fire compartments.** 

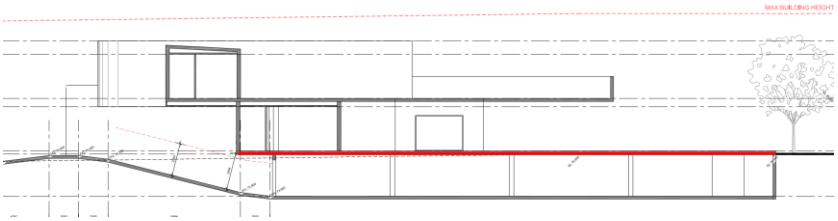
AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					 ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
C3D7 Vertical separation of openings in external walls [2019: C2.6]				X	(1) If in a building of Type A construction, any part of a window or other opening in an external wall is above another opening in the storey next below and its vertical projection falls no further than 450 mm outside the lower opening (measured horizontally), the openings must be separated by— (a) a spandrel which— (i) is not less than 900 mm in height; and (ii) extends not less than 600 mm above the upper surface of the intervening floor; and (iii) is of non-combustible material having an FRL of not less than 60/60/60; or (b) part of a curtain wall or panel wall that complies with (a); or (c) construction that complies with (a) behind a curtain wall or panel wall and has any gaps packed with a non-combustible material that will withstand thermal expansion and structural movement of the walling without the loss of seal against fire and smoke; or (d) a slab or other horizontal construction that— (i) projects outwards from the external face of the wall not less than 1100 mm; and (ii) extends along the wall not less than 450 mm beyond the openings concerned; and (iii) is non-combustible and has an FRL of not less than 60/60/60. (2) The requirements of (1) do not apply to— (a) an open-deck carpark; or (b) an open spectator stand; or (c) a building which has a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 installed throughout; or (d) openings within the same stairway; or (e) openings in external walls where the floor separating the storeys does not require an FRL with respect to integrity and insulation.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(3) For the purposes of C3D7, window or other opening means that part of the external wall of a building that does not have an FRL of 60/60/60 or greater. **COMPLIANCE COMMENTARY** **Sprinkler system required by E1D11.** ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
C3D8 Separation by fire walls [2019: C2.7]				X	(1) Construction — A fire wall must be constructed in accordance with the following: (a) The fire wall has the relevant FRL prescribed by Specification 5 for each of the adjoining parts, and if these are different, the greater FRL, except where S5C18(c), S5C21(3) and S5C24(3) permit a lower FRL on the carpark side. (b) Any openings in a fire wall must not reduce the FRL required by Specification 5 for the fire wall, except where permitted by the Deemed-to-Satisfy Provisions of Part C4. (c) Building elements, other than roof battens with dimensions of 75 mm x 50 mm or less or sarking- type material, must not pass through or cross the fire wall unless the required fire-resisting performance of the fire wall is maintained. (2) Separation of buildings — A part of a building separated from the remainder of the building by a fire wall may be treated as a separate building for the purposes of the Deemed-to-Satisfy Provisions of Sections C, D and E if it is constructed in accordance with (1) and the following: (a) The fire wall extends through all storeys and spaces in the nature of storeys that are common to that part and any adjoining part of the building. (b) The fire wall is carried through to the underside of the roof covering. (c) Where the roof of one of the adjoining parts is lower than the roof of the other part, the fire wall extends to the underside of— (i) the covering of the higher roof, or not less than 6 m above the covering of the lower roof; or (ii) the lower roof if it has an FRL not less than that of the fire wall and no openings closer than 3m to any wall above the lower roof; or (iii) the lower roof if its covering is non-combustible and the lower part has a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17. (3) Separation of fire compartments — A part of a building separated from the remainder of the building by a fire wall may be treated as a separate fire compartment if it is constructed in accordance with (a) and the fire wall extends to the underside of— (a) a floor having an FRL required for a fire wall; or (b) the roof covering. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
C3D9 Separation of classifications in the same storey [2019: C2.8]				X	(1) If a building has parts of different classifications located alongside one another in the same storey— (a) each building element in that storey must have the higher FRL prescribed in Specification 5 for that element for the classifications concerned; or (b) the parts must be separated in that storey by a fire wall. (2) A fire wall required by (1)(b) must have the FRL prescribed in accordance with Specification 5 as applicable for that element for the Type of construction and the classifications concerned. (3) For the purposes of (2), the FRL in Specification 5 must be either— (a) the higher FRL prescribed in Tables S5C11a to S5C11g or S5C21a to S5C21f; or (b) the FRL prescribed in Tables S5C24a to S5C24e. (4) For the purposes of (1), where one part is a carpark complying with S5C19, S5C22 and S5C25, the parts may be separated by a fire wall complying with the appropriate Clause. **COMPLIANCE COMMENTARY** **Each storey has only one storey.** ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
C3D10 Separation of classifications in different storeys [2019: C2.9]				X	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. **COMPLIANCE COMMENTARY** **Floor FRL to comply with Table S5C11g.** 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  ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
C3D11 Separation of lift shafts [2019: C2.10]				X	(1) 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 Specification 5; and (3) An emergency lift must be contained within a fire-resisting shaft having an FRL of not less than 120/120/120. (4) Openings for lift landing doors and services must be protected in accordance with the Deemed-to-Satisfy Provisions of Part C4. **COMPLIANCE COMMENTARY** **Fire compartmentation plans required at CC stage**. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
C3D12 Stairways and lifts in one shaft [2019: C2.11]	X				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 [2019: C2.12]				X	(1) Equipment other than that described in (2) and (3) must be separated from the remainder of the building with construction complying with (4), if that equipment comprises— (a) lift motors and lift control panels; or (b) emergency generators used to sustain emergency equipment operating in the emergency mode; or (c) central smoke control plant; or (d) boilers; or (e) 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. (2) Equipment need not be separated in accordance with (1) if the equipment comprises— (a) smoke control exhaust fans located in the air stream which are constructed for high temperature operation in accordance with Specification 21; or (b) stair pressurising equipment installed in compliance with the relevant provisions of AS 1668.1; or (c) a lift installation without a machine-room; or (d) equipment otherwise adequately separated from the remainder of the building. (3) Separation of on-site fire pumps must comply with the requirements of AS 2419.1. (4) Separating construction must have— (a) except as provided by (b)— (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

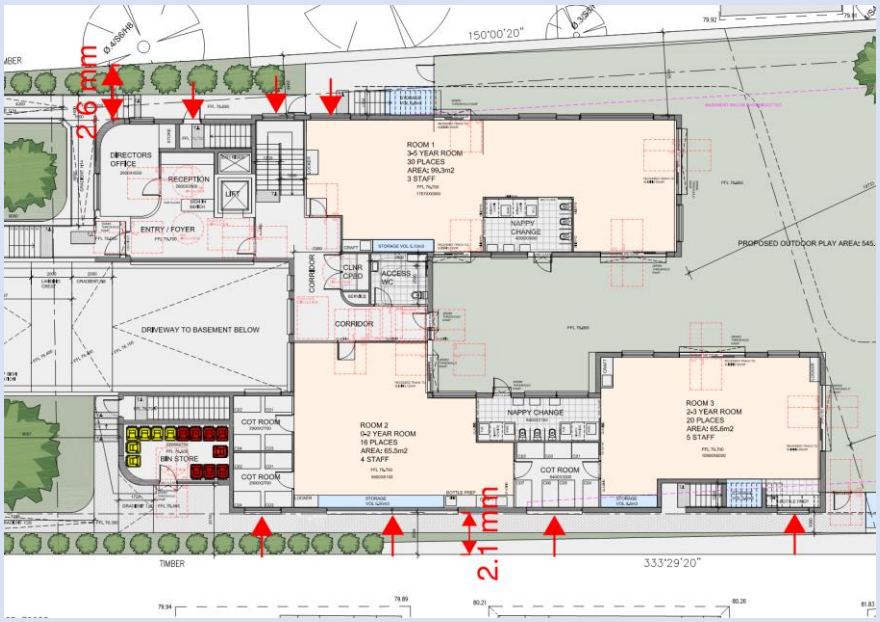
AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(b) when separating a lift shaft and lift motor room, an FRL not less than 120/–/–. **COMPLIANCE COMMENTARY** **Fire compartmentation plans required at CC stage**. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
C3D14 Electricity supply system [2019: C2.13]				X	(1) 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. (2) A main switchboard located within the building which sustains emergency equipment operating in the emergency mode 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. (3) Subject to (4), electrical conductors must— (a) have a classification in accordance with AS/NZS 3013 of not less than— (i) if located in a position that could be subject to damage by motor vehicles — WS53W; or (ii) otherwise — WS52W; or (b) be enclosed or otherwise protected by construction having an FRL of not less than 120/120/120. (4) The requirements of (3) only apply to electrical conductors located within a building that supply— (a) a substation located within the building which supplies a main switchboard covered by (2); or (b) a main switchboard covered by (2). (5) 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. (6) For the purposes of (5), emergency equipment includes but is not limited to the following: (a) Fire hydrant booster pumps. (b) Pumps for automatic sprinkler systems, water spray, chemical fluid suppression systems or the like. (c) Pumps for fire hose reels where such pumps and fire hose reels form the sole means of fire protection in the building. (d) Air handling systems designed to exhaust and control the spread of fire and smoke.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(e) Emergency lifts. (f) Control and indicating equipment. (g) Emergency warning and intercom systems. **COMPLIANCE COMMENTARY** **Fire compartmentation plans required at CC stage**. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
C3D15 Public corridors in Class 2 and 3 buildings [2019: C2.14]			X		Not applicable. Not Class 2 or 3.
Part C4 Protection of openings					
C4D1 Deemed-to-Satisfy Provisions [2019: C3.0]			X		(1) 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; (2) Where a Performance Solution is proposed the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.
C4D2 Application of Part [2019: C3.1]			X		Informational. (1) The Deemed-to-Satisfy Provisions of this Part do not apply to the following: (a) Control joints, weep holes and the like in external walls of masonry construction and joints between panels in external walls of pre-cast concrete panel construction if, in all cases they are not larger than necessary for the purpose. (b) Non-combustible ventilators for subfloor or cavity ventilation, if each does not exceed 45 000 mm2 in face area and is spaced not less than 2 m from any other ventilator in the same wall. (c) Openings in the vertical plane formed between building elements at the construction edge or perimeter of a balcony or verandah, colonnade, terrace, or the like. (d) In a carpark floor other than a floor that separates a part not used as a carpark, and subject to the following openings in a carpark floor: (i) Service penetrations. (ii) Openings formed by a vehicle ramp. (e) The requirements of (d) only apply where the connected carpark levels comply as a single fire compartment for the purposes of all other requirements of the Deemed-to-Satisfy Provisions of Sections C, D and E. (2) For the purposes of the Deemed-to-Satisfy Provisions of this Part, openings in building elements required to be fire-resisting include doorways, windows (including any associated fanlight), infill panels and fixed or openable glazed areas that do not have the required FRL.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(3) For the purposes of the Deemed-to-Satisfy Provisions of this Part, openings, other than those covered under (1)(c), between building elements such as columns, beams and the like, in the plane formed at the construction edge or perimeter of the building, are deemed to be openings in an external wall.
C4D3 Protection of openings in external walls [2019: C3.2]		X			(1) Subject to (2), openings in an external wall that is required to have an FRL must be protected in accordance with C4D5, and if wall-wetting sprinklers are used they must be located externally. (2) The requirements of (1) only apply if the distance between the opening and the fire-source feature to which it is exposed is less than— (a) 3 m from a side or rear boundary of the allotment; or (b) 6 m from the far boundary of a road, river, lake or the like adjoining the allotment, if not located in a storey at or near ground level; or (c) 6 m from another building on the allotment that is not Class 10. (3) Openings in an external wall that is required to have an FRL, if required to be protected under (1), must not occupy more than 1/3 of the area of the external wall of the storey in which it is located unless they are in a Class 9b building used as an open spectator stand. **COMPLIANCE COMMENTARY** **The following doorways and windows are not detailed to be protected in accordance with C4D5.**  ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
C4D4 Separation of external walls and associated openings in				X	The distance between parts of external walls and any openings within them in different fire compartments separated by a fire wall must not be less than that set out in Table C4D4, unless— (a) those parts of each wall have an FRL not less than 60/60/60; and (b) any openings protected in accordance with C4D5.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
different fire compartments [2019: C3.3]					**COMPLIANCE COMMENTARY** **Not applicable. Each storey consists of one classification.**
C4D5 Acceptable methods of protection [2019: C3.4]			X		Informational. (1) Where protection is required, doorways, windows and other openings must be protected as follows: (a) 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. (b) 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. (c) Other openings— (i) excluding voids — internal or external wall-wetting sprinklers, as appropriate; or (ii) construction having an FRL not less than –/60/–. (2) Fire doors, fire windows and fire shutters must comply with Specification 12.
C4D6 Doorways in fire walls [2019: C3.5]				X	(1) The aggregate width of openings for doorways in a fire wall, which are not part of a horizontal exit, must not exceed ½ of the length of the fire wall, and each doorway must be protected by— (a) 2 fire doors or fire shutters, one on each side of the doorway, each of which has an FRL of not less than ½ that required by Specification 5 for the fire wall except that each door or shutter Must have an insulation level of at least 30; or (b) a fire door on one side and a fire shutter on the other side of the doorway, each of which complies with (a); or (c) a single fire door or fire shutter which has an FRL of not less than that required by Specification 5 for the fire wall except that each door or shutter must have an insulation level of at least 30. (2) A fire door or fire shutter required by (1)(a), (b) or (c) must be self-closing, or automatic closing in accordance with (3) and (4). (3) The automatic closing operation required by (2) 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 on each side of the fire wall not more than 1.5 m horizontal distance from the opening. (4) 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 in either fire compartment separated by the fire wall must also initiate the automatic closing operation.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
C4D7 Sliding fire doors [2019: C3.6]			X		Not applicable. No sliding fire doors
C4D8 Protection of doorways in horizontal exits [2019: C3.7]			X		Not applicable. No horizontal exits.
C4D9 Openings in fire-isolated exits [2019: C3.8]				X	(1) Doorways that open to fire-isolated stairways, fire-isolated passageways or fire-isolated ramps, and are not doorways opening to a road or open space, must be protected by –/60/30 fire doors that are self-closing, or automatic closing in accordance with (2) and (3). (2) The automatic-closing operation required by (1) 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. (3) 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. (4) A window in an external wall of a fire-isolated stairway, fire-isolated passageway or fire-isolated ramp must be protected in accordance with C4D5 if it is within 6 m of, and exposed to, a window or other opening in a wall of the same building, other than in the same fire-isolated enclosure. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
C4D10 Service penetrations in fire-isolated exits [2019: C3.9]				X	Fire-isolated exits must not be penetrated by any services other than— (a) electrical wiring permitted by D3D8(6) to be installed within the exit; or (b) ducting associated with a pressurisation system if it— (i) is constructed of material having an FRL of not less than –/120/60 where it passes through any other part of the building; and (ii) does not open into any other part of the building; or (c) for fire services, water supply and test drain pipes. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
C4D11 Openings in fire-isolated lift shafts [2019: C3.10]				X	(1) Doorways — If a lift shaft is required to be fire-isolated, an entrance doorway to that shaft must be protected by – /60/– fire doors that— (a) comply with AS 1735.11; and (b) are set to remain closed except when discharging or receiving passengers, goods or vehicles. (2) Lift indicator panels — A lift call panel, indicator panel or other panel in the wall of a fire-isolated lift shaft must be backed by construction having an FRL of not less than –/60/60 if it exceeds 35 000 mm2 in area.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
NSW C4D12 Bounding construction: Class 2 and 3 buildings and Class 4 parts [2019: C3.11]			X		Not applicable. No Class 2 or 3.
C4D13 Openings in floors and ceilings for services [2019: C3.12]				X	(1) Where a service passes through— (a) a floor that is required to have an FRL with respect to integrity and insulation; or (b) a ceiling required to have a resistance to the incipient spread of fire, the service must be installed in accordance with (2). (2) A service must be protected— (a) in a building of Type A construction, by a shaft complying with Specification 5; or (c) in accordance with C4D15. (3) Where a service passes through a floor which is required to be protected by a fire-protective covering, the penetration must not reduce the fire performance of the covering. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
C4D14 Openings in shafts [2019: C3.13]				X	In a building of Type A construction, an opening in a wall providing access to a ventilating, pipe, garbage or other service shaft must be protected by— (a) if it is in a sanitary compartment — a door or panel which, together with its frame, is non-combustible or has an FRL of not less than –/30/30; or (b) a self-closing –/60/30 fire door or hopper; or (c) an access panel having an FRL of not less than –/60/30; or (d) if the shaft is a garbage shaft — a door or hopper of non-combustible construction. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
C4D15 Openings for service installations [2019: C3.15]				X	(1) The requirements of (2) apply where an electrical, electronic, plumbing, mechanical ventilation, air-conditioning or other service penetrates a building element (other than an external wall or roof) that is required to have an FRL with respect to integrity or insulation or a resistance to the incipient spread of fire. (2) An installation mentioned in (1) must comply with any one of the following: (a) Tested systems — the following applies: (i) The service, building element and any protection method at the penetration— (A) are identical with a prototype assembly of the service, building element and protection method which has been tested in accordance with AS 4072.1 and AS 1530.4 and has achieved the

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					required FRL or resistance to the incipient spread of fire; or (B) differ from a prototype assembly of the service, building element and protection method in accordance with Section 4 of AS 4072.1. (ii) It complies with (i) except for the insulation criteria relating to the service if— (A) the service is a pipe system comprised entirely of metal (excluding pipe seals or the like); and (B) any combustible building element is not located within 100mm of the service for a distance of 2 m from the penetration; and (C) combustible material is not able to be located within 100 mm of the service for a distance of 2m from the penetration; and (D) it is not located in a required exit. (iii) The determination of the required FRL must be confirmed in a report from an Accredited Testing Laboratory in accordance with Specifications 1 and 2. (b) Ventilation and air-conditioning — in the case of ventilating or air-conditioning ducts or equipment, the installation is in accordance with AS 1668.1. (c) Compliance with Specification 13 — the following applies: (i) The service is a pipe system comprised entirely of metal (excluding pipe seals or the like) and is installed in accordance with Specification 13 and it— (A) penetrates a wall, floor or ceiling, but not a ceiling required to have a resistance to the incipient spread of fire; and (B) connects not more than 2 fire compartments in addition to any fire-resisting service shafts; and (C) does not contain a flammable or combustible liquid or gas. (ii) The service is sanitary plumbing installed in accordance with Specification 13 and it— (A) is of metal or UPVC pipe; and (B) penetrates the floors of a Class 5, 6, 7, 8 or 9b building; and (C) is in a sanitary compartment separated from other parts of the building by walls with the FRL required by Specification 5 for a stair shaft in the building and a self-closing –/60/30 fire door. (iii) The service is a wire or cable, or a cluster of wires or cables installed in accordance with Specification 13 and it— (A) penetrates a wall, floor or ceiling, but not a ceiling required to have a resistance to the incipient spread of fire; and (B) connects not more than 2 fire compartments in addition to any fire-resisting service shafts.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(iv) The service is an electrical switch, outlet, or the like, and it is installed in accordance with Specification 13. **COMPLIANCE COMMENTARY** **Details of protection of services is required at CC stage.** ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
C4D16 Construction joints [2019: C3.16]				X	(1) Construction joints, spaces and the like in and between building elements required to be fire-resisting with respect to integrity and insulation must be protected in a manner— (a) identical with a prototype tested in accordance with AS 4072.1 and AS 1530.4 to achieve the required FRL; or (b) that differs from a prototype in accordance with Section 4 of AS 4072.1 and achieves the required FRL. (2) The determination of the required FRL must be confirmed in a report from an Accredited Testing Laboratory in accordance with Specifications 1 and 2. (3) The requirements of (1) do not apply where joints, spaces and the like between fire-protected timber elements are provided with cavity barriers in accordance with Specification 9. **COMPLIANCE COMMENTARY** **Details of protection of construction joints is required at CC stage.** ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
C4D17 Columns protected with lightweight construction to achieve an FRL [2019: C3.17]				X	A column protected by lightweight construction to achieve an FRL which passes through a building element that is required to have an FRL or a resistance to the incipient spread of fire, must be installed using a method and materials identical with a prototype assembly of the construction which has achieved the required FRL or resistance to the incipient spread of fire. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
Specification 5 Fire-resisting construction					
S5C1 Scope [2019: Spec C1.1: 1]			X		This Specification contains requirements for the fire-resisting construction of building elements.
S5C2 Exposure to fire-source features [2019: Spec C1.1: 2.1]				X	(1) A part of a building element is exposed to a fire-source feature if any of the horizontal straight lines between that part and the fire-source feature, or vertical projection of the feature, is not obstructed by another part of the building that— (a) has an FRL of not less than 30/–/–; and (b) is neither transparent nor translucent. (2) A part of a building element is not exposed to a fire-source feature if the fire-source feature is—

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(a) an external wall of another building that stands on the allotment and the part concerned is more than 15 m above the highest part of that external wall; or (b) a side or rear boundary of the allotment and the part concerned is below the level of the finished ground at every relevant part of the boundary concerned. (3) If various distances apply for different parts of a building element— (a) the entire element must have the FRL applicable to that part having the least distance between itself and the relevant fire-source feature; or (b) each part of the element must have the FRL applicable according to its individual distance from the relevant fire source feature. (4) The requirements of (3) do not override or permit any exemption from S5C3.
S5C3 Fire protection for a support of another part [2019: Spec C1.1: 2.2]				X	(1) Where a part of a building required to have an FRL depends upon direct vertical or lateral support from another part to maintain its FRL, that supporting part, subject to (2), must— (a) have an FRL not less than that required by other provisions of this Specification; and (b) if located within the same fire compartment as the part it supports have an FRL in respect of structural adequacy the greater of that required— (i) for the supporting part itself; and (ii) for the part it supports; and (c) be non-combustible— (i) if required by other provisions of this Specification; or (ii) if the part it supports is required to be non-combustible. (2) The following building elements need not comply with (1)(b) and (1)(c)(ii): (a) An element providing lateral support to an external wall complying with S5C24(1)(b) or C2D12. (b) An element providing support within a carpark and complying with S5C19, S5C22 or S5C25. (c) A roof providing lateral support in a building— (i) of Type A construction if it complies with S5C15(a), (b) or (d); and (ii) of Type B and C construction. (d) A column providing lateral support to a wall where the column complies with S5C6(1) and (2). (e) An element providing lateral support to a fire wall or fire-resisting wall, provided the wall is supported on both sides and failure of the element on one side does not affect the fire performance of the wall. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
S5C4 Lintels [2019: Spec C1.1: 2.3]				X	(1) A lintel must have the FRL required for the part of the building in which it is situated. (2) A lintel need not comply with (1) if it does not contribute to the support of a fire door, fire window or fire shutter, and— (a) it spans an opening in— (i) a wall of a building containing only one storey; or (ii) a non-loadbearing wall of a Class 2 or 3 building; or (b) it spans an opening in masonry which is not more than 150 mm thick and— (i) not more than 3m wide if the masonry is non-loadbearing; or (ii) not more than 1.8 m wide if the masonry is loadbearing and part of a solid wall or one of the leaves of a cavity wall. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S5C5 Method of attachment not to reduce the fire-resistance of building elements [2019: Spec C1.1: 2.4]				X	The method of attaching or installing a finish, lining, ancillary element or service installation to the building element must not reduce the fire-resistance of that element to below that required. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S5C6 General concessions [2019: Spec C1.1: 2.5]				X	(1) Steel columns — A steel column, other than one in a fire wall or common wall, need not have an FRL in a building that contains— (a) only 1 storey; or (b) 2 storeys in some of its parts and 1 storey only in its remaining parts if the sum of the floor areas of the upper storeys of its 2 storey parts does not exceed the lesser of— (i) 1/8 of the sum of the floor areas of the 1 storey parts; or (ii) in the case of a building to which one of the maximum floor areas specified in Table C3D3 is applicable — 1/10of that area; or (iii) in the case of a building to which two or more of the maximum floor area specified in Table C3D3 is applicable — 1/10 of the lesser of those areas. (2) Timber columns — A timber column may be used in a single storey building if— (a) in a fire wall or common wall the column has an FRL not less than that listed in the appropriate Tables S5C11a to S5C11g, S5C21a to S5C21f or S5C24a to S5C24e; and (b) in any other case where the column is required to have an FRL in accordance with Tables S5C11a to S5C11g, S5C21a to S5C21f or S5C24a to S5C24e, it has an FRL of not less than 30/–/–. (3) Structures on roofs — A non-combustible structure situated on a roof need not comply with the other provisions of this Specification if it only contains— (a) lift motor equipment; or (b) one or more of the following:

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(i) Hot water or other water tanks. (ii) Ventilating ductwork, ventilating fans and their motors. (iii) Air-conditioning chillers. (iv) Window cleaning equipment. (v) Other service units that are non-combustible and do not contain flammable or combustible liquids or gases. (4) Curtain walls and panel walls — A requirement for an external wall to have an FRL does not apply to a curtain wall or panel wall which is of non-combustible construction and fully protected by automatic external wall-wetting sprinklers. (5) Balconies and verandahs — A balcony, verandah or the like and any incorporated supporting part, which is attached to or forms part of a building, need not comply with Tables S5C11a to S5C11g, S5C21a to S5C21f and S5C24a to S5C24e if— (a) it does not form part of the only path of travel to a required exit from the building; and (b) in Type A construction— (i) it is situated not more than 2 storeys above the lowest storey providing direct egress to a road or open space; and (ii) any supporting columns are of non-combustible construction.
S5C7 Mezzanine floors: Concession [2019: Spec C1.1: 2.6]				X	Not applicable. No mezzanine proposed.
S5C8 Enclosure of shafts [2019: Spec C1.1: 2.7]				X	(1) 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. (2) The provisions of (1) need not apply to— (a) the top of a shaft extending beyond the roof covering, other than one enclosing a fire-isolated stairway or ramp; or (b) the bottom of a shaft if it is non-combustible and laid directly on the ground ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S5C9 Carparks in Class 2 and 3 buildings [2019: Spec C1.1: 2.8]				X	Not applicable. Not Class 2 or 3.
S5C10 Residential care building: Concession [2019: Spec C1.1: 2.9]				X	Not applicable. Not residential care building
S5C11				X	(1) In a building required to be of Type A construction—

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
Type A fire-resisting construction — Fire-resistance of building elements [2019: Spec C1.1: 3.1 and Table 3]					(a) each building element listed in Tables S5C11a to S5C11g and any beam or column incorporated in it, must have an FRL not less than that listed in those Tables for the particular Class of building concerned; and (b) any internal wall required to have an FRL with respect to integrity and insulation must extend to— (i) the underside of the floor next above; or (ii) the underside of a roof complying with Tables S5C11a to S5C11g; or (iii) if under S5C15 the roof is not required to comply with Tables S5C11a to S5C11g, the underside of the non-combustible roof covering and, except for roof battens with dimensions of 75 mm x 50 mm or less or sarking-type material, must not be crossed by timber or other combustible building elements; or (iv) a ceiling that is immediately below the roof and has a resistance to the incipient spread of fire to the roof space between the ceiling and the roof of not less than 60 minutes; and (c) a loadbearing internal wall and a loadbearing fire wall (including those that are part of a loadbearing shaft) must be constructed from— (i) concrete; or (ii) masonry; or (iii) subject to (2), fire-protected timber; or (iv) any combination of (i) to (iii); and (d) the FRLs specified in Tables S5C11a to S5C11g for an external column apply also to those parts of an internal column that face and are within 1.5 m of a window and are exposed through that window to a fire-source feature. (2) For the purposes of (1)(c)(iii), fire-protected timber may be used, provided that— (a) the building is— (i) a separate building; or (ii) a part of a building— (A) which only occupies part of a storey, and is separated from the remaining part by a fire wall; or (B) which is located above or below a part not containing fire-protected timber and the floor between the adjoining parts is provided with an FRL not less than that prescribed for a fire wall for the lower storey; and (b) the building has an effective height of not more than 25 m; and (c) the building has a sprinkler system (other than a FPAA101D or FPAA101H system) throughout complying with Specification 17; and (d) any insulation installed in the cavity of the timber building element required to have an FRL is non-combustible; and (e) cavity barriers are provided in accordance with Specification 9.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(3) For the purposes of Table S5C11a and Table S5C11b, external wall includes any column and other building element incorporated within it or other external building element. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S5C12 Type A fire-resisting construction — Concessions for floors [2019: Spec C1.1: 3.2]				X	A floor need not comply with Tables S5C11a to S5C11g if— (a) it is laid directly on the ground;
S5C13 Type A fire-resisting construction — Floor loading of Class 5 and 9b buildings: Concession [2019: Spec C1.1: 3.3]				X	If a floor in a Class 5 or 9b building is designed for a live load not exceeding 3 kPa— (a) the floor next above (including floor beams) may have an FRL of 90/90/90; or (b) the roof, if that is next above (including roof beams), may have an FRL of 90/60/30.
S5C14 Type A fire-resisting construction — Roof superimposed on concrete slab: Concession [2019: Spec C1.1: 3.4]				X	A roof superimposed on a concrete slab roof need not comply with S5C11 as to fire-resisting construction if— (a) the superimposed roof and any construction between it and the concrete slab roof are non-combustible throughout; and (b) the concrete slab roof complies with Tables S5C11a to S5C11g.
S5C15 Type A fire-resisting construction — Roof: Concession [2019: Spec C1.1: 3.5]				X	A roof need not comply with Tables S5C11a to S5C11g if its covering is non-combustible and the building— (a) has a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 installed throughout; or (b) has a rise in storeys of 3 or less; or
S5C16 Type A fire-resisting construction — Roof lights [2019: Spec C1.1: 3.6]			X		Not applicable. No roof lights proposed.
S5C17 Type A fire-resisting			X		For a building with an effective height of not more than 25 m and having a roof without an FRL in accordance with S5C15, in the storey immediately below that roof, internal columns other than those referred to in

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
construction — Internal columns and walls: Concession [2019: Spec C1.1:3.7]					S5C11(1)(d) and internal walls other than fire walls and shaft walls may have— (b) in a Class 5, 6, 7, 8 or 9 building— (i) with rise in storeys exceeding 3: FRL 60/60/60; or (ii) with rise in storeys not exceeding 3: no FRL.
S5C18 Type A fire-resisting construction — open spectator stands and indoor sports stadiums: Concession [2019: Spec C1.1: 3.8]			X		Not applicable. No open spectator stands and indoor sports stadiums proposed.
S5C19 Type A fire-resisting construction — carparks [2019: Spec C1.1: 3.9 and Table 3.9]			X		(1) Notwithstanding S5C11, a carpark may comply with this clause if it is an open-deck carpark or is protected with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 and is— (a) a separate building; or (b) a part of a building— (i) which only occupies part of a storey, and is separated from the remaining part by a fire wall; or (ii) which is located above or below another classification, and the floor separating the classifications complies with C3D10; or (iii) which is located above another Class 7 part of the building not used for carparking, and the floor separating the parts complies with Tables S5C11a to S5C11g for a Class 7 part other than a carpark; or (iv) which is located below another Class 7 part of the building not used for carparking, and the floor separating the parts complies with this clause. (2) For the purposes of this clause, a carpark— (a) includes— (i) an administration area associated with the functioning of the carpark; and (ii) where the carpark is sprinklered, is associated with a Class 2 or 3 building and provides carparking for separate sole-occupancy units, each carparking area with an area not greater than 10% of its floor area for purposes ancillary to the sole-occupancy units; but (b) excludes— (i) except for (a), any area of another classification, or other part of a Class 7 building not used for carparking; and (ii) a building or part of a building specifically intended for the parking of trucks, buses, vans and the like. (3) For building elements in a carpark as described in (1) and (2), the following minimum FRLs are applicable:

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(a) External wall: (i) Less than 3 m from a fire-source feature to which it is exposed: (A) Loadbearing: 60/60/60. (B) Non-loadbearing: –/60/60. (ii) 3 m or more from a fire-source feature to which it is exposed: –/–/–. (b) Internal wall: (i) Loadbearing, other than one supporting only the roof (not used for carparking): 60/–/–. (ii) Supporting only the roof (not used for carparking): –/–/–. (iii) Non-loadbearing: –/–/–. (c) Fire wall: (i) From the direction used as a carpark: 60/60/60. (ii) From the direction not used as a carpark: as required by Tables S5C11a to S5C11g. (d) Columns: (i) Supporting only the roof (not used for carparking) and 3 m or more from a fire-source feature to which it is exposed: –/–/–. (ii) Steel column, other than one covered by (i) and one that does not support a part of a building that is not used as a carpark— (A) 60/–/–; or (B) an ESA/M of not greater than 26m^2 / tonne. (iii) Any other column not covered by (i) or (ii): 60/–/–. (e) Beams: (i) Steel floor beam in continuous contact with a concrete floor slab— (A) 60/–/–; or (B) an ESA/M of not greater than 30m^2/tonne. (ii) Any other beam: 60/–/–. (f) Fire-resisting lift and stair shaft (within the carpark only): 60/60/60. (g) Floor slab and vehicle ramp: 60/60/60. (h) Roof (not used for carparking): –/–/–. (4) For the purposes of subclause (3): (a) ESA/M means the ratio of exposed surface area to mass per unit length. (b) Refer to Specification 17 for special requirements for a sprinkler system in a carpark complying with (3) and located within a multi-classified building.
S5C20 Type A fire-resisting construction — Class 2 and 3			X		Not applicable. Not Class 2 or 3.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
buildings: Concession [2019: Spec C1.1: 3.10]					
S5C21 Type B fire-resisting construction — fire-resistance of building elements [2019: Spec C1.1: 4.1 and Table 4]			X		Not applicable. Not Type B.
S5C22 Type B fire-resisting construction — carparks [2019: Spec C1.1: 4.2 and Table 4.2]			X		Not applicable. Not Type B.
S5C23 Type B fire-resisting construction — Class 2 and 3 buildings: Concession [2019: Spec C1.1: 4.3]			X		Not applicable. Not Type B.
S5C24 Type C fire-resisting construction — fire-resistance of building elements [2019: Spec C1.1: 5.1 and Table 5]			X		Not applicable. Not Type C.
S5C25 Type C fire-resisting construction — carparks [2019: Spec C1.1: 5.2 and Table 5.2]			X		Not applicable. Not Type C.
Specification 6 Structural tests for lightweight construction					
S6C1 Scope [2019: Spec C1.8: 1]			X		This Specification describes tests to be applied to and criteria to be satisfied by a wall system of lightweight construction.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
S6C2 Application [2019: Spec C1.8: 2]			X		A wall system need not be tested in accordance with this Specification for static pressure or impact if it is designed and constructed in accordance with the Deemed-to-Satisfy Provisions of Part B1 to resist the appropriate pressures and impacts defined in this Specification.
S6C3 Walls of certain Class 9b buildings [2019: Spec C1.8: 3.1]			X		(1) Lightweight construction forming— (a) a wall of a lift shaft and stair shaft; and (b) an external and internal wall bounding a public corridor, public lobby or the like, including a fire-isolated and non-fire-isolated passageway or ramp, in spectator stand, sports stadium, cinema or theatre, railway or bus station or airport terminal, must be subjected to the tests and must fulfil the criteria set out in (2). (2) For the purposes of (1), the following tests and criteria apply: (a) The materials tests of S6C10(a) and the criteria of S6C11(a). (b) A static test by the imposition of a uniformly distributed load of 1.0 kPa (or its equivalent) in accordance with S6C10(b) and the damage and deflection criteria of S6C11(b) and (c) respectively. (c) A dynamic test by the fall of the impact bag through a height of 350 mm in accordance with S6C10(c) and the damage and deflection criteria of S6C11(b) and (d) respectively. (d) The surface indentation test of S6C10(d) and the surface indentation criterion of S6C11(e).
S6C4 Walls of shafts and fire-isolated exits generally [2019: Spec C1.8: 3.2]			X		A wall of lightweight construction that is required to be fire-resisting and which bounds a lift shaft, stair shaft, or service shaft, fire-isolated passageway or fire-isolated ramp must be subjected to the following tests and must fulfil the following criteria: (a) The materials tests of S6C10(a) and the criteria of S6C11(a). (b) A static test by the imposition of a uniformly distributed load of 0.35 kPa (or its equivalent) in accordance with S6C10(b) and the damage and deflection criteria of S6C11(b) and (c) respectively. (c) A dynamic test by the fall of the impact bag through a height of 150 mm in accordance with S6C10(c) and the damage and deflection criteria of S6C11(b) and (d) respectively. (d) The surface indentation test of S6C10(d) and the surface indentation criterion of S6C11(e).
S6C5 Additional requirements for lift shafts [2019: Spec C1.8: 3.3]			X		(1) In addition to the requirements of S6C3 and S6C4, a wall system for use in a lift shaft that is required to be fire-resisting must be subjected to dynamic test by the imposition of— (a) where the lift car speed is 7 m/s or less — 10^6 cycles of a uniformly distributed load between 0 and 0.2 kPa (or its equivalent); or (b) where the lift car speed is greater than 7 m/s — 10^6 cycles of a uniformly distributed load between 0 and 0.35 kPa (or its equivalent) in accordance with S6C10(e) and must fulfil the damage criteria of S6C11. (2) The wall system must be subjected to the static test in accordance with S6C4(b) after the successful conclusion of the dynamic test specified in (1).

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
S6C6 Walls generally [2019: Spec C1.8: 3.4]			X		An external and internal wall of lightweight construction that is required to be fire-resisting, other than one covered by S6C3, S6C4 or S6C5, must be subjected to the following tests and must fulfil the following criteria: (a) The materials tests of S6C10(a) and the criteria of S6C11(a). (b) A static test by the imposition of a uniformly distributed load of 0.25 kPa (or its equivalent) in accordance with S6C10(b) and the damage and deflection criteria of S6C11(b) and (c) respectively. (c) A dynamic test by fall of the impact bag through a height of 100 mm in accordance with S6C10(c) and the damage and deflection criteria of S6C11(b) and (d) respectively. (d) The surface indentation test of S6C10(d) and the surface indentation criterion of S6C11(e).
S6C7 General requirements for testing [2019: Spec C1.8: 4.1]			X		Testing must be carried out on either— (a) construction in-situ; or (b) a laboratory specimen of the construction.
S6C8 Testing in-situ [2019: Spec C1.8: 4.2]			X		If testing is carried out in-situ, it must be done on that part of the construction least likely, because of the particular combination of the height of the walls, the support conditions, and other aspects of the construction, to resist the loads.
S6C9 Testing of specimens [2019: Spec C1.8: 4.3]			X		If a laboratory specimen is tested, the specimen must span only in the direction corresponding to the height of the wall and testing must be done in accordance with either (a) or (b) below: (a) The test specimen— (i) height (or length, if the specimen is tested horizontally) must be identical with the height between supports in the actual construction; and (ii) must be supported at the top and bottom (or at each end if tested horizontally) by components identical with, and in a manner identical with, the actual construction. (b) If the distance between supports of the actual construction is more than 3 m, then a smaller specimen may be tested but— (i) the distance between supports must be not less than 3 m; and (ii) forces, reactions and support conditions must be modelled so as to reproduce the behaviour of the actual construction if it were tested in-situ.
S6C10 Test methods [2019: Spec C1.8: 5]			X		Tests must be carried out in accordance with the following: (a) Material tests — The methods specified for the constituent materials of the construction of the standards adopted by reference in the NCC. (b) For resistance to static pressure — The provisions for testing walls under transverse load in ASTM E72-15, except that— (i) support conditions must be as specified in S6C9; and (ii) equivalent load shall mean the quarter-point load that produces the same deflection or central moment as appropriate; and

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(iii) the timber species nominated in that standard may be substituted with a different species. (c) For resistance to impact — The provisions for testing wall systems in ASTM E695-03, except that— (i) the point of impact must be set 1.5 m above finished floor level or 1.5 m above the part of the specimen that corresponds to finished floor level; and (ii) the impact bag must be not less than 225 mm in diameter and not more than 260 mm in diameter and have a mass of not less than 27.2 kg or more than 27.3 kg; and (iii) the mass must be achieved by putting loose, dry sand into the bag and must be adjusted before each series of impact tests; and (iv) where the impact bag and suspension cannot be vertical at the instant of impact on a curved surface or an inclined surface, the height of drop is the net height at the point of impact. (d) For resistance to surface indentation — The test for resistance to surface indentation must be carried out at three points on the surface of an undamaged sample sheet as follows: (i) A steel ball of 10 mm diameter with a load of 150 N must be placed gently on the surface of the sheet and allowed to \ remain in position for 5 minutes. (ii) The ball and load must then be removed and the diameter of each impression of the ball on the surface measured. (e) For resistance of lift shaft construction to repetitive load — As for (b) except that— (i) it is sufficient to test one specimen with the pressure applied from the side of the construction on which the lift will operate; and (ii) the load must be applied dynamically at a frequency not less than 1 Hz and not more than 3 Hz; and (iii) equivalent load shall mean the quarter-point load that produces the same central moment as the distributed load.
S6C11 Criteria for compliance [2019: Spec C1.8: 6]			X		The wall system or the specimen of it must fulfil the following criteria: (a) Materials — Materials must comply with the applicable standard adopted by reference in the NCC. (b) Damage — There must be no crack, penetration or permanent surface-deformation to a depth of more than 0.5 mm or any other non-elastic deformation or fastener failure. (c) Deflection — Static pressure — Under static pressure the deflection must not be more than— (i) 1/240th of the height between supports; or (ii) for construction other than a lift shaft — 30 mm; or (iii) for a lift shaft — 20 mm. (d) Deflection — Impact — Under impact the instantaneous deflection must not be more than— (i) 1/120th of the height of the wall between supports; or (ii) for construction other than a lift shaft — 30 mm; or

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(iii) for a lift shaft— 20 mm. (e) Surface indentation — No impression must be more than 5 mm in diameter.
Specification 7 Fire Hazard Properties					
S7C1 Scope [2019: Spec C1.10: 1]			X		This Specification sets out requirements in relation to the fire hazard properties of linings, materials and assemblies in Class 2 to 9 buildings as set out in Table S7C2.
S7C2 Application [2019: Spec C1.10: 2]			X		Linings, materials and assemblies must comply with the appropriate requirement described in Table S7C2.
S7C3 Floor linings and floor coverings [2019: Spec C1.10: 3]				X	A floor lining or floor covering must have— (a) a critical radiant flux not less than that listed in Table S7C3; and (b) in a building not protected by a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17, a maximum smoke development rate of 750 percent-minutes; and (c) a group number complying with S7C6(b), for any portion of the floor covering that is continued more than 150 mm up a wall. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S7C4 Wall and ceiling linings [2019: Spec C1.10: 4]				X	(1) A wall or ceiling lining system must comply with the group number specified in Table S7C4 and for buildings not fitted with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17 have— (a) a smoke growth rate index not more than 100; or (b) an average specific extinction area less than 250 m^2 /kg. (2) A group number of a wall or ceiling lining and the smoke growth rate index or average specific extinction area must be determined in accordance with AS 5637.1. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S7C5 Air-handling ductwork [2019: Spec C1.10: 5]				X	Rigid and flexible ductwork in a Class 2 to 9 building must comply with the fire hazard properties set out in AS 4254.1 and AS 4254.2. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S7C6 Lift cars [2019: Spec C1.10: 6]				X	Materials used as— (a) floor linings and floor coverings must have a critical radiant flux not less than 2.2; and (b) wall and ceiling linings must be a Group 1 material or a Group 2 material in accordance with AS5637.1. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
NSW S7C7 Other materials [2019: Spec C1.10: 7]				X	Materials and assemblies not included in S7C3, S7C4, S7C5 or S7C6 must not exceed the indices set out in NSW Table S7C7. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
Specification 8 Performance of external walls in fire					
S8C1 Scope [2019: Spec C1.11: 1]			X		Not applicable. C2D12 is not applicable.
S8C2 Application [2019: Spec C1.11: 2]			X		Not applicable. C2D12 is not applicable.
S8C3 General requirements for external wall panels [2019: Spec C1.11: 3]			X		Not applicable. C2D12 is not applicable.
S8C4 Additional requirements for vertically spanning external wall panels adjacent to column [2019: Spec C1.11: 4]			X		Not applicable. C2D12 is not applicable.
Specification 9 Cavity barriers for fire-protected timber					
S9C1 Scope [2019: Spec C1.13: 1]			X		This Specification sets out requirements for cavity barriers in fire-protected timber construction.
S9C2 Requirements [2019: Spec C1.13: 2]			X		Not applicable. No fire-protected timber proposed.
Specification 10 Fire-protected timber					
S10C1 Scope [2019: Spec C1.13a: 1]			X		Not applicable. No fire-protected timber proposed.
S10C2			X		Not applicable. No fire-protected timber proposed.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
General requirements [2019: Spec C1.13a: 2.1]					
S10C3 Massive timber [2019: Spec C1.13a: 2.2]			X		Not applicable. No fire-protected timber proposed.
S10C4 Form of test [2019: Spec C1.13a: 3.1]			X		Not applicable. No fire-protected timber proposed.
S10C5 Smaller specimen permitted [2019: Spec C1.13a: 3.2]			X		Not applicable. No fire-protected timber proposed.
S10C6 Acceptance criteria [2019: Spec C1.13a: 3.3]			X		Not applicable. No fire-protected timber proposed.
Specification 11 Smoke-proof walls in healthcare and residential care buildings					
S11C1 Scope [2019: Spec C2.5: 1]			X		Not applicable. No healthcare and residential care buildings proposed.
S11C2 Class 9a health-care buildings [2019: Spec C2.5: 2]			X		Not applicable. No healthcare and residential care buildings proposed.
S11C3 Class 9c buildings [2019: Spec C2.5: 3]			X		Not applicable. No healthcare and residential care buildings proposed.
S11C4 Doorways in smoke-proof walls [2019: Spec C2.5: 4]			X		Not applicable. No healthcare and residential care buildings proposed.
Specification 12 Fire doors, smoke doors, fire windows and shutters					
S12C1 Scope [2019: Spec C3.4: 1]			X		This Specification sets out requirements for the construction of fire doors, smoke doors, fire windows and fire shutters.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
S12C2 Fire Doors [2019: Spec C3.4: 2]				X	A required fire door must— (a) comply with AS 1905.1; and (b) not fail by radiation through any glazed part during the period specified for integrity in the required FRL. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S12C3 General requirements for smoke doors [2019: Spec C3.4: 3.1]				X	Smoke doors must be constructed so that smoke will not pass from one side of the doorway to the other and, if they are glazed, there is minimal danger of a person being injured by accidentally walking into them. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S12C4 Construction Deemed-to-Satisfy [2019: Spec C3.4: 3.2]				X	A smoke door of one or two leaves satisfies S12C3 if it is constructed as follows: (a) The leaves are side-hung to swing— (i) in the direction of egress; or (ii) in both directions. (b) The leaves are solid-core and at least 35 mm thick, or are capable of resisting smoke at 200°C for 30 minutes. (c) The leaves are fitted with smoke seals. (d) The leaves— (i) are normally in the closed position; or (ii) operate such that— (A) they are closed automatically with the automatic closing operation initiated by smoke detectors, installed in accordance with the relevant provisions of AS 1670.1, located on each side of the doorway not more than 1.5 m horizontal distance from the doorway; and (B) in the event of power failure to the door, they will fail-safe in the closed position. (e) The leaves return to the fully closed position after each manual opening. (f) Any glazing incorporated in the door complies with AS 1288. (g) If a glazed panel is capable of being mistaken for an unobstructed exit, the presence of the glass must be identified by an opaque mid-height band, mid-rail, crash-bar or other opaque construction. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S12C5 Fire shutters [2019: Spec C3.4: 4]				X	A required fire shutter must— (a) be a shutter that— (i) is identical with a tested prototype that has achieved the required FRL; and (ii) is installed in the same manner and in an opening that is not larger than the tested prototype; and (iii) did not have a rise in average temperature on the side remote from the furnace of more than 140 K during the first 30 minutes of the test; or

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

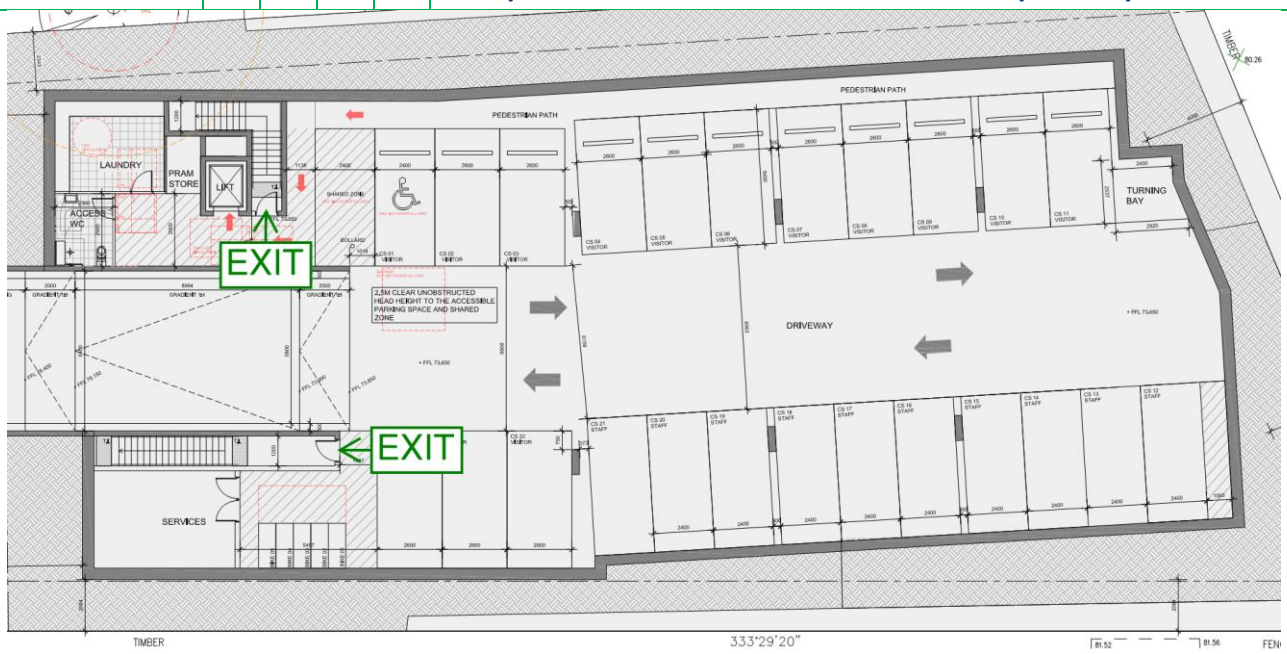
BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(b) be a steel shutter complying with AS 1905.2 if a metallic fire shutter is not prohibited by C4D6. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S12C6 Fire windows [2019: Spec C3.4: 6]				X	A required fire window must be— (a) identical in construction with a prototype that has achieved the required FRL; and (b) installed in the same manner and in an opening that is not larger than the tested prototype. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
Specification 13 Penetration of walls, floors and ceilings by services					
S13C1 Scope [2019: Spec C3.15: 1]			X		This Specification prescribes materials and methods of installation for services that penetrate walls, floors and ceilings required to have an FRL.
S13C2 Application [2019: Spec C3.15: 2]			X		Not applicable. Protection of services to be in accordance with a Tested System.
S13C3 Metal pipe systems [2019: Spec C3.15: 3]			X		Not applicable. Protection of services to be in accordance with a Tested System.
S13C4 Pipes penetrating sanitary compartments [2019: Spec C3.15: 4]			X		Not applicable. Protection of services to be in accordance with a Tested System.
S13C5 Wires and cables [2019: Spec C3.15: 5]			X		Not applicable. Protection of services to be in accordance with a Tested System.
S13C6 Electrical switches and outlets [2019: Spec C3.15: 6]			X		Not applicable. Protection of services to be in accordance with a Tested System.
S13C7 Fire-stopping [2019: Spec C3.15: 7]			X		Not applicable. Protection of services to be in accordance with a Tested System.
Section D Access and Egress					

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

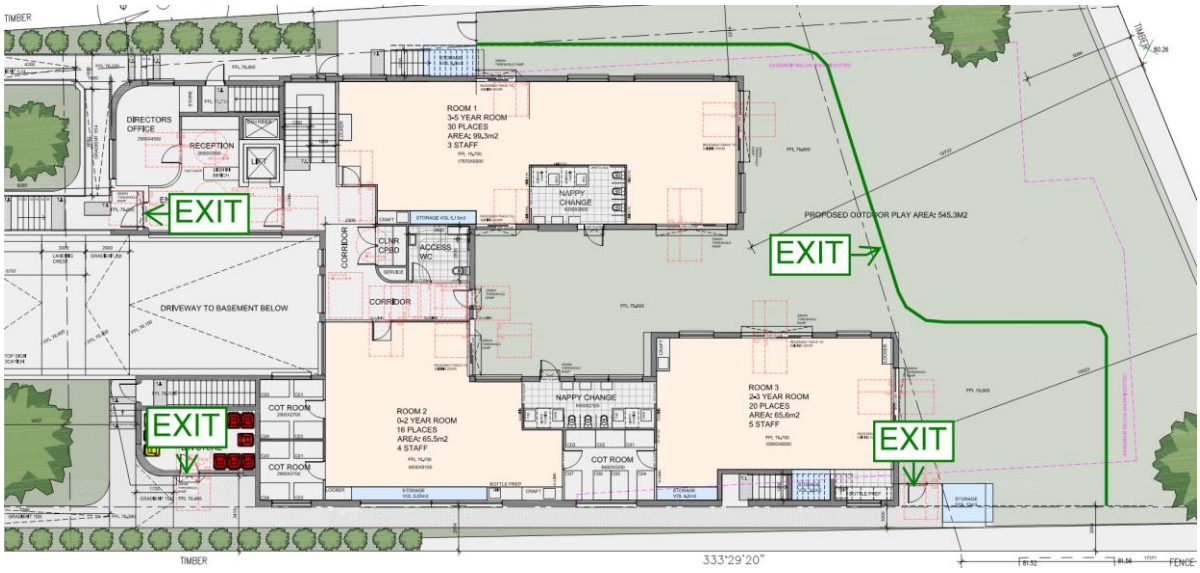
BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
Part D2 Provision for escape					
D2D1 Deemed-to-Satisfy Provisions [2019: D1.0]			X		(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements D1P1 to D1P6, D1P8 and D1P9 are satisfied by complying with— (a) D2D2 to D2D23, D3D2 to D3D30 and D4D2 to D4D13; and (d) for a building containing an occupiable outdoor area, Part G6; (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable. (3) Performance Requirement D1P7 must be complied with if lifts are to be used to assist occupants to evacuate a building.
D2D2 Application of Part [2019: D1.1]			X		Not applicable. Not Class 2, 3, 4.
NSW D2D3 Number of exits required [2019: D1.2]				X	(1) All buildings — Every building must have at least one exit from each storey. (2) Class 2 to 8 buildings — (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. (b) The requirements of (a)(i) do not apply to a part of a storey that— (i) is provided with direct egress to a road or open space; and (ii) satisfies D2D5 by the provision of 1 exit. (3) Basements — In addition to any horizontal exit, not less than 2 exits must be provided from any storey if egress from that storey involves a vertical rise within the building of more than 1.5 m, unless— (a) the floor area of the storey is not more than 50 m²; and (b) the distance of travel from any point on the floor to a single exit is not more than 20 m. (4) Class 9 buildings — (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 a rise in storeys of more than 6 or an effective height of more than 25 m. iv) Any storey used as a Class 9b early childhood centre, or any Class 9b early childhood centre which forms part of a storey. (v) Each storey in a primary or secondary school with a rise in storeys of 2 or more. (vi) Any storey or mezzanine that accommodates more than 50 persons, calculated under D2D18. (vii) Any storey or mezzanine within an auditorium in an entertainment venue. (b) The requirements of (a) do not apply to a part of a storey that—

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(i) is a plant room, machinery room, storeroom, lift-machine room or the like; and (ii) is provided with direct egress to a road, open space or a fire-isolated exit complying with D2D12(2); and (iii) satisfies D2D5 by the provision of 1 exit. (7) Access to exits — Without passing through another sole-occupancy unit every occupant of a storey or part of a storey must have access to— (a) an exit; or (b) at least 2 exits if 2 or more exits are required. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***



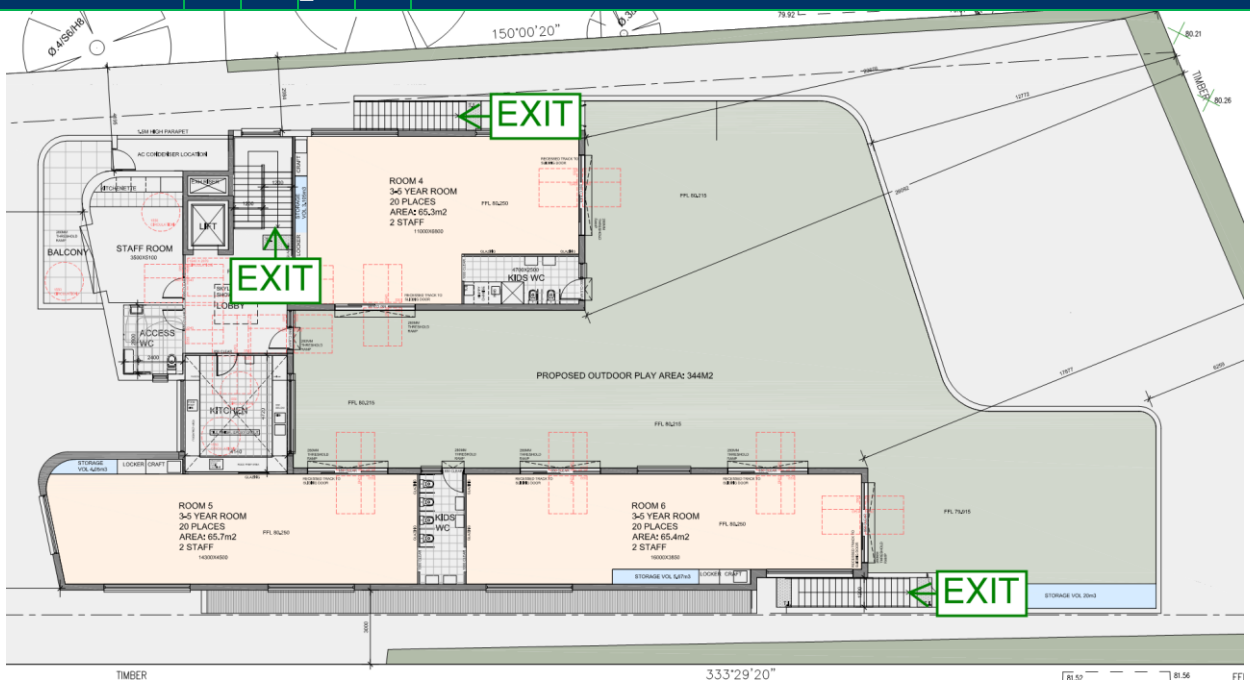
Basement



Ground Floor

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

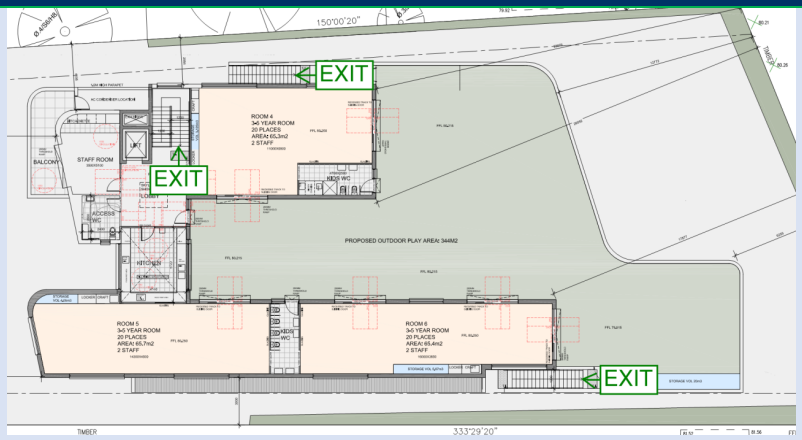
BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS

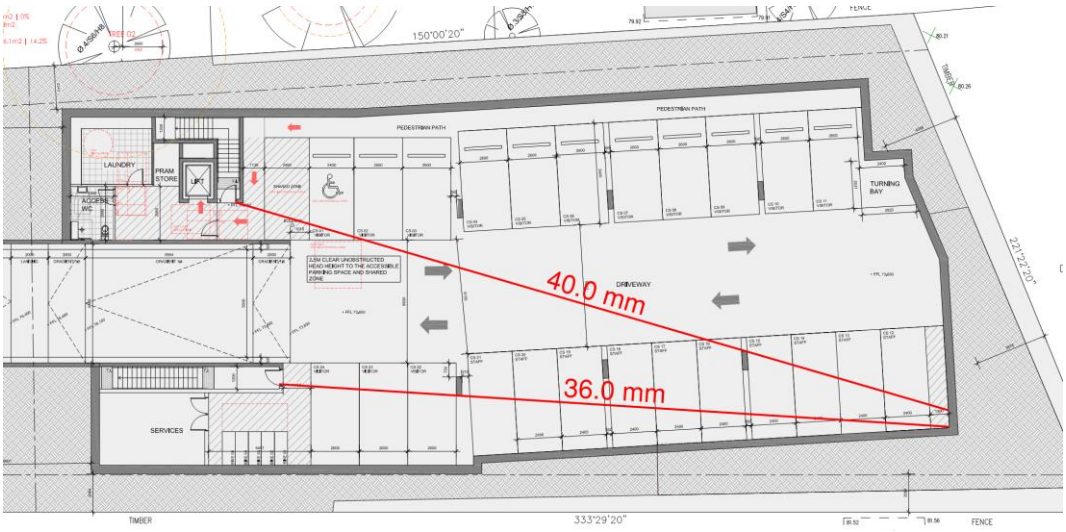


Level 1

D2D4 When fire-isolated stairways and ramps are required [2019: D1.3]				X	(2) Class 7, 9 buildings — Every stairway or ramp serving as a required exit must be fire-isolated unless— (c) in any other case, except in a Class 9b early childhood centre, it connects, passes through or passes by not more than 2 consecutive storeys and one extra storey of any classification may be included if— (i) the building has a sprinkler system (other than a FPAA101D system) complying with Specification 17 installed throughout; or (ii) 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 for Type A construction; and (C) no opening that could permit the passage of fire or smoke. **COMPLIANCE COMMENTARY** **The stairways serving as required exits are not fire-isolated as required.** **Stairways serving the carpark are required to be fire-isolated to achieve travel distance DTS compliance.**

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

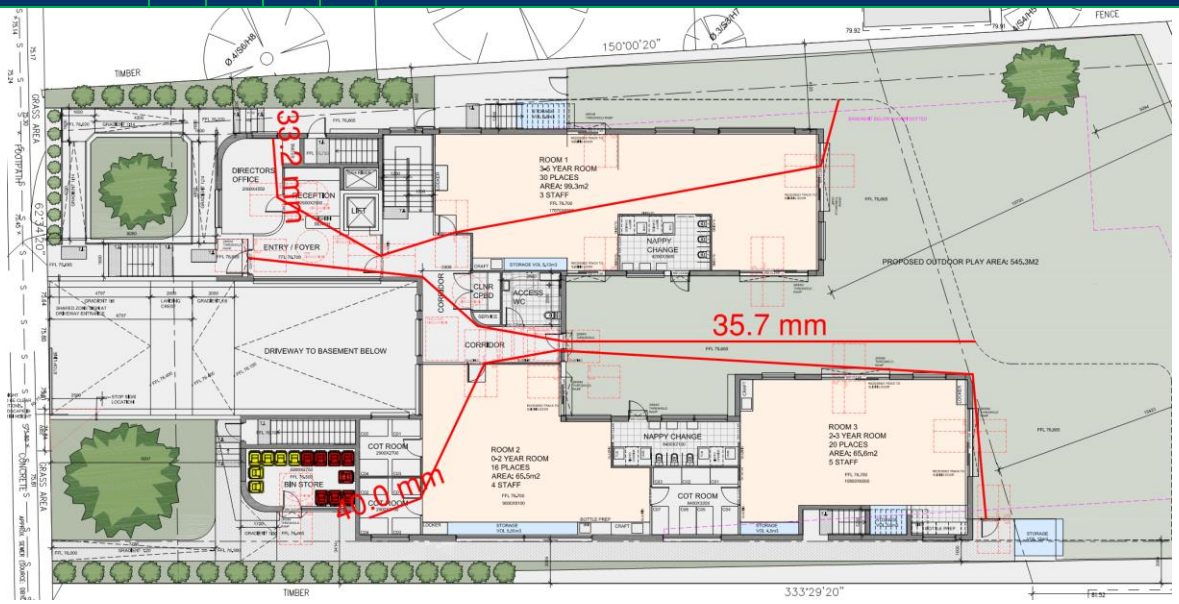
BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					 ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
D2D5 Exit travel distances [2019: D1.4]				X	(3) Class 5, 6, 7, 8 or 9 buildings — Subject to (4), (5) and (6)— (a) no point on a floor must be more than 20 m from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40 m; and **COMPLIANCE COMMENTARY** **Building complies.** ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***



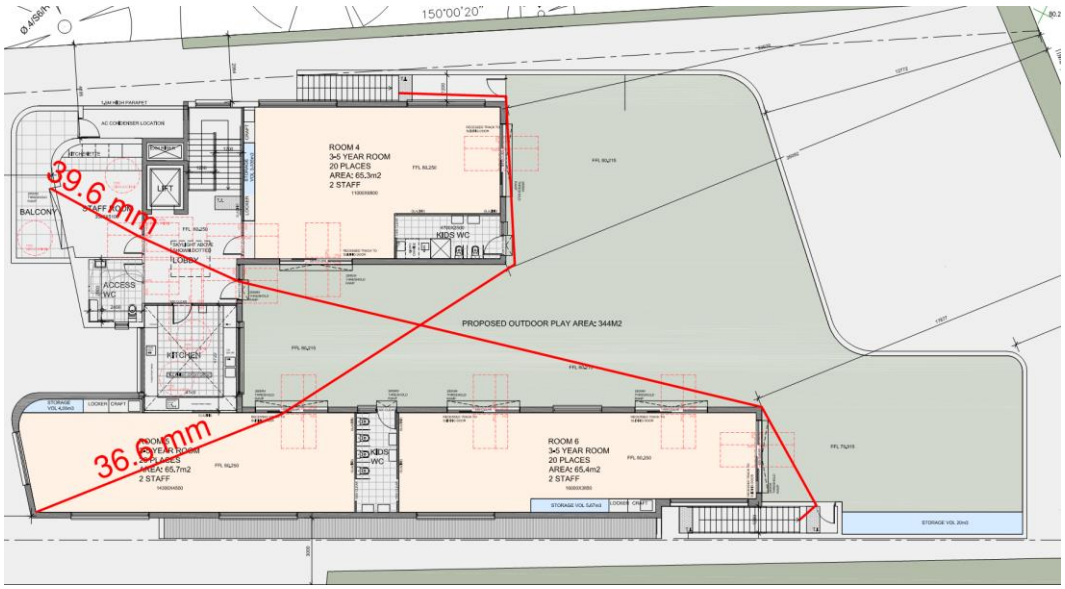
Basement

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS



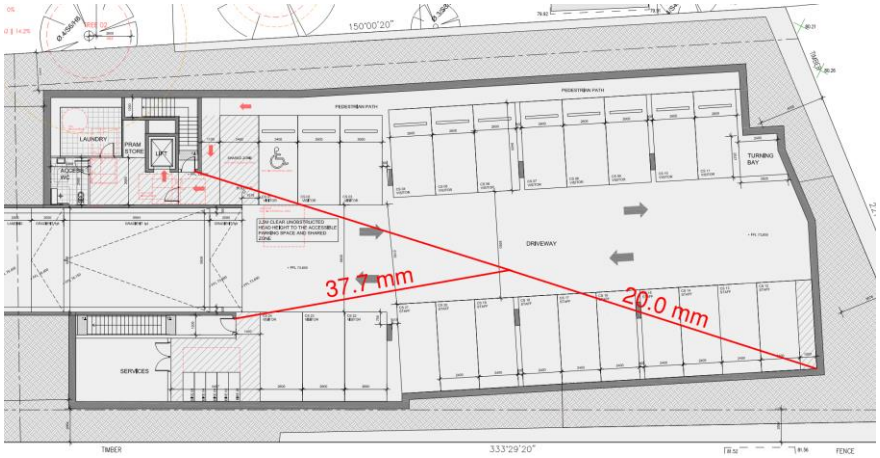
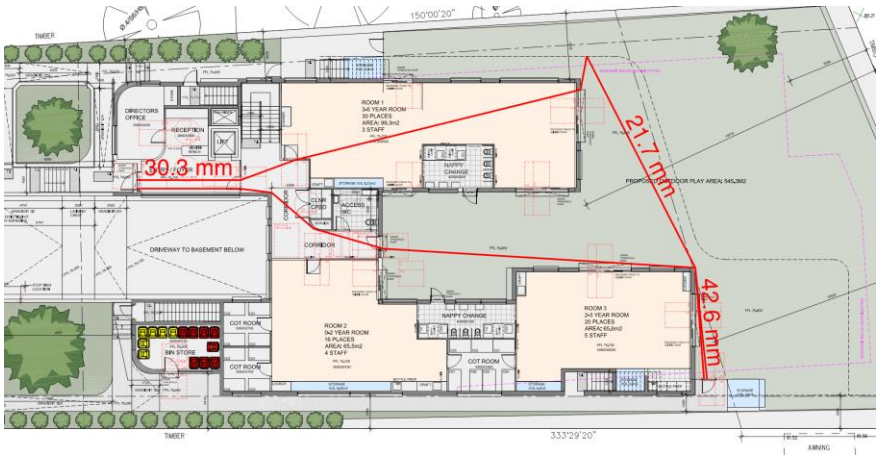
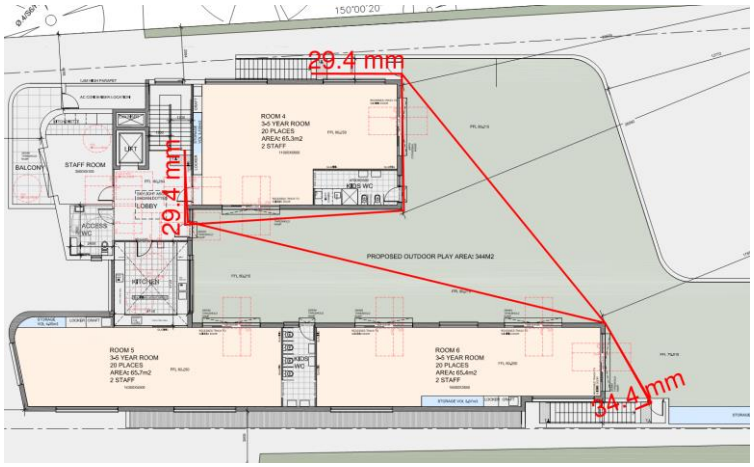
Ground Floor



Level 1

D2D6 Distance between alternative exits [2019: D1.5]				X	Exits that are required as alternative means of egress must be— (a) distributed as uniformly as practicable within or around the storey served and in positions where unobstructed access to at least 2 exits is readily available from all points on the floor including lift lobby areas; and (b) not less than 9 m apart; and (c) not more than— (iii) in all other cases — 60 m apart; and (d) located so that alternative paths of travel do not converge such that they become less than 6m apart. **COMPLIANCE COMMENTARY**

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					 Basement  Ground Floor  Level 1 ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
D2D7 Height of doorways in exits and paths of travel to exits [2019: D1.6(a)]				X	In a required exit or path of travel to an exit the unobstructed height throughout must be not less than 2 m, except the unobstructed height of any doorway may be reduced to not less than 1980 mm. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
NSW D2D8 Width of exits and paths of travel to exits [2019: D1.6(b), (c), (d) and (e)]				X	(1) 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— (a) 1 m; or (b) 1.8 m in a passageway, corridor or ramp normally used for the transportation of patients in beds within a treatment area or ward area; and (2) If the storey, mezzanine or open spectator stand accommodates more than 100 persons but not more than 200 persons, the aggregate unobstructed width of each required exit or path of travel to an exit, except for doorways, must be not less than— (a) 1 m plus 250 mm for each 25 persons (or part) in excess of 100; or (b) 1.8 m in a passageway, corridor or ramp normally used for the transportation of patients in beds within a treatment area or ward area. (3) If the storey, mezzanine or open spectator stand accommodates more than 200 persons, the aggregate unobstructed width of each required exit or path of travel to an exit, except for doorways, must be not less than— (a) 2 m plus 500 mm for every 60 persons (or part) in excess of 200 persons if egress involves a change in floor level by a stairway or ramp with a gradient steeper than 1 in 12; or (b) in any other case, 2 m plus 500 mm for every 75 persons (or part) in excess of 200. (4) In an open spectator stand which accommodates more than 2000 persons, the aggregate unobstructed width of each required exit or path of travel to an exit, except for doorways, must be not less than 17 m plus a width (in metres) equal to the number in excess of 2000 divided by 600. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
NSW D2D9 Width of doorways in exits or paths of travel to exits [2019: D1.6, NSW D1.6(f)(vi)]				X	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 2.2 m — 1200 mm; or (B) 2.2 m or greater — 1070 mm; 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 800 mm wide; or (b) in patient care areas in a horizontal exit — 1250 mm; or

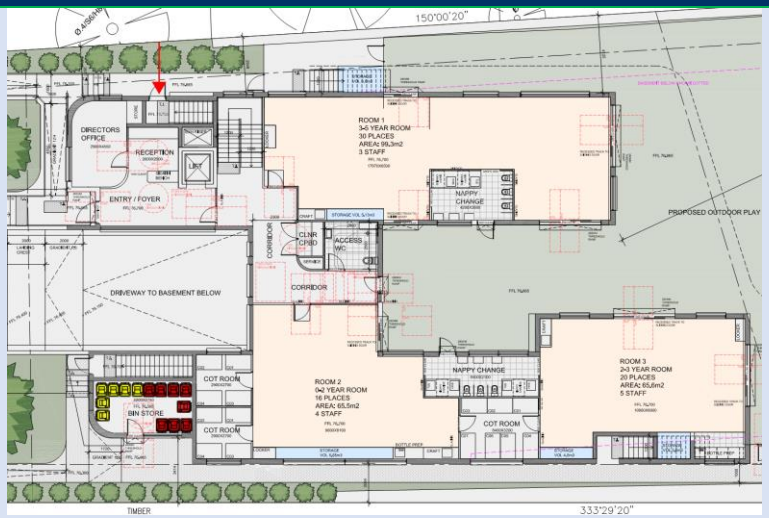
AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(c) the unobstructed width of each exit provided to comply with D2D8(1), (2), (3) or (4), minus 250 mm; or (d) in a Class 9c building, 800 mm, except— (i) in resident use areas the minimum unobstructed width must be 870 mm; and (ii) for doorways leading from a public corridor to a sole-occupancy unit the minimum unobstructed width must be 1070 mm; 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 opening not less than 870 mm wide in resident use areas and 800 mm wide in non-resident use area; or (e) in a Class 9b building used as an entertainment venue— (i) in parts of the building used by the public, the width of the required exit or path of travel, and the unobstructed width of each doorway must not be less than 1 m and not more than 3 m; and (ii) in other parts of the building, doorways must comply with NSW D2D9; or (f) in any other case except where it opens to a sanitary compartment or bathroom — 750 mm wide. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
D2D10 Exit width not to diminish in direction of travel [2019: D1.6(g)]				X	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 [2019: D1.6(h) and (i)]				X	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 2m vertically above a line along the nosings 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. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
D2D12 Travel via fire-isolated exits [2019: D1.7]		X			(1) 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— (a) a public corridor, public lobby or the like; or (b) a sole-occupancy unit occupying all of a storey; or (c) a sanitary compartment, airlock or the like. (2) 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—

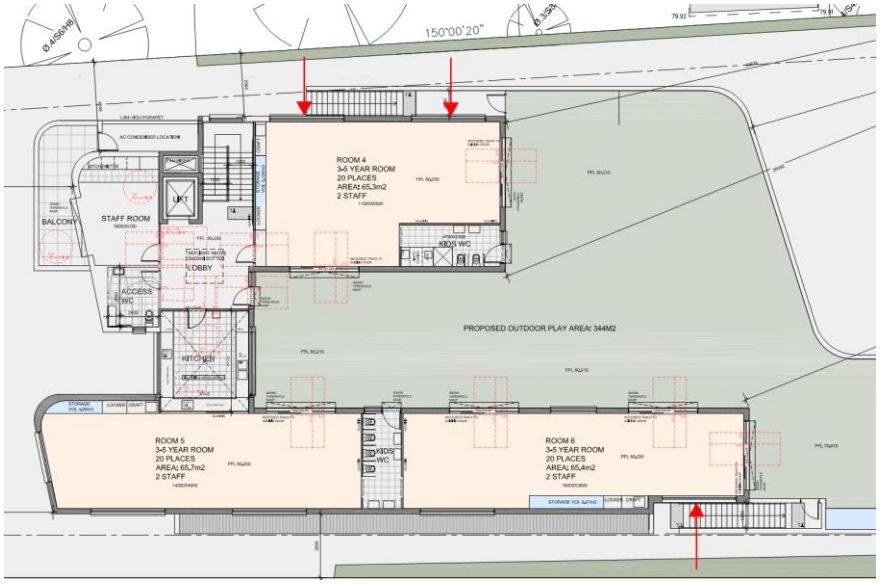
AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(a) to a road or open space; or (b) to a point— (i) in a storey or space, within the confines of the building, that is used only for pedestrian movement, car parking or the like and is open for at least ⅔ of its perimeter; and (ii) from which an unimpeded path of travel, not further than 20 m, is available to a road or open space; or (c) into a covered area that— (i) adjoins a road or open space; and (ii) is open for at least ⅓ of its perimeter; and (iii) has an unobstructed clear height throughout, including the perimeter openings, of not less than 3 m; and (iv) provides an unimpeded path of travel from the point of discharge to the road or open space of not more than 6 m. (3) 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, the following applies: (a) That part of the wall must have— (i) an FRL of not less than 60/60/60; and (ii) any openings protected internally in accordance with C4D5; and (b) The protection required by (a) must extend 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. (4) If more than 2 access doorways, not from a sanitary compartment or the like, open to a required fire-isolated exit in the same storey— (a) a smoke lobby in accordance with D3D7 must be provided; or (b) the *exit* must be pressurised in accordance with AS 1668.1. (5) A ramp must be provided at any change in level less than 600 mm in a *fire-isolated passageway* in a Class 9 building. **COMPLIANCE COMMENTARY** • **All stairways are required to be fire-isolated to comply with D2D4.** • **Opening within 6m of the path of travel to the road is required to be protected internally in accordance with C4D5.**

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					 ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
D2D13 External stairways or ramps in lieu of fire-isolated exits [2019: D1.8]				X	(1) An external stairway or ramp may serve as a required exit in lieu of a fire-isolated exit serving a storey below an effective height of 25 m, if the stairway or ramp is— (a) non-combustible throughout; and (b) protected in accordance with (3) if it is within 6 m of, and exposed to, any part of the external wall of the building it serves. (2) For the purposes of this clause— (a) exposure under (1)(b), is measured in accordance with S5C2, as if the exit was a building element and the external wall of the building was a fire-source feature to the exit, except that the FRL required in S5C2(1)(a) must not be less than 60/60/60; and (b) the plane formed at the construction edge or perimeter of an unenclosed building or part such as an open-deck carpark, open spectator stand or the like, is deemed to be an external wall; and (c) openings in an external wall and openings under (3) and (4), are determined in accordance with C4D2. (3) The protection referred to in (1)(b), must adequately protect occupants using the exit from exposure to a fire within the building, in accordance with one of the following methods: (a) The part of the external wall of the building to which the exit is exposed must have— (i) an FRL of not less than 60/60/60; and (ii) no openings less than 3 m from the exit (except a doorway serving the exit protected by a –/60/30 fire door in accordance with C4D9(1)); and (iii) any opening 3 m or more but less than 6 m from the exit, protected in accordance with C4D5 and if wall wetting sprinklers are used, they are located internally. (b) The exit must be protected by construction of a wall, roof, floor or other shielding element as appropriate in accordance with (4) from— (i) any part of the external wall of the building having an FRL of less than 60/60/60; and

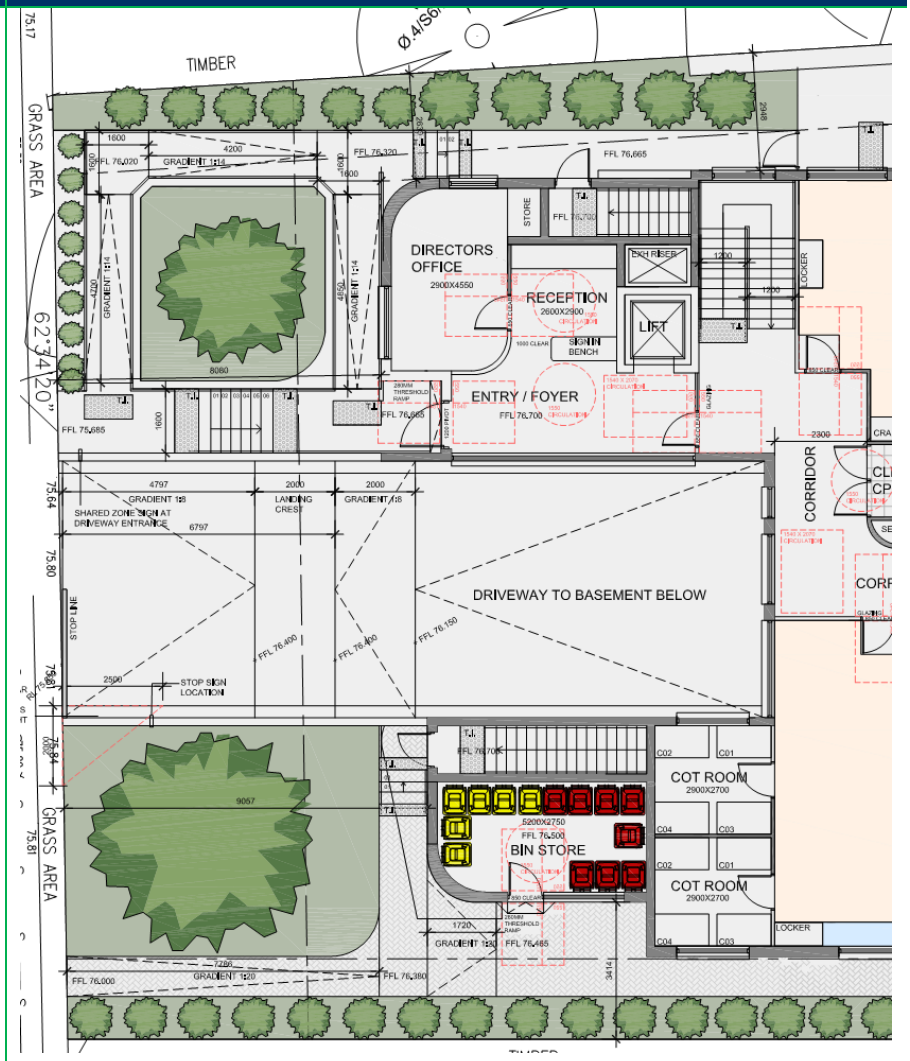
AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(ii) any openings in the external wall. (4) The wall, roof, floor or other shielding element required by (3)(b) must— (a) have an FRL of not less than 60/60/60; and (b) have no openings less than 3 m from the external wall of the building (except a doorway serving the exit protected by a –/60/30 fire door in accordance with C4D9(1)); and (c) have any opening 3 m or more but less than 6 m from any part of the external wall of the building protected in accordance with C4D5 and if wall wetting sprinklers are used, they are located on the side exposed to the external wall. **COMPLIANCE COMMENTARY** **Where the external stairways are designed to be external stairways in lieu of fire-isolated stairways compliance with (3) is required.** (a) The part of the external wall of the building to which the exit is exposed must have— (i) an FRL of not less than 60/60/60; and (ii) no openings less than 3 m from the exit (except a doorway serving the exit protected by a –/60/30 fire door in accordance with C4D9(1)); and (iii) any opening 3 m or more but less than 6 m from the exit, protected in accordance with C4D5 and if wall wetting sprinklers are used, they are located internally. (b) The exit must be protected by construction of a wall, roof, floor or other shielding element as appropriate in accordance with (4) from— (i) any part of the external wall of the building having an FRL of less than 60/60/60; and (ii) any openings in the external wall.  ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
D2D14 Travel by non-fire-isolated stairways or ramps				X	(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.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
[2019: D1.9]					(2) In a Class 2, 3 or 4 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-occupancy unit must not exceed— (b) 60 m in all other cases. (3) In a Class 5, 6, 7, 8 or 9 building, the distance from any point on a floor to a point of egress to a road or open space by way of a required non-fire-isolated stairway or non-fire-isolated ramp must not exceed 80 m. (5) In a Class 5 to 8 or 9b building, a required non-fire-isolated stairway or non-fire-isolated ramp must discharge at a point not more than— (a) 20 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) 40 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. **COMPLIANCE COMMENTARY** **All stairways are required to be fire-isolated.** **Where non-fire-isolated stairways are to remain under a Fire Engineered Performance Solution, compliance with this clause is required.** ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
NSW D2D15 Discharge from exits [2019: D1.10]				X	(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 a required exit leads to an open space, the path of travel to the road must have an unobstructed width throughout of not less than— (a) the minimum width of the required exit; or (b) 1 m, whichever is the greater. (3) If an exit discharges to open space that is at a different level than the public road to which it is connected, the path of travel to the road must be by— (a) a ramp or other incline having a gradient not steeper than 1:8 at any part, or not steeper than 1:14 if required by the Deemed-to-Satisfy Provisions of Part D4; (4) The discharge point of alternative exits must be located as far apart as practical. (7) The number of persons accommodated must be calculated according to D2D18. **COMPLIANCE COMMENTARY** **Compliance achieveable.**

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					 ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
D2D16 Horizontal exits [2019: D1.11]			X		Not applicable. No horizontal exits.
D2D17 Non-required stairways, ramps or escalators [2019: D1.12]			X		Not applicable. No non-required stairways, ramps or escalators proposed.
NSW D2D18 Number of persons accommodated [2019: D1.13]			X		For the purposes of the Deemed-to-Satisfy Provisions, the number of persons accommodated in a storey, room or mezzanine must be determined with consideration to the purpose for which it is used and the layout of the floor area by— (a) calculating the sum of the numbers obtained by dividing the floor area of each part of the storey by the number of square metres per person listed in Table D2D18 according to the use of that part, excluding spaces set aside for—

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(i) lifts, stairways, ramps and escalators, corridors, hallways, lobbies and the like; and (ii) service ducts and the like, sanitary compartments or other ancillary uses; or (b) reference to the seating capacity in an assembly building or room; or (c) any other suitable means of assessing its capacity.
D2D19 Measurement of distances [2019: D1.14]			X		Informational. The nearest part of an exit means in the case of— (a) a fire-isolated stairway, fire-isolated passageway, or fire-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 [2019: D1.15]			X		Informational. The following rules apply: (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 or changes direction. (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 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 nosings 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 [2019: D1.16]			X		(1) A ladder may be used in lieu of a stairway to provide egress from— (a) a plant room with a floor area of not more than 100 m^2; or (b) all but one point of egress from a plant room, a lift machine room or a Class 8 electricity network substation with a floor area of not more than 200 m^2. (2) A ladder permitted under (1)— (a) may—

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(i) form part of an exit provided that in the case of a fire-isolated stairway it is contained within the shaft; or (ii) discharge within a storey in which case it must be considered as forming part of the path of travel; and (b) for a plant room or a Class 8 electricity network substation, must comply with AS 1657; and (c) for a lift machine room, where access is provided from within a machine room to a secondary floor, a fixed rung type ladder complying with AS 1657 may be used, provided that— (i) the height between the floors is not more than 2800 mm; and (ii) the ladder is inclined at an angle to the horizontal not less than 65 degrees nor more than 75 degrees; and (iii) the distance between the front face of the ladder and any adjacent obstruction is not less than— (A) 960 mm, where the ladder is inclined 65 degrees to the horizontal; or (B) 760 mm, where the ladder is inclined 75 degrees to the horizontal; or (C) a distance that is determined by interpolating the values in (A) and (B), where the ladder is inclined at any angle between 65 degrees and 75 degrees to the horizontal; and (iv) a clear space not less than 600 mm exists between the foot of the ladder and any equipment.
D2D22 Access to lift pits [2019: D1.17]			X		Not applicable. No lift pit proposed or required.
D2D23 Egress from primary schools [2019: D1.18]			X		Not applicable. Not primary school.
Part D3 Construction of exits					
D3D1 Deemed-to-Satisfy Provisions [2019: D2.0]			X		(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements D1P1 to D1P6, D1P8 and D1P9 are satisfied by complying with— (a) D2D2 to D2D23, D3D2 to D3D30 and D4D2 to D4D13; and (d) for a building containing an occupiable outdoor area, Part G6; (2) Where a Performance Solution is proposed the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable. (3) Performance Requirement D1P7 must be complied with if lifts are to be used to assist occupants to evacuate a building.
NSW D3D2 Application of Part [2019: NSW D2.1(c)]			X		Informational.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
D3D3 Fire-isolated stairways and ramps [2019: D2.2]				X	A stairway or ramp (including any landings) that is required to be within a fire-resisting shaft must be constructed— (a) of non-combustible materials; and (b) so that if there is local failure it will not cause structural damage to, or impair the fire-resistance of, the shaft. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans, Structural Engineering Plans & specification***
D3D4 Non-fire-isolated stairways and ramps [2019: D2.3]				X	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— (a) reinforced or prestressed concrete; or (b) steel in no part less than 6 mm thick; or (c) timber that— (i) has a finished thickness of not less than 44 mm; and (ii) has an average density of not less than 800 kg/m3 at a moisture content of 12%; and (iii) has not been joined by means of glue unless it has been laminated and glued with resorcinol formaldehyde or resorcinol phenol formaldehyde glue. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
D3D5 Separation of rising and descending stair flights [2019: D2.4]	X				If a stairway serving as an exit is required to be fire-isolated— (a) there must be no direct connection between— (i) a flight rising from a storey below the lowest level of access to a road or open space; and (ii) a flight descending from a storey above that level; and (b) any construction that separates or is common to the rising and descending flights must be— (i) non-combustible; and (ii) smoke proof in accordance with S11C2 **COMPLIANCE COMMENTARY** **Complies**
D3D6 Open access ramps and balconies [2019: D2.5]			X		Not applicable. No open access ramp or balcony is provided to meet the smoke hazard management requirements of E2D4 to E2D13.
D3D7 Smoke lobbies [2019: D2.6]				X	A smoke lobby required by D2D12 must— (a) have a floor area not less than 6 m^2; and (b) be separated from the occupied areas in the storey by walls which are impervious to smoke, and— (i) have an FRL of not less than 60/60/– (which may be fire-protective grade plasterboard, gypsum block with set plaster, face brickwork, glass blocks or glazing); and

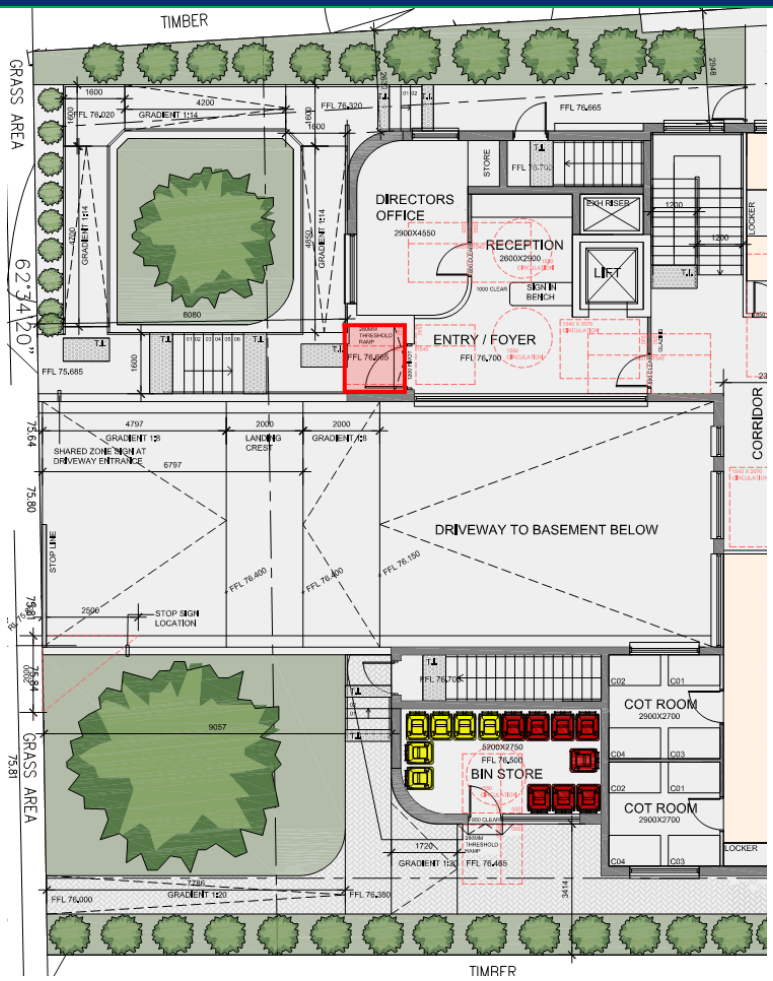
AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(ii) extend from slab to slab, or to the underside of a ceiling with a resistance to the incipient spread of fire of 60 minutes which covers the lobby; and (iii) any construction joints between the top of the walls and the floor slab, roof or ceiling must be smoke sealed with intumescent putty or other suitable material; and (c) at any opening from the occupied areas, have smoke doors complying with S12C3 and S12C4 except that the smoke sensing device need only be located on the approach side of the opening; and (d) be pressurised as part of the exit if the exit is required to be pressurised under E2D3. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
D3D8 Installations in exits and paths of travel [2019: D2.7]				X	(1) Access to service shafts and services other than to fire-fighting or detection equipment as permitted in the Deemed-to-Satisfy Provisions of Section E, must not be provided from a fire-isolated stairway, fire-isolated passageway or fire-isolated ramp. (2) An opening to any chute or duct intended to convey hot products of combustion from a boiler, incinerator, fireplace or the like, must not be located in any part of a required exit or any corridor, hallway, lobby or the like leading to a required exit. (3) Gas or other fuel services must not be installed in a required exit. (4) Except for in a fire-isolated exit specified in (1), services or equipment enclosed in accordance with (5) may be installed in a required exit, or in any corridor, hallway, lobby or the like leading to a required exit, where that service or equipment comprises— (a) electricity meters, distribution boards or ducts; or (b) central telecommunications distribution boards or equipment; or (c) electrical motors or other motors serving equipment in the building. (5) An enclosure for the purposes of (4) must be suitably sealed against smoke spreading from the enclosure and be— (a) non-combustible construction; or (b) a fire-protective covering. (6) Electrical wiring may be installed in a fire-isolated exit if the wiring is associated with— (a) a lighting, detection, or pressurisation system serving the exit; or (b) a security, surveillance or management system serving the exit; or (c) an intercommunication system or an audible or visual alarm system in accordance with D3D27; or (d) the monitoring of hydrant or sprinkler isolating valves. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
D3D9				X	(1) Fire-isolated stairways and ramps — If the space below a required fire-isolated stairway or fire-isolated ramp is within the fire-isolated shaft, it must not be enclosed to form a cupboard or similar enclosed space.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
Enclosure of space under stairs and ramps [2019: D2.8]					(2) Non fire-isolated stairways and ramps — 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. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
D3D10 Width of required stairways and ramps [2019: D2.9]			X		Not applicable. No stairway or ramp required to exceed 2m.
D3D11 Pedestrian ramps [2019: D2.10]				X	(1) A fire-isolated ramp may be substituted for a fire-isolated stairway if the construction enclosing the ramp and the width and ceiling height comply with the requirements for a fire-isolated stairway. (2) A ramp serving as a required exit must— (a) where the ramp is also serving as an accessible ramp under Part D4, be in accordance with AS 1428.1; or (b) in any other case, have a gradient not steeper than 1:8. (3) The floor surface of a ramp must have a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
D3D12 Fire-isolated passageways [2019: D2.11]			X		Not applicable. No fire-isolated passageway proposed or required.
D3D13 Roof as open space [2019: D2.12]				X	If an exit discharges to a roof of a building, the roof must— (a) have an FRL of not less than 120/120/120; and (b) not have any roof lights or other openings within 3 m of the path of travel of persons using the exit to reach a road or open space. **COMPLIANCE COMMENTARY** **Slab to comply.**

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					 ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
NSW D3D14 Goings and risers [2019: D2.13]				X	(1) A stairway must have— (a) not more than 18 and not less than 2 risers in each flight; and (b) going (G), riser (R) and quantity (2R + G) in accordance with Table D3D14, except as permitted by (2) and (3); and (c) constant goings and risers throughout each flight, except as permitted by (2) and (3), and the dimensions of goings (G) and risers (R) in accordance with (1)(b) are considered constant if the variation between— (i) adjacent risers, or between adjacent goings, is no greater than 5 mm; and (ii) the largest and smallest riser within a flight, or the largest and smallest going within a flight, does not exceed 10 mm; and (d) risers which do not have any openings that would allow a 125 mm sphere to pass through between the treads; and (e) treads which have— (i) a surface with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586; or

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(ii) a nosing strip with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586; and (f) treads of solid construction (not mesh or other perforated material) if the stairway is more than 10 m high or connects more than 3 storeys; and (g) in a Class 9b building, not more than 36 risers in consecutive flights without a change in direction of at least 30°; and (h) in the case of a required stairway, no winders in lieu of a landing;. (2) In the case of a non-required stairway— (a) the stairway must have— (i) not more than 3 winders in lieu of a quarter landing; and (ii) not more than 6 winders in lieu of a half landing; and (b) the going of all straight treads must be constant throughout the same flight and the dimensions of goings (G) is considered constant if the variation between— (i) adjacent goings, is no greater than 5 mm; and (ii) the largest and smallest going within a flight, does not exceed 10 mm; and (c) the going of all winders in lieu of a quarter or half landing may vary from the going of the straight treads within the same flight provided that the going of all such winders is constant. (3) Where a stairway discharges to a sloping public walkway or public road— (a) the riser (R) may be reduced to account for the slope of the walkway or road; and (b) the quantity (2R+G) may vary at that location. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
D3D15 Landings [2019: D2.14]				X	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) a surface with a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586; or (B) 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; and ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
NSW D3D16 Thresholds				X	The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless—

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
[2019: D2.15, NSW D2.15(d), (e)]					(c) in a building required to be accessible by Part D4, the doorway— (i) opens to a road or open space; and (ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or (e) In other cases— (i) the doorway opens to a road or open space, external stair landing or external balcony; and (ii) the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway opens. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
D3D17 Barriers to prevent falls [2019: D2.16(a), (b) and (c)]				X	(1) A continuous barrier must be provided along the side of— (a) a roof to which general access is provided; and (b) a stairway or ramp; and (c) a floor, corridor, hallway, balcony, deck, verandah, mezzanine, access bridge or the like; and (d) any delineated path of access to a building, if the trafficable surface is 1 m or more above the surface beneath. (2) The requirements of (1) do not apply to— (a) the perimeter of a stage, rigging loft, loading dock or the like; or (b) areas referred to in D3D23; or (c) a retaining wall unless the retaining wall forms part of, or is directly associated with a delineated path of access to a building from the road, or a delineated path of access between buildings; or (d) a barrier provided to an openable window covered by D3D29. (3) A barrier required by (1) must be constructed in accordance with D3D18, D3D19, D3D20 and, if a wire barrier is used, D3D21. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
NSW D3D18 Height of barriers [2019: Table D2.16a]				X	(1) 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. (e) For all other locations – 1m. (2) For a barrier provided under (1) — (a) barrier heights are measured vertically from the surface beneath, except that for stairways the height must be measured above the nosing line of the stair treads; and (b) a transition zone may be incorporated where the barrier height changes from 865 mm on a stair flight or ramp to 1 m at a landing or floor.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
D3D19 Openings in barriers [2019: Table D2.16a]				X	(1) Except where allowed by (2), openings in a required barrier must not allow a 125 mm sphere to pass through. (2) In a fire-isolated stairway, fire-isolated ramp or other area used primarily for emergency purposes, openings in a required barrier— (a) must not allow a 300 mm sphere to pass through; or (b) where rails are used— (i) a 150 mm sphere must not be able to pass through the opening between the nosing line of the stair treads and the rail or between the rail and the floor of the landing, balcony or the like; and (ii) the opening between rails must not be more than 460 mm. (3) In Class 7 (other than carparks), openings in a required barrier— (a) must not allow a 300 mm sphere to pass through; or (b) where rails are used— (i) a 150 mm sphere must not be able to pass through the opening between the nosing line of the stair treads and the rail or between the rail and the floor of the landing, balcony or the like; and (ii) the opening between the rails must not be more than 460mm. (4) The requirements of (2) do not apply to external stairways, external ramps, or fire-isolated stairways or fire-isolated ramps serving Class 9b early childhood centres. (5) For a barrier provided under (1), 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. (6) Where a required barrier is fixed to the vertical face forming an edge of a landing, balcony, deck, stairway or the like, the opening formed between the barrier and the face must not exceed 40 mm. (7) For the purposes of (6), the opening is measured horizontally from the edge of the trafficable surface to the nearest internal face of the barrier. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
D3D20 Barrier climbability [2019: Table D2.16a]				X	(1) 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. (2) The requirements of (1) do not apply to— (a) fire-isolated stairways, fire-isolated ramps and other areas used primarily for emergency purposes, other than— (i) external stairways; and (ii) external ramps; and (b) Class 7 (other than carparks) and Class 8 buildings. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
D3D21 Wire barriers [2019: D2.16(d)]			X		Not applicable. No wire barriers proposed.
D3D22 Handrails [2019: D2.17]				X	(1) Except for handrails referred to in D3D23, and subject to (2), 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 stairway or ramp is 2 m or more; and (c) in a Class 9b building that contains an early childhood centre— (i) have one handrail fixed at a height of not less than 865 mm; and (ii) in addition to (i), have a handrail— (A) fixed at a height between 665 mm and 750 mm in a primary school; and (B) with a cross-sectional dimension not less than 16 mm and not greater than 45 mm as measured in any direction across its centre, fixed at a height between 450 mm and 700 mm in a Class 9b early childhood centre; 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). (2) The height required by (1)(c) and (d) is measured above the nosings of stair treads and the floor surface of the ramp, landing or the like. (4) Handrails required to assist people with a disability must be provided in accordance with D4D4. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
D3D23 Fixed platforms, walkways, stairways and ladders [2019: D2.18]				X	A fixed platform, walkway, stairway, ladder and any going and riser, landing, handrail or barrier attached thereto may comply 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. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
NSW D3D24 Doorways and doors [2019: D2.19]				X	(2) A doorway serving as a required exit or forming part of a required exit,— (a) must not be fitted with a revolving door; and (b) must not be fitted with a roller shutter or tilt-up door unless—

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(i) it serves a Class 6, 7 or 8 building or part with a floor area not more than 200 m^2; and (ii) the doorway is the only required exit from the building or part; and (iii) it is held in the open position while the building or part is lawfully occupied; and (c) must not be fitted with a sliding door unless— (i) it leads directly to a road or open space; and (ii) the door is able to be opened manually under a force of not more than 110 N; and (d) 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; and (3) A power-operated door in a path of travel to a required exit 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. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
D3D25 Swinging doors [2019: D2.20]	X				(1) A swinging door in a required exit or forming part of a required exit— (a) 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 (b) must swing in the direction of egress unless— (i) it serves a building or part with a floor area not more than 200m^2, 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; or (ii) it serves a sanitary compartment or airlock (in which case it may swing in either direction); and (c) must not otherwise impede the path or direction of egress. (2) The measurement of encroachment referred to in (1)(a) in each case is to include door handles or other furniture or attachments to the door.
NSW D3D26 Operation of latch [2019: D2.21]				X	(1) 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— (i) be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(ii) 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. (2) Where the latch operation device referred to in (1)(b) is not located on the door leaf itself— (a) manual controls to power-operated doors must be at least 25 mm wide, proud of the surrounding surface and located— (i) not less than 500 mm from an internal corner; and (ii) for a hinged door, between 1 m and 2 m from the door leaf in any position; and (iii) for a sliding door, within 2 m of the doorway and clear of a surface mounted door in the open position; and (b) braille and tactile signage complying with S15C3 and S15C6 must identify the latch operation device. (3) The requirements of (1) and (2) do not apply to a door that— (a) serves a vault, strong-room, sanitary compartment, or the like; or (b) serves only, or is within— (iii) a sole-occupancy unit with a floor area not more than 200 m^2 in a Class 5, 6, 7 or 8 building; or (iv) a space which is otherwise inaccessible to persons at all times when the door is locked; or (c) complies with (4) and serves— (ii) early childhood centre or the like; or (d) is fitted with a fail-safe device which automatically unlocks the door upon the activation of any sprinkler system (other than a FPAA101D system) complying with Specification 17 or smoke, or any other detector system deemed suitable in accordance with AS 1670.1 installed throughout the building, and is readily openable when unlocked; or (4) A door referred to in (3)(c) must be able to be immediately unlocked— (a) by operating a fail-safe control switch, not contained within a protective enclosure, to actuate a device to unlock the door; or (b) by hand by a person or persons, specifically nominated by the owner, properly instructed as to the duties and responsibilities involved and available at all times when the building is lawfully occupied so that persons in the building or part may immediately escape if there is a fire. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
D3D27 Re-entry from fire-isolated exits [2019: D2.22]				X	(1) Doors of a fire-isolated exit must not be locked from the inside as follows: (b) In a Class 9b early childhood centre. (2) The requirements of (1)(a), (c) and (d) do not apply to a door fitted with a fail-safe device that automatically unlocks the door upon the activation of a fire alarm and— (a) on at least every fourth storey, the doors are not able to be locked and a sign is fixed on such doors stating that re-entry is available; or

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(b) an intercommunication system, or an audible or visual alarm system, operated from within the enclosure is provided near the doors and a sign is fixed adjacent to such doors explaining its purpose and method of operation. (3) The requirements of (1)(b) do not apply to a door fitted with a fail-safe device that automatically unlocks the door serving the Class 9b early childhood centre upon the activation of a fire alarm. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
D3D28 Signs on doors [2019: D2.23]				X	(1) 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, in accordance with (2)— (a) a required— (i) fire door providing direct access to a fire-isolated exit, except a door providing direct egress from a sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building; and (ii) smoke door; and (b) any door which is a— (i) fire door forming part of a horizontal exit; and (ii) smoke door that swings in both directions; and (iii) door leading from a fire isolated exit to a road or open space. (2) A sign required by (1)(a) must be fixed on the side of the door that faces a person seeking egress and, if the door is fitted with a device for holding it in the open position, either a sign must be fixed on the wall adjacent to the doorway, or signs must be fixed to both sides of the door. (3) A sign required by (1)(b) must be fixed on each side of the door. (4) A sign referred to in (1) must be in capital letters not less than 20 mm high in a colour contrasting with the background and state the following: (a) For an automatic door held open by an automatic hold-open device— **FIRE SAFETY DOOR — DO NOT OBSTRUCT** (a) For a self-closing door— **FIRE SAFETY DOOR** **DO NOT OBSTRUCT** **DO NOT KEEP OPEN** (a) For a door discharging from a fire-isolated exit— **FIRE SAFETY DOOR — DO NOT OBSTRUCT** ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
D3D29 Protection of openable windows [2019: D2.24]				X	(1) A window opening must be provided with protection, if the floor below the window is 2 m or more above the surface beneath in— (b) a Class 9b early childhood centre. (2) 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: (a) The openable portion of the window must be protected with— (i) a device capable of restricting the window opening; or

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(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— (A) window restrained by a device; or (B) 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. (3) A barrier with a height not less than 865 mm above the floor is required to an openable window— (a) in addition to window protection, when a child resistant release mechanism is required by (2)(b)(iii); and (b) where the floor below the window is 4 m or more above the surface beneath if the window is not covered by (1). (4) A barrier covered by (3) except for (5) must not— (a) permit a 125 mm sphere to pass through it; and (b) have any horizontal or near horizontal elements between 150 mm and 760 mm above the floor that facilitate climbing. (5) A barrier required by (3) to an openable window in— (a) fire-isolated stairways, fire-isolated ramps and other areas used primarily for emergency purposes, excluding external stairways and external ramps; and (b) Class 7 (other than carparks) and Class 8 buildings and parts of buildings containing those classes, must not permit a 300 mm sphere to pass through it. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
D3D30 Timber stairways: Concession [2019: D2.25]				X	(1) Notwithstanding D3D3(a), timber treads, risers, landings and associated supporting framework within a required fire-isolated stairway or fire-isolated passageway may be constructed from fire-protected timber in accordance with C2D13— (a) if the timber— (i) has a finished thickness of not less than 44 mm; and (ii)has an average density of not less than 800 kg/m3 at a moisture content of 12%; and (b) subject to— (i) the building being protected throughout by a sprinkler system (other than a FPAA101D system) complying with Specification 17 which extends to within the fire-isolated enclosure; and (ii) fire protection being provided to the underside of stair flights and landings located immediately above a landing level which— (A) is at or near the level of egress; or (B) provides direct access to a carpark.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(2) Fire protection required by (1) must be not less than one layer of 13 mm fire-protective grade plasterboard fixed in accordance with the system requirements for a fire-protective covering. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
NSW D3D31 Doors in paths of travel to an entertainment venue [2019: NSW D2.101]			X		Not applicable. No an entertainment venue
Part D4 Access for people with a disability					
D4D1 Deemed-to-Satisfy Provisions [2019: D3.0]			X		(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements D1P1 to D1P6, D1P8 and D1P9 are satisfied by complying with— (a) D2D2 to D2D23, D3D2 to D3D30 and D4D2 to D4D13; (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable. (3) Performance Requirement D1P7 must be complied with if lifts are to be used to assist occupants to evacuate a building.
D4D2 General building access requirements [2019: D3.1, Table D3.1]				X	(1) Buildings and parts of buildings must be accessible as required by this clause, unless exempted by D4D5. (7) For a Class 7a building, access must be provided to and within any level containing accessible carparking spaces. (8) For a Class 9b building, access requirements are as follows: (a) Schools and early childhood centres — to and within all areas normally used by the occupants. (b) An assembly building, not being a school or early childhood centre—to and within— (i) wheelchair seating spaces provided in accordance with D4D10; and (ii) all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces. **COMPLIANCE COMMENTARY** **Compliance achievable.** ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
D4D3 Access to buildings [2019: D3.2]				X	(1) An accessway must be provided to a building required to be accessible— (a) from the main points of a pedestrian entry at the allotment boundary; and (b) from another accessible building connected by a pedestrian link; and

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS

(c) from any required accessible carparking space on the allotment.

(2) In a building required to be accessible, an accessway must be provided through the principal pedestrian entrance, and—

(a) through not less than 50% of all pedestrian entrances including the principal pedestrian entrance; and

(b) in a building with a total floor area more than 500 m^2, a pedestrian entrance which is not accessible must not be located more than 50 m from an accessible pedestrian entrance,

except for pedestrian entrances serving only areas exempted by D4D5.

(3) Where a pedestrian entrance required to be accessible has multiple doorways—

(a) if the pedestrian entrance consists of not more than 3 doorways — not less than 1 of those doorways must be accessible; and

(b) if a pedestrian entrance consists of more than 3 doorways — not less than 50% of those doorways must be accessible.

(4) For the purposes of (3)—

(a) an accessible pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where—

(i) all doorways serve the same part or parts of the building; and

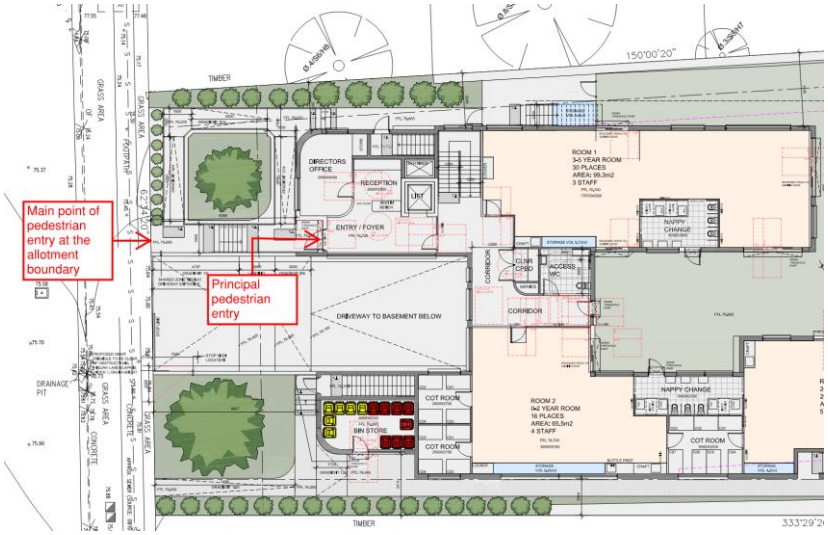
(ii) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D4D3); and

(b) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D4D3).

(5) Where a doorway on an accessway has multiple leaves, (except an automatic opening door) one of those leaves must have a clear opening width of not less than 850 mm in accordance with AS 1428.1.

COMPLIANCE COMMENTARY

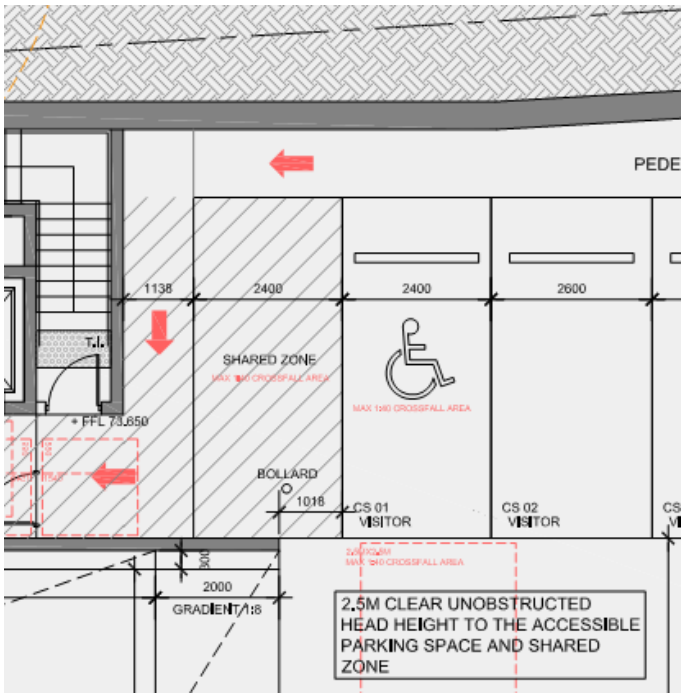
Compliance achievable.



AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
D4D4 Parts of buildings to be accessible [2019: D3.3]				X	In a building required to be accessible— (a) every ramp and stairway, except for ramps and stairways in areas exempted by D4D5, must comply with— (i) for a ramp, except a fire-isolated ramp, clause 10 of AS 1428.1; and (ii) for a stairway, except a fire-isolated stairway, clause 11 of AS 1428.1; and (iii) for a fire-isolated stairway, clause 11.1(f) and (g) of AS 1428.1; and (b) every passenger lift must comply with E3D7; and (c) accessways must have— (i) passing spaces complying with AS 1428.1 at maximum 20 m intervals on those parts of an accessway where a direct line of sight is not available; and (ii) turning spaces complying with AS 1428.1— (A) within 2 m of the end of accessways where it is not possible to continue travelling along the accessway; and (B) at maximum 20 m intervals along the accessway; and (d) an intersection of accessways satisfies the spatial requirements for a passing and turning space; and (e) a passing space may serve as a turning space; and (g) clause 7.4.1(a) of AS 1428.1 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'; and (h) the carpet pile height or pile thickness dimension, carpet backing thickness dimension and their combined dimension shown in Figure 8 of AS 1428.1 do not apply and are replaced with 11 mm, 4 mm and 15 mm respectively. **COMPLIANCE COMMENTARY** **Compliance achievable.** ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
D4D5 Exemptions [2019: D3.4]			X		The following areas are not required to be accessible: (a) An area where access would be inappropriate because of the particular purpose for which the area is used. (b) An area that would pose a health or safety risk for people with a disability. (c) Any path of travel providing access only to an area exempted by (a) or (b).
D4D6 Accessible carparking				X	(1) Accessible carparking spaces— (a) subject to (b), must be provided in accordance with (2) in—

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
[2019: D3.5, Table D3.5]					(i) a Class 7a building required to be accessible; and (ii) a carparking area on the same allotment as a building required to be accessible; and (b) need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and (c) subject to (d), must comply with AS/NZS 2890.6; and (d) need not be identified with signage where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability. (2) For each Class of building to which the carpark or carparking area is associated, the number of accessible carparking spaces required is as follows: (e) Class 9b buildings: (ii) For other assembly buildings— (A) with up to 1000 carparking spaces — 1 accessible space for every 50 carparking spaces or part thereof; and (B) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces — 1 accessible space. **COMPLIANCE COMMENTARY** **Compliance achievable.**  ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
D4D7 Signage				X	(1) In a building required to be accessible— (a) braille and tactile signage complying with Specification 15 must—

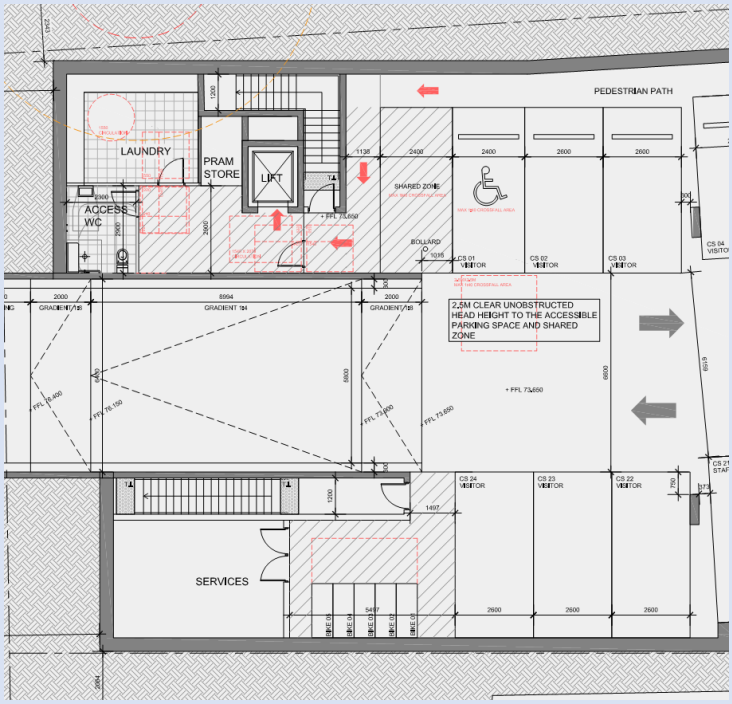
AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
[2019: D3.6]					(i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 and identify each— (A) sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole-occupancy unit in a Class 3 or Class 9c building; and (B) space with a hearing augmentation system; and (ii) identify each door required by E4D5 to be provided with an exit sign and state— (A) "Exit"; and (B) "Level"; and (C) the floor level number or floor level descriptor, or a combination of the two. (b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying— (i) the type of hearing augmentation; and (ii) the area covered within the room; and (iii) if receivers are being used and where the receivers can be obtained; and (c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and (d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on the door of the facility; and (e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access, in accordance with AS 1428.1, must be provided to direct a person to the location of the nearest accessible pedestrian entrance; and (f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility. (2) In a building that is subject F4D12 and is required to be accessible, directional signage complying with Specification 15 to direct a person to the location of the nearest accessible adult change facility within that building must be provided at the location of each— (a) bank of sanitary facilities; and (b) accessible unisex sanitary facility, other than one that incorporates an accessible adult change facility. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
D4D8 Hearing augmentation [2019: D3.7]				X	(1) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed— (a) in a room in a Class 9b building; or

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(b) in an auditorium, conference room, meeting room or room for judicatory purposes; or (c) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider. (2) If a hearing augmentation system required by (1) is— (a) an induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system; or (b) a system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must not be less than— (i) if the room or space accommodates up to 500 persons, 1 receiver for every 25 persons or part thereof, or 2 receivers, whichever is the greater; and (ii) if the room or space accommodates more than 500 persons but not more than 1000 persons, 20 receivers plus 1 receiver for every 33 persons or part thereof in excess of 500 persons; and (iii) if the room or space accommodates more than 1000 persons but not more than 2000 persons, 35 receivers plus 1 receiver for every 50 persons or part thereof in excess of 1000 persons; and (iv) if the room or space accommodates more than 2000 persons, 55 receivers plus 1 receiver for every 100 persons or part thereof in excess of 2000 persons. (3) The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to D2D18. (4) Any screen or scoreboard associated with a Class 9b building and capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only. **COMPLIANCE COMMENTARY** **Confirmation is required if an inbuilt amplification system is proposed.** ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
D4D9 Tactile indicators [2019: D3.8]		X			(1) For a building required to be accessible, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching— (a) a stairway, other than a fire-isolated stairway; and (b) an escalator; and (c) a passenger conveyor or moving walk; and (d) a ramp other than a fire-isolated ramp, step ramp, kerb ramp or swimming pool ramp; and (e) in the absence of a suitable barrier— (i) an overhead obstruction less than 2 m above floor level, other than a doorway; and

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(ii) an accessway meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D4D5, if there is no kerb or kerb ramp at that point, except for areas exempted by D4D5. (2) Tactile ground surface indicators required by (1) must comply with sections 1 and 2 of AS/NZS 1428.4.1. **COMPLIANCE COMMENTARY** **Remove TGSIs from the proposed fire-isolated stairways.**  ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
D4D10 Wheelchair seating spaces in Class 9b assembly buildings [2019: D3.9]			X		Not applicable. No Wheelchair seating spaces
D4D11 Swimming pools [2019: D3.10]			X		Not applicable. No swimming pool proposed.
D4D12 Ramps [2019: D3.11]				X	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.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
D4D13 Glazing on an accessway [2019: D3.12]				X	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. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
Specification 14 Non-required stairways, ramps and escalators					
S14C1 Scope [2019: Spec D1.12: 1]			X		(1) This Specification contains the requirements to allow non-required stairways, ramps or escalators to connect any number of storeys in a Class 5 or 6 building. (2) The requirements do not apply in an atrium or outside a building.
S14C2 Requirements [2019: Spec D1.12: 2]				X	An escalator, moving walkway or non-required non-fire-isolated stairway or pedestrian ramp must comply with the following: (a) The escalator, walkway, stairway or ramp must be bounded by a shaft of— (i) construction with an FRL of not less than 120/120/120 if loadbearing or –/120/120 if non-loadbearing and if of lightweight construction must comply with Specification 6; or (ii) glazed construction with an FRL of not less than –/60/30 protected by a wall wetting system in accordance with S31C2 to S31C6. (b) The void of each non-required stairway, ramp or escalator must not connect more than 2 storeys. (c) Rising and descending escalators, walkways, stairways and ramps within one shaft must be separated by construction with an FRL of not less than –/60/30. (d) Openings into the shaft must be protected by fire doors with an FRL not less than –/60/30. (e) When the fire door is in the closed position, the floor or any covering over the floor beneath the fire door must not be combustible. (f) Fire doors must be fitted with smoke seals and the assembly must be tested in accordance with AS 1530.4. (g) Fire doors must be— (i) closed and locked for security reasons; or (ii) held open and be automatic closing. (h) Smoke detectors must be installed on both sides of the opening, not more than 1.5m horizontal distance from the opening. (i) In the closed position, fire doors must be openable on a single hand downward action or horizontal pushing action on a single device within the shaft and by key only from outside the shaft. (j) A warning sign must be displayed where it can readily be seen outside the shaft near all fire doors opening to the shaft, and must comply with the details and dimensions of Figure S14C2. (k) All doors opening into the shaft must be within 20 m of a required exit.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(l) Signs showing the direction of the nearest required exit must be installed where they can be readily seen. (m) Materials attached to any wall, ceiling or floor within the shaft must comply with Specification 7. (n) Emergency lighting must be installed in the shaft in accordance with E4D4. (o) No step or ramp may be closer to the threshold of the doorway than the width of the door leaf. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
Specification 15 Braille and tactile signs					
S15C1 Scope [2019: Spec D3.6: 1]			X		This Specification sets out the requirements for the design and installation of braille and tactile signage as required by D3D26, D4D7 and Specification 27.
S15C2 Location of braille and tactile signs [2019: Spec D3.6: 2]				X	Signs including symbols, numbering and lettering must be designed and installed as follows: (a) Braille and tactile components of a sign must be located not less than 1200 mm and not higher than 1600 mm above the floor or ground surface. (b) Signs with single lines of characters must have the line of tactile characters not less than 1250mm and not higher than 1350 mm above the floor or ground surface. (c) Signs identifying rooms containing features or facilities listed in D4D7 must be located— (i) on the wall on the latch side of the door with the leading edge of the sign located between 50mm and 300 mm from the architrave; and (ii) where (i) is not possible, the sign may be placed on the door itself. (d) Signs identifying a door required by E4D5 to be provided with an exit sign must be located— (i) on the side that faces a person seeking egress; and (ii) on the wall on the latch side of the door with the leading edge of the sign located between 50mm and 300 mm from the architrave; and (iii) where (ii) is not possible, the sign may be placed on the door itself. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S15C3 Braille and tactile sign specification [2019: Spec D3.6: 3]				X	(1) Tactile characters must be raised or embossed to a height of not less than 1 mm and not more than 1.5 mm. (2) Title case must be used for all tactile characters, and— (a) upper case tactile characters must have a height of not less than 15 mm and not more than 55mm, except that the upper case tactile characters on a sign identifying a door required by E4D5 to be provided with an exit sign must have a height of not less than 20 mm and not more than 55 mm; and

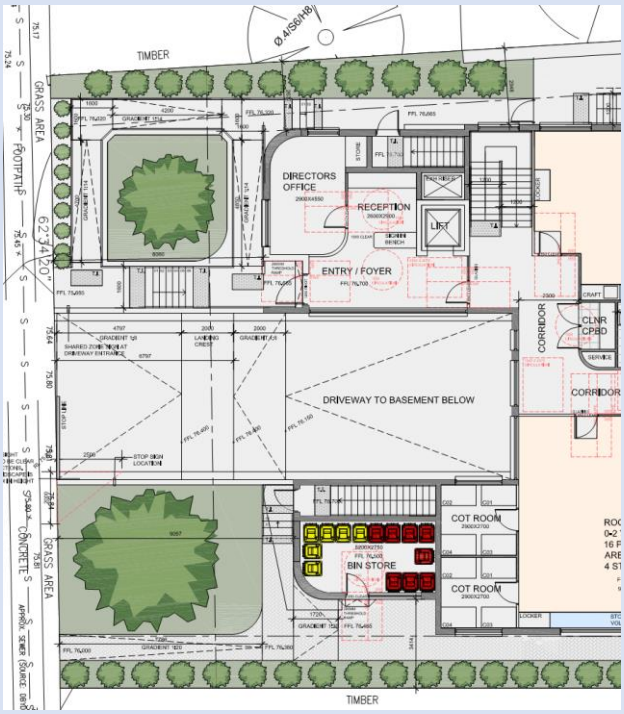
AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(b) lower case tactile characters must have a minimum height of 50% of the related uppercase characters. (3) Tactile characters, symbols, and the like, must have rounded edges. (4) The entire sign, including any frame, must have all edges rounded. (5) The background, negative space or fill of signs must be of matt or low sheen finish. (6) The characters, symbols, logos and other features on signs must be matt or low sheen finish. (7) The minimum letter spacing of tactile characters on signs must be 2 mm. (8) The minimum word spacing of tactile characters on signs must be 10 mm. (9) The thickness of letter strokes must be not less than 2 mm and not more than 7 mm. (10) Tactile text must be left justified, except that single words may be centre justified. (11) Tactile text must be Arial typeface. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S15C4 Luminance contrast [2019: Spec D3.6: 4]				X	The following applies to luminance contrast: (a) The background, negative space, fill of a sign or border with a minimum width of 5 mm must have a luminance contrast with the surface on which it is mounted of not less than 30%. (b) Tactile characters, icons and symbols must have a minimum luminance contrast of 30% to the surface on which the characters are mounted. (c) Luminance contrasts must be met under the lighting conditions in which the sign is to be located. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S15C5 Lighting [2019: Spec D3.6: 5]				X	Braille and tactile signs must be illuminated to ensure luminance contrast requirements are met at all times during which the sign is required to be read. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S15C6 Braille [2019: Spec D3.6: 6]				X	The following applies to braille: (a) Braille must be grade 1 braille (uncontracted) in accordance with the criteria set out by the Australian Braille Authority. (b) Braille must be raised and domed. (c) Braille must be located 8 mm below the bottom line of text (not including descenders). (d) Braille must be left justified. (e) Where an arrow is used in the tactile sign, a solid arrow must be provided for braille readers. (f) On signs with multiple lines of text and characters, a semicircular braille locator at the left margin must be horizontally aligned with the first line of braille text. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***

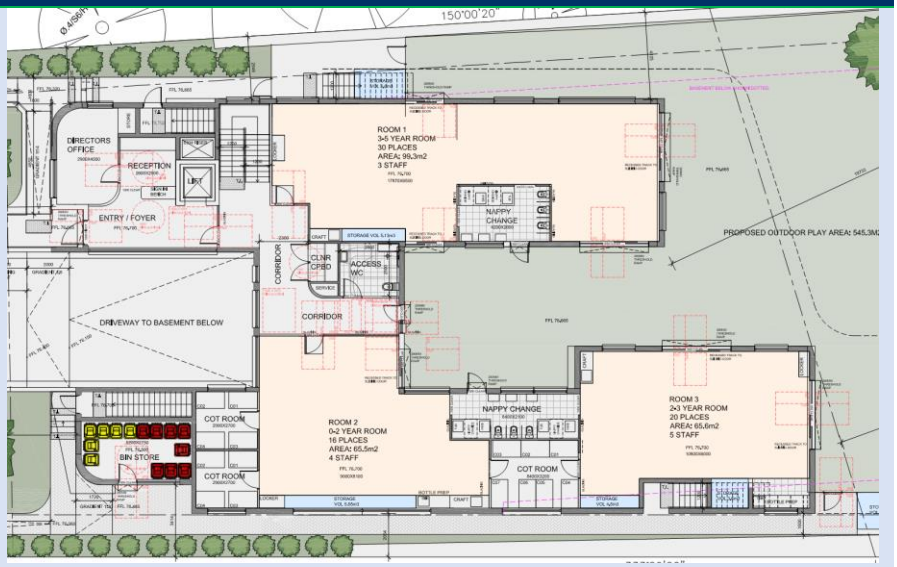
AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
Specification 16 Accessible water entry/exit from swimming pools					
S16C1 Scope [2019: Spec D3.10: 1]			X		This Specification sets out the requirements for types of accessible water entry/exit for swimming pools.
S16C2 Fixed or moveable ramp [2019: Spec D3.10: 2]			X		Not applicable. No swimming pool proposed.
S16C3 Zero depth entry [2019: Spec D3.10: 3]			X		Not applicable. No swimming pool proposed.
S16C4 Platform swimming pool lift [2019: Spec D3.10: 4]			X		Not applicable. No swimming pool proposed.
S16C5 Sling-style swimming pool lift [2019: Spec D3.10: 5]			X		Not applicable. No swimming pool proposed.
S16C6 Aquatic wheelchair [2019: Spec D3.10: 6]			X		Not applicable. No swimming pool proposed.
Section E Services and equipment					
Part E1 Fire fighting equipment					
E1D1 Deemed-to-Satisfy Provisions [2019: E1.0]			X		(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements E1P1 to E1P6 are satisfied by complying with— (a) E1D2 to E1D16; and (d) for a building containing an occupiable outdoor area, Part G6; (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.
E1D2 Fire hydrants [2019: E1.3]		X			(1) A fire hydrant system must be provided to serve a building— (a) having a total floor area greater than 500 m^2; and (b) where a fire brigade station is— (i) no more than 50 km from the building as measured along roads; and (ii) equipped with equipment capable of utilising a fire hydrant.

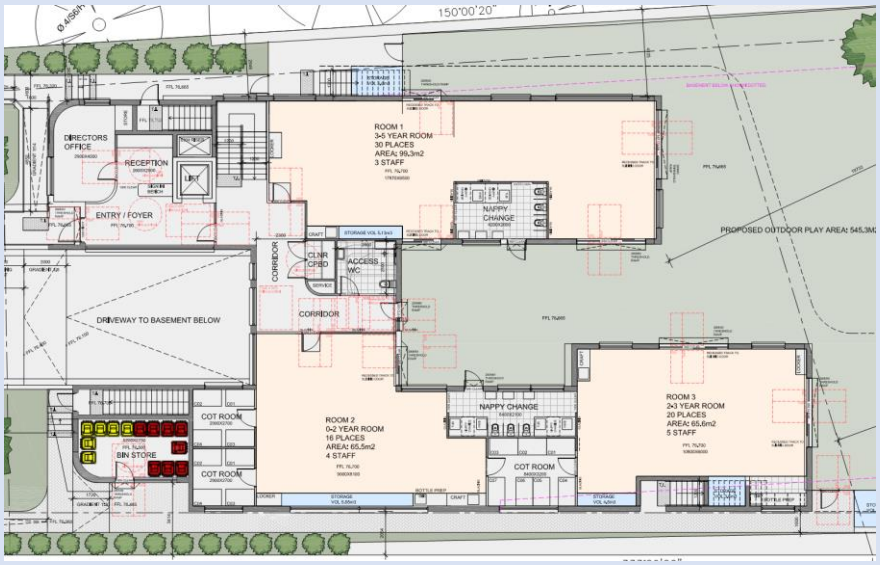
AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(2) The fire hydrant system must be installed in accordance with AS 2419.1. (3) Notwithstanding (2), a Class 8 electricity network substation need not comply with clause 4.2 of AS 2419.1 if— (a) it cannot be connected to a town main supply; and (b) one hour water storage is provided for fire-fighting. (4) Where internal fire hydrants are provided, they must serve only the storey on which they are located except that a sole-occupancy unit— (b) of not more than 2 storeys in a Class 5, 6, 7, 8 or 9 building may be served by a single fire hydrant located at the level of egress from that sole-occupancy unit provided the fire hydrant can provide coverage to the whole of the sole-occupancy unit. **COMPLIANCE COMMENTARY** **Booster – No booster is not detailed on the architectural plans.**  **Valves – are not detailed on the architectural plans to assess coverage.**

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					 ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification. Relevant fire safety systems are required to be designed and endorsed by an accredited practitioner (fire safety) in accordance with Section 22 of the EP&A (DC&FS) Regulation 2021.***
E1D3 Fire hose reels [2019: E1.4]		X			(2) 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 500 m^2. (3) The fire hose reel system must— (a) have fire hose reels installed in accordance with AS 2441; and (b) provide fire hose reels to serve only the storey at which they are located, except a sole-occupancy unit of not more than 2 storeys in a Class 6, 7, 8 or 9 building may be served by a single fire hose reel located at the level of egress from that sole-occupancy unit provided the fire hose reel can provide coverage to the whole of the sole-occupancy unit. (4) Fire hose reels must be located internally, externally or in combination, to achieve the system coverage specified in AS 2441. (5) 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: (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 4 m of an exit, except that a fire hose reel need not be located adjacent to every exit, provided system coverage can be achieved. (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. (6) Fire hose reels must be located so that the fire hose will not need to pass through doorways fitted with fire or smoke doors, except—

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(a) doorways in walls referred to in C3D6(1)(e) in a Class 9a building and C3D6(5)(d) in a Class 9c building, separating ancillary use areas of high potential fire hazard; and (b) doorways in walls referred to in C3D13 or C3D14 separating equipment or electrical supply systems; and (c) doorway openings to shafts referred to in C4D14. (7) Where the normal water supply cannot achieve the flow and pressures required by AS 2441, or is unreliable— (a) a pump; or (b) water storage facility; or (c) both a pump and water storage facility must be installed to provide the minimum flow and pressures required by clause 6.1 of AS 2441. **COMPLIANCE COMMENTARY** **Fire hose reels not detailed on the architectural plans.**  ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification. Relevant fire safety systems are required to be designed and endorsed by an accredited practitioner (fire safety) in accordance with Section 22 of the EP&A (DC&FS) Regulation 2021.***
E1D4 Sprinklers [2019: E1.5]				X	A sprinkler system must— (a) be installed in a building or part of a building when required by E1D5 to E1D13 as applicable; and (b) comply with Specification 17 and Specification 18 as applicable. Notes NSW has requirements for fire sprinkler systems in certain residential aged care facilities. See the Department of Planning and Environment website www.planning.nsw.gov.au. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification.***

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					Relevant fire safety systems are required to be designed and endorsed by an accredited practitioner (fire safety) in accordance with Section 22 of the EP&A (DC&FS) Regulation 2021.
E1D5 Where sprinklers are required: all classifications [2019: Table E1.5]			X		Not applicable. Effective height not >25m.
E1D6 Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings [2019: Table E1.5]			X		Not applicable. Not Class 2, 3.
E1D7 Where sprinklers are required: Class 3 building used as a residential care building [2019: Table E1.5]			X		Not applicable. Not Class 3.
E1D8 Where sprinklers are required: Class 6 building [2019: Table E1.5]			X		Not applicable. Not Class 6.
E1D9 Where sprinklers are required: Class 7a building, other than an open-deck carpark [2019: Table E1.5]			X		Not applicable. Not more than 40 vehicles.
E1D10 Where sprinklers are required: Class 9a health-care building used as a residential care building, Class 9c buildings			X		Not applicable. Not Class 9a or 9c.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
[2019: Table E1.5]					
E1D11 Where sprinklers are required: Class 9b buildings [2019: Table E1.5]				X	(1) In a Class 9b building, other than an early childhood centre, see Part I1. (2) In a building containing a Class 9b early childhood centre, sprinklers are required throughout the whole building, including any part of another class. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
E1D12 Where sprinklers are required: additional requirements [2019: Table E1.5]			X		Not applicable. No atriums or large isolated buildings,
E1D13 Where sprinklers are required: occupancies of excessive hazard [2019: Table E1.5 (Note 4)]			X		Not applicable. Not excessive hazard
E1D14 Portable fire extinguishers [2019: E1.6 and Table E1.6]				X	(1) Portable fire extinguishers must be— (a) provided as listed in (3) and (4); and (c) subject to (2), selected, located and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444. (3) In Class 2 to 9 buildings (portable fire extinguishers must be provided as follows: (a) To cover Class AE or E fire risks associated with emergency services switchboards. (b) To cover Class F fire risks involving cooking oils and fats in kitchens. (c) To cover Class B fire risks in locations where flammable liquids in excess of 50 litres are stored or used (not including that held in fuel tanks of vehicles). (d)To cover Class A fire risks in normally occupied fire compartments less than 500 m^2 not provided with fire hose reels (excluding open-deck carparks). (e)To cover Class A fire risks in classrooms and associated corridors in primary and secondary schools not provided with fire hose reels. (f) To cover Class A fire risks associated with a Class 2, 3 or 5 building or Class 4 part of a building. (5) For the purposes of (3) and (4): (a) Fire risks are defined in accordance with AS 2444. (b) An emergency services switchboard is one which sustains emergency equipment operating in the emergency mode.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(c) A Class E fire extinguisher need only be located at each nurses' station, supervisors' station or the like. (d) Additional extinguishers may be required to cover fire risks in relation to special hazards provided for in E1D17. (6) For the purposes of (4), where applicable, a Class E fire extinguisher need only be located at each nurses' station, supervisors' station or the like. **COMPLIANCE COMMENTARY** **Portable fire extinguishers to be detailed on the architectural plans at CC stage.** ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
E1D15 Fire control centres [2019: E1.8]				X	Not applicable. Effective height is not more than 25 m and total floor area of more than 18 000 m^2
E1D16 Fire precautions during construction [2019: E1.9]			X		In a building under construction— (a) 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; and (b) after the building has reached an effective height of 12 m— (i) 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 storeys; and (ii) any required booster connections must be installed.
E1D17 Provision for special hazards [2019: E1.10]				X	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. Note: Electric Vehicle (EV) charging stations are deemed to be a special hazard and will require assessment by a suitably qualified fire engineer against this clause.
Part E2 Smoke hazard management					
E2D1 Deemed-to-Satisfy Provisions [2019: E2.0]			X		(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements E2P1 to E2P2 are satisfied by complying with— (a) E2D2 to E2D21; (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.
E2D2 Application of Part [2019: E2.1]			X		Not applicable.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
E2D3 General Requirements [2019: E2.2]				X	(1) An air-handling system which does not form part of a smoke hazard management system in accordance with E2D4 to E2D20 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— (i) incorporates smoke dampers where the air-handling ducts penetrate any elements separating the fire compartments served; and (ii) 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. (2) For the purposes of (1), each sole-occupancy unit in a Class 2 or 3 building is treated as a separate fire compartment. (3) 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 these Sections of the Standard. (4) A smoke detection system must be installed in accordance with S20C6 to operate AS 1668.1 systems that are provided for zone pressurisation and automatic air pressurisation for fire-isolated exits. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
E2D4 Fire-isolated exits [2019: Table E2.2a]				X	Not applicable. None of the following apply: (i) any storey above an effective height of 25 m; or (ii) more than 2 below ground storeys, not counted in the rise in storeys in accordance with C2D3; or (iii) an atrium to which Part G3 applies; or (iv) a Class 9a building with a rise in storeys of more than 2; or (v) a Class 9c building with a rise in storeys of more than 2; or (vi) a Class 3 building used as a residential care building with a rise in storeys of more than 2; and (b) a required fire-isolated passageway or fire-isolated ramp with a length of travel more than 60m to a road or open space.
E2D5 Buildings more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building [2019: Table E2.2a]			X		Not applicable. Effective height is less than 25m.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
E2D6 Buildings more than 25 m in effective height: Class 5, 6, 7b, 8 or 9b buildings [2019: Table E2.2a]			X		Not applicable. Effective height is less than 25m.
E2D7 Buildings more than 25 m in effective height: Class 9a buildings [2019: Table E2.2a]			X		Not applicable. Effective height is less than 25m.
E2D8 Buildings not more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building [2019: Table E2.2a]			X		Not applicable. Not Class 2,3 or 4.
E2D9 Buildings not more than 25 m in effective height: Class 5, 6, 7b, 8 and 9b buildings [2019: Table E2.2a]				X	(1) A building not more than 25 m in effective height that— (b) is Class 6, 7b, 8 or 9b building (other than a school) or part of a building having a rise in storeys of more than 2; or (2) A building referred to in (1) must be provided with— (a) in each required fire-isolated stairway, including any associated fire-isolated passageway or fire-isolated ramp, an automatic air pressurisation system for fire-isolated exits in accordance with AS 1668.1; or (b) a zone pressurisation system between vertically separated fire compartments in accordance with AS 1668.1, if the building has more than one fire compartment; or (c) an automatic smoke detection and alarm system complying with Specification 20; or (d) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17. (3) For the purposes of (2), vertically separated fire compartments are fire compartments above and below each other, and not fire compartments within the same storey. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
NSW E2D10 Buildings not more than 25 m in effective height: large isolated			X		Not applicable. Not a large isolated building.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
buildings subject to C3D4 [2019: NSW Table E2.2a]					
E2D11 Buildings not more than 25 m in effective height: Class 9a and 9c buildings [2019: Table E2.2a]			X		Not applicable. Not a Class 9a and 9c
E2D12 Class 7a buildings [2019: Table E2.2a]				X	A Class 7a building, including a basement, provided with a mechanical ventilation system in accordance with AS 1668.2, must comply with clause 5.5 of AS 1668.1. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
E2D13 Basements (other than Class 7a buildings) [2019: Table E2.2a]			X		Not applicable. Basement is Class 7a.
E2D14 Class 6 buildings – in fire compartments more than 2000 m^2: Class 6 building (not containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit) [2019: Table E2.2b]			X		Not applicable. Not Class 6.
E2D15 Class 6 buildings – in fire compartments more than 2000 m^2: Class 6 building (containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit)			X		Not applicable. Not Class 6.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
[2019: Table E2.2b]					
NSW E2D16 Class 9b – assembly buildings: all [2019: NSW Table E2.2b]				X	The following provisions apply to all Class 9b assembly buildings: (a) A building or part of a building used as an assembly building must be provided with automatic shutdown of any air-handling system (other than non-ducted individual room units with a capacity not more than 1000 L/s and miscellaneous exhaust air systems installed in accordance with Sections 5 and 6 of AS 1668.1) which does not form part of the smoke hazard management system, on the activation of— (i) smoke detectors installed complying with S20C6; and (ii) any other installed fire detection and alarm system, including a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17. (b) A basement not counted in the rise in storeys in accordance with C2D3, less than 2000 m² used as an assembly building or part of an assembly building containing an auditorium or other public area, must be equipped with— (i) an automatic smoke detection system in accordance with Specification 20; or (ii) an automatic zone pressurisation system in accordance with AS 1668.1 if the basement has more than one fire compartment; or if the basement forms part of a multi fire compartmented building served by the zone pressurisation system; or (iii) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17. (c) Stages and backstages: (i) For the purposes of this clause, where a stage is separated from the auditorium by a proscenium wall incorporating a proscenium opening, a backstage room or area that is not separated from the stage by construction having an FRL of not less than 60/60/60, is taken to form part of the stage. (ii) A building or part of a building used as an assembly building which has a stage with a floor area of more than 50 m² and not more than 150 m² must, over the stage, be provided with— (A) an automatic smoke exhaust system complying with Specification 21 (including Figure S21C2); or (B) roof mounted automatic smoke-and-heat vents complying with NSW I4D59, in a single storey building or the top storey of a multi storey building. (iii) A building or part of a building used as an assembly building which has a stage with a floor area of more than 150 m² must, over the stage, be provided with an automatic smoke exhaust system complying with Specification 21 (including Figure S21C2). (iv) A building or part of a building used as an assembly building which has a stage equipped with means of flying scenery must, over the stage, be provided with an

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					automatic smoke exhaust system complying with Specification 21 (including Figure S21C2). ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
NSW E2D17 Class 9b – assembly buildings: exhibition halls [2019: NSW Table E2.2b]			X		Not applicable. Not a exhibition halls
NSW E2D18 Class 9b – assembly buildings: exhibition halls, museums and art galleries [2019: NSW Table E2.2b]			X		Not applicable. Not a exhibition halls, museums and art galleries
NSW E2D19 Class 9b – assembly buildings: other assembly buildings (not listed in NSW E2D16 to E2D18) [2019: NSW Table E2.2b]				X	(1) Unless otherwise described in (2), in a building or part of a building used as an assembly building (not being a night club, discotheque or the like; or an exhibition hall, museum or art gallery) where the floor area of a fire compartment is more than 2000 m², the fire compartment must be provided with— (a) an automatic smoke exhaust system complying with Specification 21; or (b) roof mounted automatic smoke-and-heat vents complying with Specification 22, in a single storey building or the top storey of a multi storey building; or (c) if the floor area of the fire compartment is not more than 5000 m² and the building has a rise in storeys of not more than 2— (i) an automatic smoke detection and alarm system complying with Specification 20; or (ii) a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification 17. (2) The following buildings are exempt from the provisions of (1): (a) Sporting complexes, (including sports halls, gymnasiums, swimming pools, ice and roller rinks, and the like) other than indoor sports stadiums with total spectator seating for more than 1000 persons. (b) Churches and other places used solely for religious worship. (c) School classrooms. (3) A building containing a Class 9b early childhood centre must be provided with an automatic smoke detection and alarm system complying

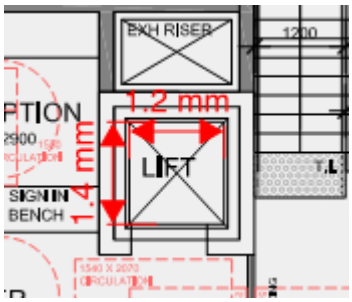
AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					with Specification 20 throughout the whole building, including any part of another Class. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
NSW E2D20 Class 9b assembly buildings: other assembly buildings (not listed in E2D16 to E2D19)				X	This clause has deliberately been left blank. E2D20 does not apply in NSW. This clause is deleted from the BCA in NSW, as requirements for Class 9b – Assembly buildings in NSW are covered under NSW E2D16 to NSW E2D19.
E2D21 Provision for special hazards [2019: E2.3]			X		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 compartment, which are not addressed in E2D4 to E2D20. Note: Electric Vehicle (EV) charging stations are deemed to be a special hazard and will require assessment by a suitably qualified fire engineer against this clause.
Part E3 Lift Installations					
E3D1 Deemed-to-Satisfy Provisions [2019: E3.0]			X		(1) Where a *Deemed-to-Satisfy Solution* is proposed, *Performance Requirements* E3P1 to E3P4 are satisfied by complying with— (a) E3D2 to E3D12; and (b) for a building containing an occupiable outdoor area, Part G6; (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.
E3D2 Lift installations [2019: E3.1]				X	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification 24. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
E3D3 Stretcher facility in lifts [2019: E3.2]					(1) A stretcher facility in accordance with (2) must be provided— (a) in at least one emergency lift required by E3D5; or (b) where an emergency lift is not required, if passenger lifts are installed to serve any storey above an effective height of 12 m, in at least one of those lifts to serve each floor served by the lifts. (2) A stretcher facility must accommodate a raised stretcher with a patient lying on it horizontally by providing a clear space not less than 600 mm wide x 2000 mm long x 1400 mm high above the floor level. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
E3D4 Warning against use of lifts in fire [2019: E3.3]				X	(1) A warning sign must be displayed where it can be readily seen near every call button for a passenger lift or group of lifts throughout a building. (2) The requirements of (1) do not apply to a small lift such as a dumb-waiter or the like that is for the transport of goods only. (3) Each warning sign required by (1) must comply with the details and dimensions of Figure E3D4 and consist of— (a) incised, inlaid or embossed letters on a metal, wood, plastic or similar plate securely and permanently attached to the wall; or (b) letters incised or inlaid directly into the surface of the material forming the wall. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
E3D5 Emergency lifts [2019: E3.4]			X		Not applicable. Not a building which has an effective height of more than 25 m; or Class 9a building
E3D6 Landings [2019: E3.5]				X	Access and egress to and from lift well landings must comply with the Deemed-to-Satisfy Provisions of Parts D2, D3 and D4. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
E3D7 Passenger lift types and their limitations [2019: E3.6, Table E3.6a, Table E3.6b]				X	(1) In an accessible building, every passenger lift must be one of the following lift types, subject to the limitations (if any) of each lift type: (a) There are no limitations on the use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts. (b) Stairway platform lifts must not— (i) be used to serve a space in a building accommodating more than 100 persons calculated according to D2D18; or (ii) be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like; or (iii) be used where it is possible to install another type of passenger lift; or (iv) connect more than 2 storeys; or (v) where more than 1 stairway lift is installed, serve more than 2 consecutive storeys; or (vi) when in the folded position, encroach on the minimum width of a stairway required by D2D8 to D2D11. (c) A low-rise platform lift must not travel more than 1000 mm. (d) A low-rise, low-speed constant pressure lift must not— (i) for an enclosed type, travel more than 4 m; or (ii) for an unenclosed type, travel more than 2 m; or (iii) be used in a high traffic public use areas in buildings such as a theatre, cinema, auditorium, transport interchange, shopping complex or the like. (e) A small-sized, low-speed automatic lift must not travel more than 12 m. (2) A passenger lift referred to in (1) must not rely on a constant pressure device for its operation if the lift car is fully enclosed.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
E3D8 Accessible features required by passenger lifts [2019: Table E3.6a, Table E3.6b]				X	In an accessible building, every passenger lift must have the following features where applicable: (a) A handrail complying with the provisions for a mandatory handrail in AS 1735.12 for all lifts except— (i) a stairway platform lift; and (ii) a low-rise platform lift. (b) Lift floor dimensions of not less than 1400 mm wide x 1600 mm deep for all lifts which travel more than 12 m. (c) Lift floor dimensions of not less than 1100 mm wide x 1400 mm deep for all lifts which travel not more than 12 m, except a stairway platform lift. (d) Lift floor dimensions of not less than 810 mm wide x 1200 mm deep for a stairway platform lift. (e) Minimum clear door opening complying with AS 1735.12 for all lifts except a stairway platform lift (f) Passenger protection system complying with AS 1735.12 for all lifts with power-operated doors. (g) Lift landing doors at the upper landing for all lifts except a stairway platform lift. (h) Lift car and landing control buttons complying with AS 1735.12 for all lifts except— (i) a stairway platform lift; and (ii) a low-rise platform lift. (i) Lighting in accordance with AS 1735.12 for all enclosed lift cars. (j) For all lifts serving more than 2 levels— (i) automatic audible information within the lift car to identify the level each time the car stops; and (ii) audible and visual indication at each lift landing to indicate the arrival of the lift car; and (iii) audible information and audible indication required by (i) and (ii) is to be provided in a range of between 20 - 80 dB(A) at a maximum frequency of 1500 Hz. (k) Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received, for all lifts except a stairway platform lift. **COMPLIANCE COMMENTARY** **Lift landing is more than 100 mm wide x 1400 mm deep** 

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
E3D9 Fire service controls [2019: E3.7]				X	Where lifts serve any storey above an effective height of 12 m, the following must be provided: (a) A fire service recall control switch complying with E3D11 for— (i) a group of lifts; or (ii) a single lift not in a group that serves the storey. (b) A lift car fire service drive control switch complying with E3D12 for every lift. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
E3D10 Residential care buildings [2019: E3.8]			X		Not applicable. Not a residential care buildings
E3D11 Fire service recall control switch [2019: E3.9]				X	(1) Each group of lifts must be provided with one fire service recall control switch required by E3D9 that activates the fire service recall operation at (6). (2) The switch required by (1) must— (a) be located at the landing nominated by the appropriate authority; and (b) be labelled “FIRE SERVICE” in indelible white lettering on a red background; and (c) have two positions with an “OFF” and an “ON” position identified; and (d) be operable only by the use of a key that is removable in either the “OFF” position or the “ON” position. (3) Adhesive labels must not be used for compliance with (2)(b) and (c). (4) The key in (2)(d) must be able to turn all fire service recall control switches in the building and must have a different key combination to other keys used for lifts in the building. (5) The fire service recall operation must be activated by— (a) switching the fire service recall control switch in (1) to “ON”; or (b) a signal from a fire management system approved by the appropriate authority. (6) The activation of the fire service recall operation at (5) must— (a) cancel all registered car and landing calls; and (b) inactivate all door reopening devices that may be affected by smoke; and (c) ensure lift cars travelling toward the nominated floor continue to the nominated floor without stopping; and (d) ensure lift cars travelling away from the nominated floor stop at or before the next available floor without opening the doors (either automatically or by the door open button), reverse direction and travel without stopping to the nominated floor; and (e) for lifts stopped at a floor other than the nominated floor, close the doors and travel without stopping to the nominated floor; and

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(f) ensure that lifts stay at the nominated floor with doors open; and (g) permit all lifts to return to normal service if the fire service recall control switch at (1) is switched to the "OFF" position during or after the fire service recall operation. (7) The requirements of (6) do not apply to lifts on inspection service or when the lift car fire service control switch required by E3D12 is in the "ON" position. (8) Lifts having manual controls must signal an alert to the lift for the lift to return to the nominated floor containing the recall switch that activated the signal. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
E3D12 Lift car fire service drive control switch [2019: E3.10]				X	(1) The lift car fire service drive control switch required by E3D9 must be activated from within the lift car. (2) The switch must— (a) be located between 600 mm and 1500 mm above the lift car floor; and (b) be labelled "FIRE SERVICE" by indelible white lettering on a red background; and (c) have two positions with an "OFF" and an "ON" position identified; and (d) operate only by the use of a key that is removable in either the "OFF" position or the "ON" position. (3) Adhesive labels must not be used for compliance with (2)(b) or (c). (4) When the lift car fire service drive control switch at (1) is turned to the "ON" position, the lift must— (a) not respond to the fire service recall control switch; and (b) cancel all registered lift car and landing calls; and (c) override all lift car call access control systems; and (d) inactivate all door reopening devices that may be affected by smoke; and (e) allow the registration of lift car call by lift car call buttons, however the lift doors must not close in response to the registration of lift car calls; and (f) activate door closing by constant pressure being applied on the "door close" button unless the button is released before the doors are fully closed, in which case the doors must reopen and any registered lift car calls must be cancelled; and (g) when the doors are closed, move the lift in response to registered lift car calls while allowing additional lift car calls to also be registered; and (h) travel to the first possible floor in response to registered lift car calls and cancel all registered lift car calls after the lift stops; and (i) ensure doors do not open automatically, rather by constant pressure being applied on the "door open" button unless the button is released before the doors are fully open, in which case the doors must re-close. (5) The requirements of (4)(a) to (i) do not apply to a lift operating on inspection service. (6) A multi-deck lift installation must have systems in place that—

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(a) are able to communicate to the fire officer that the fire service drive control switch will not operate until all decks have been cleared of passengers; and (b) ensure there is an appropriate method of clearing all deck landings of passengers; and (c) maintain all doors to deck landings not containing the fire service control switch closed and inoperative while the lift is on fire service drive control. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
Part E4 Visibility in an emergency, exit signs and warning systems					
E4D1 Deemed-to-Satisfy Provisions [2019: E4.0]			X		(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements E4P1 to E4P3 are satisfied by complying with— (a) E4D2 to E4D9; and (d) for a building containing an occupiable outdoor area, Part G6; and (e) for additional requirements for Class 9b buildings, Part I1; (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.
E4D2 Emergency lighting requirements [2019: E4.2]				X	An emergency lighting system must be installed— (a) in every fire-isolated stairway, fire-isolated passageway or fire-isolated ramp; and (b) in every storey of a Class 5, 6, 7, 8 or 9 building where the storey has an area more than 300 m²— (i) in every passageway, corridor, hallway, or the like, that is part of the path of travel to an exit; and (ii) in any room having a floor area more than 100 m² that does not open to a corridor or space that has emergency lighting or to a road or open space; and (iii) in any room having a floor area more than 300 m²; and (c) in every passageway, corridor, hallway, or the like, having a length of more than 6 m from the entrance doorway of any sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building to the nearest doorway opening directly to— (i) a fire-isolated stairway, fire-isolated passageway or fire-isolated ramp; or (ii) an external stairway serving instead of a fire-isolated stairway under D2D13; or (iii) an external balcony leading to a fire-isolated stairway, fire-isolated passageway or fire-isolated ramp; or (iv) a road or open space; and (d) in every required non-fire-isolated stairway; and (e) in a sole-occupancy unit in a Class 5, 6 or 9 building if— (i) the floor area of the unit is more than 300 m²; and (ii) an exit from the unit does not open to a road or open space or to an external stairway, passageway, balcony or ramp, leading directly to a road or open space; and

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(f) in every room or space to which there is public access in every storey in a Class 6 or 9b building if— (i) the floor area in that storey is more than 300 m²; or (ii) any point on the floor of that storey is more than 20 m from the nearest doorway leading directly to a stairway, ramp, passageway, road or open space; or (iii) egress from that storey involves a vertical rise within the building of more than 1.5 m, or any vertical rise if the storey concerned does not admit sufficient light; or (iv) the storey provides a path of travel from any other storey required by (i), (ii) or (iii) to have emergency lighting; and (i) in every required fire control centre. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
E4D3 Measurement of distance [2019: E4.3]			X		Distances, other than vertical rise, must be measured along the shortest path of travel whether by straight lines, curves or a combination of both.
E4D4 Design and operation of emergency lighting [2019: E4.4]				X	Every required emergency lighting system must comply with AS/NZS 2293.1. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
E4D5 Exit signs [2019: E4.5]				X	An exit sign must be clearly visible to persons approaching the exit, and must be installed on, above or adjacent to each— (a) door providing direct egress from a storey to— (i) an enclosed stairway, passageway or ramp serving as a required exit; and (ii) an external stairway, passageway or ramp serving as a required exit; and (iii) an external access balcony leading to a required exit; and (b) door from an enclosed stairway, passageway or ramp at every level of discharge to a road or open space; and (c) horizontal exit; and (d) door serving as, or forming part of, a required exit in a storey required to be provided with emergency lighting in accordance with E4D2. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
NSW E4D6 Direction signs [2019: NSW E4.6]				X	If an exit is not readily apparent to persons occupying or visiting the building, then exit signs must be installed— (a) in appropriate positions in corridors, hallways, lobbies, foyers, auditoria, and the like, indicating the direction to a required exit; and

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(b) in a Class 9b building used as an entertainment venue — in any external egress path to a road where the exit does not open directly onto a road. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
E4D7 Class 2 and 3 buildings and Class 4 parts: exemptions [2019: E4.7]			X		Not applicable. Not a Class 2,3 or 4
E4D8 Design and operation of exit signs [2019: E4.8]				X	Every required exit sign must— (a) comply with— (i) AS/NZS 2293.1; or (ii) for a photoluminescent exit sign, Specification 25; and (b) be clearly visible at all times when the building is occupied by any person having the right of legal entry to the building. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
E4D9 Emergency warning and intercom systems [2019: E4.9]				X	Not applicable. Effective height less than 25m, Class 3 or a Class 9b building (i) used as a school and having a rise in storeys of more than 3; or (ii) used as a theatre, public hall, or the like, having a floor area more than 1000 m^2 or a rise in storeys of more than 2.
Specification 17 Fire Sprinkler systems					
S17C1 Scope [2019: Spec E1.5: 1]			X		This Specification sets out requirements for the design and installation of fire sprinkler systems.
S17C2 Application of automatic fire sprinkler standards [2019: Spec E1.5: 2]				X	Subject to this Specification, an automatic fire sprinkler system must comply with— (a) for all building classifications: AS 2118.1; or (c) for Class 9b (other than a Class 9b early childhood centre) parts of a building with an effective height not more than 25 m, which also contains Class 2 or 3 parts: a sprinkler system in accordance with Specification 18 as for a Class 2 or 3 building and the relevant provisions of this Specification except— (i) a FPAA101D sprinkler system cannot be used where the Class 5, 6, 7, 8, 9a (other than a residential care building) or 9b parts— (A) contain more than 2 storeys; or (B) are more than 25% of the total floor area of the building; or (C) are located above the fourth storey; and (ii) a FPAA101D or FPAA101H sprinkler system cannot be used where the Class 7a part (other than an open-deck carpark) accommodates more than 40 vehicles; or

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(d) for a combined sprinkler and fire hydrant system: AS 2118.6; or (e) for a Class 9a health-care building used as a residential care building: AS 2118.4 as applicable; or (f) for a Class 2, 3 or 9c building: AS 2118.4 as applicable. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S17C3 Separation of sprinklered and non-sprinklered areas [2019: Spec E1.5: 3]			X		Not applicable. Whole building will be sprinkler building.
S17C4 Protection of openings [2019: Spec E1.5: 4]				X	Any openings, including those for service penetrations, in construction separating sprinklered and non-sprinklered parts of a building, including the construction separating the areas nominated for omitted protection in AS 2118.1, must be protected in accordance with the Deemed-to-Satisfy Provisions of Part C4. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S17C5 Quick response sprinklers [2019: Spec E1.5: 5]				X	Quick response sprinklers may be installed only if they are suitable for the type of application proposed and it is demonstrated that the sprinkler system is designed to accommodate their use. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S17C6 Sprinkler valve enclosures [2019: Spec E1.5: 6]				X	(1) Sprinkler alarm valves must be located in a secure room or enclosure which has direct egress to a road or open space. (2) All sprinkler valve rooms and enclosures must be secured with a system suitable for use by the fire brigade. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S17C7 Water supply [2019: Spec E1.5: 7]				X	(1) A required sprinkler system must be provided with at least one water supply. (2) A required sprinkler system in a building greater than 25 m in effective height must be provided with dual water supply except that a secondary water supply storage capacity of 25,000 litres may be used if— (a) the storage tank is located at the topmost storey of the building; and (b) the building occupancy is classified as no more hazardous than Ordinary Hazard 2 (OH2) under AS 2118.1; and (c) an operational fire brigade service is available to attend a building fire. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S17C8 Building occupant warning system				X	A required sprinkler system, except a FPAA101D sprinkler system, must be connected to and activate a building occupant warning system complying with S20C7.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
[2019: Spec E1.5: 8]					***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S17C9 Connection to other systems [2019: Spec E1.5: 9]				X	Where a smoke hazard management system is installed and is actuated by smoke detectors, the sprinkler system must, wherever practicable, be arranged to also activate the smoke hazard management system. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S17C10 Anti-tamper devices [2019: Spec E1.5: 10]				X	(1) Where a sprinkler system is installed— (a) over any stage area in a theatre, public hall or the like, visual and audible status indication of sprinkler valves must be provided at the location normally used by the stage manager; or (b) in a space housing lift electrical and control equipment (including machine rooms, secondary floors and sheave rooms), any valves provided to control sprinklers in these spaces must be located adjacent to the space. (2) Any valves provided to control sprinklers required by (1) must be fitted with anti-tamper monitoring devices connected to a monitoring panel. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S17C11 Sprinkler systems in carparks [2019: Spec E1.5: 11]				X	A sprinkler system protecting a carpark complying with S5C19(3) in a multi-classified building must— (a) be independent of the sprinkler system protecting any part of the building not used as a carpark; or (b) if forming part of a sprinkler system protecting a part of the building not used as a carpark, be designed such that the section protecting the non-carpark part can be isolated without interrupting the water supply or otherwise affecting the effective operation of the section protecting the carpark. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S17C12 Residential care buildings [2019: Spec E1.5: 12]			X		Not applicable. Not a residential care building
S17C13 Sprinkler systems in lift installations [2019: Spec E1.5: 13]				X	(1) Where sprinklers are installed in a space housing lift electrical and control equipment, including machine rooms, secondary floors and sheave rooms, sprinklers in these spaces must— (a) have heads protected from accidental damage by way of a guard that will not impair the performance of the head; and (b) be capable of being isolated and drained, either separately or collectively, without isolating any other sprinklers within the building. (2) Valves provided to control sprinklers referred to in (1) must be installed in accordance with S17C10(2). ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
S17C14 Early childhood centres [New for 2022]				X	Quick response sprinklers must be provided to a Class 9b early childhood centre required to have an automatic fire sprinkler system. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
Specification 18 Class 2 and 3 buildings not more than 25m in effective height					
S18C1 Scope [2019: Spec E1.5a: 1]			X		This Specification sets out requirements for the design and installation of fire sprinkler systems, and concessions for Class 2 and 3 buildings not more than 25 m in effective height with a rise in storeys of 4 or more.
S18C2 Application [2019: Spec E1.5a: 1]			X		Not applicable. Not a Class 2 and 3
S18C3 System requirements [2019: Spec E1.5a: 2]			X		Not applicable. Not a Class 2 and 3
S18C4 Permitted concessions [2019: Spec E1.5a: 3]			X		Not applicable. Not a Class 2 and 3
Specification 19 Fire control centres					
S19C1 Scope [2019: Spec E1.8: 1]			X		(1) This Specification describes the construction and content of required fire control centres and rooms. (2) A fire control room is a fire control centre in a dedicated room with additional specific requirements.
S19C2 Application [2019: Spec E1.8: 1]			X		Not applicable. Fire control centres not required.
S19C3 Purpose and content of fire control centre [2019: Spec E1.8: 2]			X		Not applicable. Fire control centres not required.
S19C4 Location of fire control centre [2019: Spec E1.8: 3]			X		Not applicable. Fire control centres not required.
S19C5			X		Not applicable. Fire control centres not required.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
Equipment not permitted within a fire control centre [2019: Spec E1.8: 4]					
S19C6 Ambient sound level for a fire control centre [2019: Spec E1.8: 5]			X		Not applicable. Fire control centres not required.
S19C7 Construction of a fire control room [2019: Spec E1.8: 6]			X		Not applicable. Fire control centres not required.
S19C8 Protection of openings in a fire control room [2019: Spec E1.8: 7]			X		Not applicable. Fire control centres not required.
S19C9 Doors to a fire control room [2019: Spec E1.8: 8]			X		Not applicable. Fire control centres not required.
S19C10 Size and contents of a fire control room [2019: Spec E1.8: 9]			X		Not applicable. Fire control centres not required.
S19C11 Ventilation and power supply for a fire control room [2019: Spec E1.8: 10]			X		Not applicable. Fire control centres not required.
S19C12 Sign for a fire control room [2019: Spec E1.8: 11]			X		Not applicable. Fire control centres not required.
S19C13 Lighting for a fire control room			X		Not applicable. Fire control centres not required.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
[2019: Spec E1.8: 12]					
Specification 20 Smoke detection and alarm systems					
S20C1 Scope [2019: Spec E2.2a: 1]			X		This Specification describes the installation and operation of automatic smoke detection and alarm systems.
S20C2 Type of system [2019: Spec E2.2a: 2]				X	A required automatic smoke detection and alarm system must be provided in accordance with the following: (c) Class 5, 6, 7, 8, 9b and 9c buildings — a smoke detection system complying with S20C4 ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S20C3 Smoke alarm system [2019: Spec E2.2a: 3]			X		Not applicable. Smoke alarms not required.
S20C4 Smoke detection system [2019: Spec E2.2a: 4]				X	(1) In all Class 2 - 9 buildings provided with a smoke detection system, the following applies: (a) A smoke detection system must— (i) subject to (2) and (3), comply with AS 1670.1; and (ii) activate a building occupant warning system in accordance with S20C7. (b) In kitchens and other areas where the use of the area is likely to result in smoke detectors causing spurious signals, subject to (c)— (i) any other detector deemed suitable in accordance with AS 1670.1 may be installed provided that smoke detectors are installed elsewhere in the sole-occupancy unit in accordance with the requirements for alarms in S20C3(2)(a) and (2)(b); or (ii) an alarm acknowledgement facility may be installed. (c) Where a kitchen or other area referred to in (b) is in a building protected with a sprinkler system complying with Specification 17 (other than a FPAA101D or FPAA101H system), detectors need not be installed in the kitchen or other areas likely to result in spurious signals. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S20C5 Combined smoke alarm and smoke detection system [2019: Spec E2.2a: 5]			X		Not applicable. Not Class 2 or 3.
S20C6				X	(1) Smoke detectors required to activate air pressurisation systems for fire-isolated exits and zone pressurisation systems must—

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
Smoke detection for smoke control systems [2019: Spec E2.2a: 6]					(a) be installed in accordance with AS 1670.1; and (b) have additional smoke detectors installed adjacent to each bank of lift landing doors set back horizontally from the door openings by a distance of not more than 3 m. (2) Smoke detectors required to activate— (a) automatic shutdown of air-handling systems in accordance with E2D14 to E2D20; or (b) a smoke exhaust system in accordance with Specification 21, must comply with the requirements of (3). (3) Smoke detectors referred to in (2) must— (a) be spaced— (i) not more than 20 m apart and not more than 10 m from any wall, bulkhead or smoke curtain; and (ii) in enclosed malls and walkways in a Class 6 building not more than 15 m apart and not more than 7.5 m from any wall, bulkhead or curtain; and (b) have a sensitivity— (i) in accordance with AS 1670.1 in areas other than a multi-storey walkway and mall in a Class 6 building; and (ii) not exceeding 0.5% smoke obscuration per metre with compensation for external airborne contamination as necessary, in a multi-storey walkway and mall in a Class 6 building. (4) Smoke detectors provided to activate a smoke control system must— (a) either— (i) form part of a building fire or smoke detection system complying with AS 1670.1; or (ii) be a separate dedicated system incorporating control and indicating equipment complying with AS 1670.1; and (b) activate a building occupant warning system complying with S20C7, except that smoke detectors provided solely to initiate automatic shutdown of air-handling systems in accordance with (2)(a) need not activate a building occupant warning system. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S20C7 Building occupant warning system [2019: Spec E2.2a: 7]			X		Not applicable. Not a Class 2,3, 9a or 9c.
NSW S20C8 System monitoring [2019: NSW Spec E2.2a: 8]			X		Not applicable. Not a Class 3, 9a or 9c.
Specification 21 Smoke exhaust systems					

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
S21C1 Scope [2019: Spec E2.2b: 1]			X		This Specification describes the requirements for mechanical smoke exhaust systems.
S21C2 Smoke exhaust capacity [2019: Spec E2.2b: 2]			X		Not applicable. Smoke exhaust system is not required.
S21C3 Smoke exhaust fans [2019: Spec E2.2b: 3]			X		Not applicable. Smoke exhaust system is not required.
S21C4 Smoke reservoirs [2019: Spec E2.2b: 4]			X		Not applicable. Smoke exhaust system is not required.
S21C5 Smoke exhaust fan and vent location [2019: Spec E2.2b: 5]			X		Not applicable. Smoke exhaust system is not required.
S21C6 Make-up air [2019: Spec E2.2b: 6]			X		Not applicable. Smoke exhaust system is not required.
S21C7 Smoke exhaust system control [2019: Spec E2.2b: 7]			X		Not applicable. Smoke exhaust system is not required.
S21C8 Smoke detection [2019: Spec E2.2b: 8]			X		Not applicable. Smoke exhaust system is not required.
Specification 22 Smoke-and-heat vents					
S22C1 Scope [New for 2022]			X		This Specification contains requirements for automatic smoke-and-heat vents.
S22C2 Adoption of AS 2665 [2019: Spec E2.2c: 1]			X		Not applicable. Smoke-and-heat vents.is not required.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
S22C3 Controls [2019: Spec E2.2c: 2]			X		Not applicable. Smoke-and-heat vents.is not required.
Specification 23 Residential fire safety					
S23C1 Scope [2019: Spec E2.2d: 1]			X		This Specification describes the requirements for residential fire safety systems referenced in Specification 18.
S23C2 Application [2019: Spec 2.2d: 1]			X		Not applicable. Not residential.
S23C3 General requirements [2019: Spec 2.2d: 2(a)]			X		Not applicable. Not residential.
S23C4 Local fire indicator panel [2019: Spec 2.2d: 2(b)]			X		Not applicable. Not residential.
S23C5 Smoke alarms [2019: Spec E2.2d: 2(c)]			X		Not applicable. Not residential.
S23C6 Signal isolation interface units [2019: Spec E2.2d: 2(d)]			X		Not applicable. Not residential.
S23C7 Wiring [2019: Spec E2.2d: 2(e)]			X		Not applicable. Not residential.
S23C8 Connection to monitoring service [2019: Spec E2.2d: 3(a)]			X		Not applicable. Not residential.
S23C9 Indication at the fire indicator panel			X		Not applicable. Not residential.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
[2019: Spec E2.2d: 3(b)]					
Specification 24 Lift installations					
S24C1 Scope [2019: Spec E3.1: 1]			X		This Specification contains requirements for electric passenger lift installations and electrohydraulic passenger lift installations.
S24C2 Lift cars exposed to solar radiation [2019: Spec E3.1: 2]				X	(1) A lift car exposed to solar radiation directly, or indirectly by re-radiation, must have — (a) mechanical ventilation at a rate of one air change per minute; or (b) mechanical cooling. (2) A 2 hour alternative power source for ventilation or mechanical cooling at (1) must be provided in the event of normal power loss. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S24C3 Lift car emergency lighting [2019: Spec E3.1: 3]				X	A lift car must have an emergency lighting system designed— (a) to come on automatically upon failure of the normal lighting supply; and (b) to provide at least 20 lux of lighting for 2 hours on the alarm initiation button. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S24C4 Cooling of lift shaft [2019: Spec E3.1: 4]				X	While a lift in a lift shaft is in service, the cooling of the lift shaft must— (a) ensure that the dry bulb air temperature in the lift shaft does not exceed 40°C; and (b) if the cooling is by a ventilation system, be provided with an air change rate determined using a temperature rise of no more than 5 K. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S24C5 Lift foyer access [2019: Spec E3.1: 5]				X	Where there is a security foyer in a building, access may be via locked security doors provided— (a) security doors revert to the unlocked state in the event of— (i) power failure; or (ii) fire alarm; and (b) locked foyer areas are monitored by closed circuit television and intercom system to a 24 hour staffed location. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S24C6 Emergency access doors in a single enclosed lift shaft				X	(1) Where a lift is installed in a single enclosed lift shaft having a distance between normal landing entrances greater than 12.2 m, emergency access doors must be provided and constructed as follows: (a) The clear opening size of emergency doors must be not less than 600 mm wide x 980 mm high. (b) Hinged doors must not open towards the interior of the lift shaft.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
[2019: Spec E3.1: 6]					(c) Doors must be self-closing and self-locking. (d) Doors must be marked on the landing side with the letters not less than 35 mm high: **DANGER LIFTWELL ACCESS** **KEEP FURNITURE AND FIXTURES CLEAR** (e) Doors from the landing side must only be openable by a tool. (f) Each emergency door must be provided with a positive breaking electrical contact, wired into the control circuit to prevent movement of the lift until the emergency door is both closed and locked. (2) Emergency egress from the lift car must be provided in single enclosed lift shafts where— (a) ropes are installed; and (b) the vertical distance between the lift car sill and the landing door head is less than 600 mm; and (c) the counterweight is resting on its fully compressed buffer. (3) Emergency egress required by (2) must be in the form of an interlocked door with clear opening dimensions not less than 600 mm x 600 mm, accessible from the lift car entrance or the lift car roof (where the door is located in the wall of the lift shaft). ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
Specification 25 Photoluminescent exit signs					
S25C1 Scope [2019: Spec E4.8: 1]			X		This Specification contains requirements for photoluminescent exit signs.
S25C2 Application [2019: Spec E4.8: 2]				X	A photoluminescent exit sign must comply with Section 5 and Appendix D of AS/NZS 2293.1, except where varied by this Specification. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S25C3 Illumination [2019: Spec E4.8: 3]				X	A photoluminescent exit sign must— (a) be maintained in a continuously charged state by a minimum illumination of 100 lux at the face of the sign by a dedicated light source with a colour temperature not less than 4000 K; and (b) in the event of a power failure, continue to provide a minimum luminance of 30 mcd/m^2 for not less than 90 minutes; and (c) have its performance verified by testing in accordance with ASTM E2073-10, except the activation illumination in clause 8.3 is replaced with 54 lux. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S25C4 Pictorial elements [2019: Spec E4.8: 4]				X	Pictorial elements on a photoluminescent exit sign must— (a) where the colour white is used, be replaced with a photoluminescent material; and (b) be not less than 1.3 times larger than that specified in Table 5.1 of AS/NZS 2293.1; and

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(c) have a border of photoluminescent material that extends not less than 15 mm beyond the pictorial elements. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S25C5 Viewing distance [2019: Spec E4.8: 5]				X	The maximum viewing distance in clause 5.6 of AS/NZS 2293.1 must not be more than 24 m. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S25C6 Smoke control systems [2019: Spec E4.8: 6]				X	Smoke control systems required by clause 5.3 of AS/NZS 2293.1 do not apply to a photoluminescent exit sign. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
Section F Health and Amenity					
Part F1 External waterproofing, rainwater management and rising damp					
F1D1 Deemed-to-Satisfy Provisions [2019: F1.0]			X		(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 [New for 2022]			X		(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 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 [2019: F1.1]				X	Stormwater drainage must be designed and constructed in accordance with AS/NZS 3500.3. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
F1D4 Exposed Joints [New for 2022]				X	Exposed joints in the drainage surface on a roof, balcony, podium, or similar horizontal surface part of a building must— (a) be protected in accordance with Section 2.9 of AS 4654.2; and (b) not be located beneath or run through a planter box, water feature or similar part of the building. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
F1D5 External waterproofing membranes [2019: F1.4]				X	A roof, balcony, podium, or similar horizontal surface part of a building must be provided with a waterproofing membrane— (a) consisting of materials complying with AS 4654.1; and (b) designed and installed in accordance with AS 4654.2. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
F1D6 Damp-proofing				X	(1) Except for a building covered by (3), moisture from the ground must be prevented from reaching—

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
[2019: F1.9]					(a) the lowest floor timbers and the walls above the lowest floor joists; and (b) the walls above the damp-proof course; and (c) the underside of a suspended floor constructed of a material other than timber, and the supporting beams or girders. (2) Where a damp-proof course is provided, it must consist of— (a) a material that complies with AS/NZS 2904; or (b) impervious sheet material in accordance with AS 3660.1. (3) 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. (c) An open spectator stand or open-deck carpark. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
F1D7 Damp-proofing of floors on the ground [2019: F1.10]				X	(1) If a floor of a room is laid on the ground or on fill, moisture from the ground must be prevented from reaching the upper surface of the floor and adjacent walls by the insertion of a vapour barrier in accordance with AS 2870. (2) The requirements of (1) do not apply where— (a) weatherproofing is not required; or (b) the floor is the base of a stair, lift or similar shaft which is adequately drained by gravitation or mechanical means. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
F1D8 Subfloor ventilation [2019: F1.12]			X		Not applicable. No subfloor proposed.
Part F2 Wet areas and overflow protection					
F2D1 Deemed-to-Satisfy Provisions [New for 2022]			X		(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F2P1 and F2P2 are satisfied by complying with F2D2 to F2D4. (2) 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 [2019: F1.7(a) and (b)]				X	(2) In a Class 9 building, building elements in a bathroom or shower room, a slop hopper or sink compartment, a laundry or sanitary compartment must— (a) be water resistant or waterproof in accordance with Specification 26; and (b) comply with AS 3740, as if they were in a Class 2 or 3 building or a Class 4 part of a building. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
F2D3				X	(1) Where a slab or stall type urinal is installed—

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
Rooms containing urinals [2019: F1.7(c), (d) and (e)]					(a) the floor surface of the room containing the urinal must be an impervious material; and (i) where no step is installed, must— (A) be graded to the urinal channel for a distance of 1.5 m from the urinal channel; and (B) have the remainder of the floor graded to a floor waste; and (ii) where a step is installed— (A) the step must have an impervious surface and be graded to the urinal channel; and (B) the floor behind the step must be graded to a floor waste; and (b) the junction between the floor surface and the urinal channel must be impervious. (2) Where a wall hung urinal is installed— (a) the wall must be surfaced with impervious material extending from the floor to the top of the urinal and not less than 225 mm on each side of the urinal; and (b) the floor must be surfaced with an impervious material and be graded to a floor waste. (3) In a room with timber or steel-framed walls and containing a urinal— (a) the wall must be surfaced with an impervious material extending from the floor to not less than 100 mm above the floor surface; and (b) the junction of the floor surface and the wall surface must be impervious. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
F2D4 Floor wastes [2019: F1.11]				X	(2) Where a floor waste is installed— (a) the minimum continuous fall of a floor plane to the waste must be 1:80; and (b) the maximum continuous fall of a floor plane to the waste must be 1:50. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
Part F3 Roof and wall cladding					
F3D1 Deemed-to Satisfy Provisions [New for 2022]			X		(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirement F3P1 is satisfied by complying with F3D2 to F3D5. (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.
F3D2 Roof coverings [2019: F1.5]				X	A roof must be covered with— (b) metal sheet roofing complying with AS 1562.1; or ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
F3D3 Sarking [2019: F1.6]				X	Sarking-type material used for weatherproofing of roofs and walls must comply with AS 4200.1 and AS 4200.2.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
F3D4 Glazed assembles [2019: F1.13]				X	(1) Subject to (2) and (3), the following glazed assemblies in an external wall, must comply with AS 2047 requirements for resistance to water penetration: (a) Windows. (b) Sliding and swinging glazed doors with a frame, including French and bi-fold doors with a frame. (c) Adjustable louvres. (d) Shopfronts. (e) Window walls with one piece framing. (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 contributes to the weatherproofing of the other part of the building. (c) An open spectator stand or open-deck carpark. (3) The following glazed assemblies need not comply with (1): (a) All glazed assemblies not in an external wall. (b) Revolving doors. (c) Fixed louvres. (d) Skylights, roof lights and windows in other than the vertical plane. (e) Sliding and swinging glazed doors without a frame. (f) Windows constructed on site and architectural one-off windows, which are not design tested in accordance with AS 2047. (g) Second-hand windows, re-used windows and recycled windows. (h) Heritage windows. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
F3D5 Wall cladding [New for 2022]				X	(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. (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.

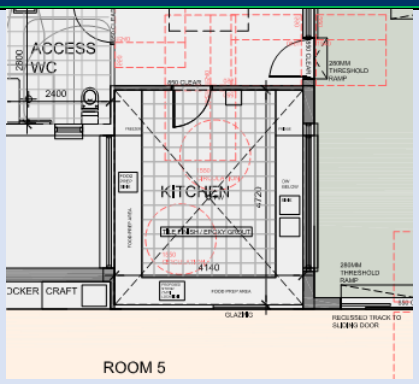
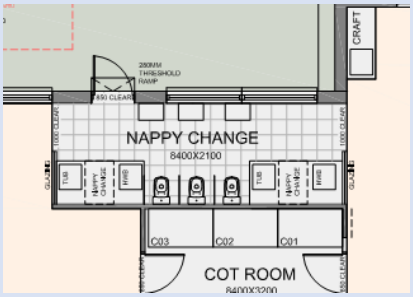
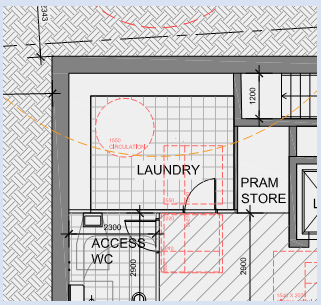
AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
Part F4 Sanitary and other facilities					
F4D1 Deemed-to-Satisfy Provisions [2019: F2.0]			X		(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F4P1 to F4P6 are satisfied by complying with— (a) F4D2 to F4D12; (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.
F4D2 Facilities in residential buildings [2019: F2.1]			X		Not applicable. Not residential.
F4D3 Calculation of number of occupants and facilities [2019: F2.2]			X		(1) The number of persons accommodated must be calculated according to D2D18 if it cannot be more accurately determined by other means. (2) Unless the premises are used predominantly by one sex, sanitary facilities must be provided on the basis of equal numbers of males and females. (3) In calculating the number of sanitary facilities to be provided under F4D2 and F4D4, a unisex facility required for people with a disability (other than a facility provided under F4D12) may be counted once for each sex. (4) For the purposes of this Part, a unisex facility comprises one closet pan, one washbasin and means for the disposal of sanitary products.
F4D4 Facilities in Class 3 to 9 buildings [2019: F2.3]				X	(1) Except where permitted by (3), (4), (7), F4D5(a) and F4D5(b), separate sanitary facilities for males and females must be provided for Class 3, 5, 6, 7, 8 or 9 buildings in accordance with Tables F4D4a to F4D4l, as appropriate. (2) In Tables F4D4a to F4D4l— (a) 'Number' means the number of facilities required; and (b) '>' means greater than; and (c) a hyphen means no data (refer to the row above for the highest value applicable); and (d) 'N/A' means not applicable; and (e) a reference to— (i) employees includes owners and managers using the building; and (ii) add 1 per 100 or 150, 250, 500" etc. includes any part of that number. (3) If not more than 10 people are employed, a unisex facility may be provided instead of separate facilities for each sex. (4) If the majority of employees are of one sex, not more than 2 employees of the other sex may share toilet facilities if the facilities are separated by means of walls, partitions and doors to afford privacy. (5) Employees and the public may share the same facilities in a Class 6 and 9b building (other than a school or early childhood centre) provided the number of facilities provided is not less than the total number of facilities required for employees plus those required for the public.

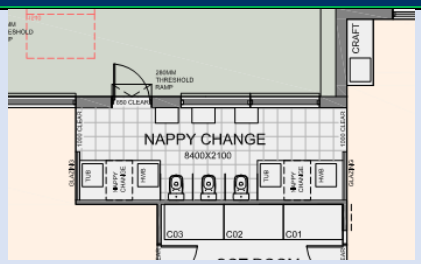
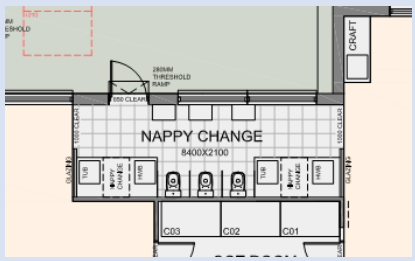
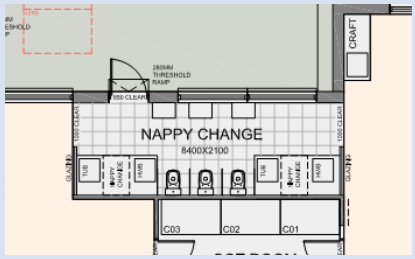
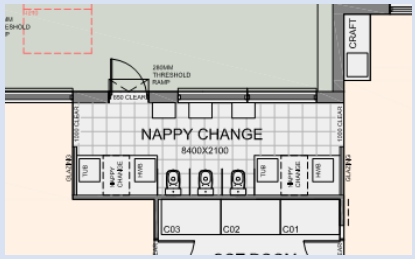
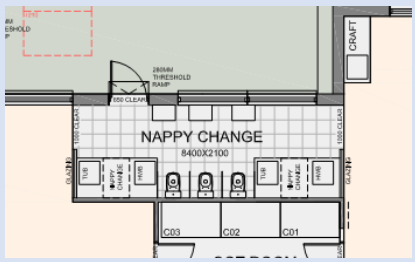
AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(6) Adequate means of disposal of sanitary products must be provided in sanitary facilities for use by females. (7) Separate sanitary facilities for males and females need not be provided for patients in a ward area of a Class 9a building. (9) A Class 9b early childhood centre must be provided with— (a) a kitchen or food preparation area with a kitchen sink, separate hand washing facilities, space for a refrigerator and space for cooking facilities, with— (i) the facilities protected by a door or gate with child proof latches to prevent unsupervised access to the facilities by children younger than 5 years old; and (ii) the ability to facilitate supervision of children from the facilities if the early childhood centre accommodates children younger than 2 years old; and (b) one bath, shower or shower-bath; and (c) if the centre accommodates children younger than 3 years old— (i) a laundry facility comprising a washtub and space in the same room for a washing machine; and (ii) a bench type baby bath, which is within 1 m of the nappy change bench; and (iii) a nappy changing bench which— (A) is within 1 m of separate adult hand washing facilities and bench type baby bath; and must be not less than 0.9 m2 (B) in area and at a height of not less than 850 mm, but not more than 900 mm above the finished floor level; and (C) must have a space not less than 800 mm high, 500 mm wide and 800 mm deep for the storage of steps; and (D) is positioned to permit a staff member changing a nappy to have visibility of the play area at all times. (11) Not less than one washbasin must be provided where closet pans or urinals are provided. **COMPLIANCE COMMENTARY** **Kitchen** a kitchen or food preparation area with a kitchen sink, separate hand washing facilities, space for a refrigerator and space for cooking facilities — **Does not comply.** **Plans to detail all features.**

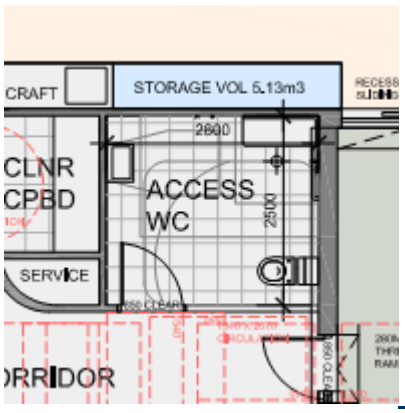
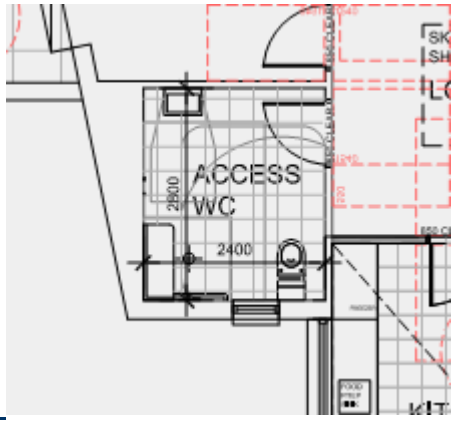
AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS	
						
					the facilities protected by a door or gate with child proof latches to prevent unsupervised access to the facilities by children younger than 5 years old	**Spec to detail compliance**
					the ability to facilitate supervision of children from the facilities if the early childhood centre accommodates children younger than 2 years old	**Does not comply.** **No supervision of 2 year olds from kitchen.**
					Washing	
					one bath, shower or shower-bath	
					Facilities	
					laundry facility	
					bench type baby bath, which is within 1 m of the nappy change bench	

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					
					nappy changing bench
					is within 1 m of separate adult hand washing facilities and bench type baby bath; and must be not less than 0.9 m2 
					in area and at a height of not less than 850 mm, but not more than 900 mm above the finished floor level 
					must have a space not less than 800 mm high, 500 mm wide and 800 mm deep for the storage of steps 
					is positioned to permit a staff member changing a nappy to have visibility of the play area at all times 
					Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
F4D5 Accessible sanitary facilities [2019: F2.4]				X	In a building required to be accessible— (a) accessible unisex sanitary compartments must be provided in accessible parts of the building in accordance with F4D6; and (b) accessible unisex showers must be provided in accordance with F4D7; and (c) at each bank of toilets where there is one or more toilets in addition to an accessible unisex sanitary compartment at that bank

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					of toilets, not less than one sanitary compartment suitable for a person with an ambulant disability for use by males and one sanitary compartment suitable for a person with an ambulant disability for use by females, must be provided; and (d) an accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary products; and (e) the circulation spaces, fixtures and fittings of all accessible sanitary facilities provided in accordance with F4D6 and F4D7 must comply with the requirements of AS 1428.1; and (f) an accessible unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and (g) where two or more of each type of accessible unisex sanitary facility are provided, the number of left and right handed mirror image facilities must be provided as evenly as possible; and (h) where male sanitary facilities are provided at a separate location to female sanitary facilities, accessible unisex sanitary facilities are only required at one of those locations; and (i) an accessible unisex sanitary compartment or an accessible unisex shower need not be provided on a storey or level that is not required by D4D4(f) to be provided with a passenger lift or ramp complying with AS 1428.1. **COMPLIANCE COMENTARY** **Compliance achievable.**   ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
F4D6 Accessible unisex sanitary compartments [2019: Table F2.4a]				X	(1) Where required by F4D5(a), the minimum number of accessible unisex sanitary compartments for each class of building is as follows: (d) For Class 9 buildings, where F4D4 requires closet pans— (i) 1 on every storey containing sanitary compartments; and (ii) where a storey has more than 1 bank of sanitary compartments containing male and female sanitary compartments, at not less than 50% of those banks.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification
F4D7 Accessible unisex showers [2019: Table F2.4b]	X				(1) Where required by F4D5(b), the minimum number of accessible unisex showers for each class of building is as follows: (d) For Class 9 buildings, where F4D4 requires 1 or more showers, not less than 1 for every 10 showers or part thereof. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
F4D8 Construction of sanitary compartments [2019: F2.5]				X	(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 (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. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
F4D9 Interpretation: urinals and washbasins [2019: F2.6]			X		(1) A urinal may be— (a) an individual stall or wall-hung urinal; or (b) each 600 mm length of a continuous urinal trough; or (c) a closet pan used in place of a urinal. (2) A washbasin may be— (a) an individual basin; or (b) a part of a hand washing trough served by a single water tap.
F4D11 Waste management [2019: F2.8]			X		Not applicable. Not Class 9a or 9c.
F4D12 Accessible adult change facilities [2019: F2.9]			X		Not applicable.
Part F5 Room heights					

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
F5D1 Deemed-to-satisfy Provisions [2019: F3.0]			X		(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirement F5P1 is satisfied by complying with— (a) F5D2; (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.
F5D2 Height of rooms and other spaces [2019: F3.1]				X	(1) The height of rooms and other spaces in a Class 2 or 3 building or Class 4 part of a building must be not less than— (a) for a kitchen, laundry, or the like — 2.1 m; and (b) for a corridor, passageway or the like — 2.1 m; and (c) for a habitable room excluding a kitchen — 2.4 m; and (d) in a habitable room, or space within a habitable room, with a sloping ceiling or projections below the ceiling line— (i) in an attic — a height of not less than 2.2 m for not less than two-thirds of the floor area of the room or space; and (ii) in other rooms — a height of not less than 2.4 m for not less than two-thirds of the floor area of the room or space; and (e) in a habitable room, or space within a habitable room, with a sloping ceiling or projections below the ceiling line — a height of not less than 2.1 m for not less than two-thirds of the floor area of the room or space. (2) For the purposes of (1), when calculating the floor area of a room or space, any part that has a ceiling height of less than 1.5 m is not included. (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. (5) The height of rooms and other spaces in a Class 9b building must be not less than— (a) for a school classroom or other assembly building or part that accommodates not more than 100 persons — 2.4 m; and (b) for a theatre, public hall or other assembly building or part that accommodates more than 100 persons — 2.7 m; and (c) for a corridor— (i) that serves an assembly building or part that accommodates not more than 100 persons — 2.4 m; or (ii) that serves an assembly building or part that accommodates more than 100 persons — 2.7 m. (6) For the purposes of (5) the number of persons accommodated must be calculated according to D2D18. (8) The height of rooms and other spaces in any building must be not 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

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(c) above a stairway, ramp, landing or the like — 2 m 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. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
Part F6 Light and Ventilation					
F6D1 Deemed-to-Satisfy Provisions [2019: F4.0]			X		(1) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements F6P1 to F6P5 are satisfied by complying with— (a) F6D2 to F6D12; and (b) for a building containing an occupiable outdoor area, Part G6; and (2) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.
F6D2 Provision of natural light [2019: F4.1]				X	Natural light must be provided in: (d) A Class 9b building - the like for the use of children in an early childhood centre. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
F6D3 Methods and extent of natural light [2019: F4.2]				X	(1) 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 verandah, 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) (2) a required window that faces a boundary of an adjoining allotment or a wall of the same building or another building on the allotment must not be less than a horizontal distance from that boundary or wall that is the greater of— (a) generally — 1 m; and (c) 50% of the square root of the exterior height of the wall in which the window is located, measured in metres from its sill. (4) In a Class 9b early childhood centre, the sills of 50% of windows in children's rooms must be located not more than 500 mm above the floor level. **COMPLIANCE COMMENTARY**

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					Elevations are required to assess compliance. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
F6D4 Natural light borrowed from adjoining room [2019: F4.3]			X		Not applicable. Not Class 2 or 3.
F6D5 Artificial lighting [2019: F4.4]				X	(1) Artificial lighting must be provided— (a) in required stairways, passageways, and ramps; and (b) if natural light of a standard equivalent to that required by F6D3 is not available, and the periods of occupation or use of the room or space will create undue hazard to occupants seeking egress in an emergency, in— (iii) Class 9 buildings — to all rooms that are frequently occupied, all spaces required to be accessible, all corridors, lobbies, internal stairways, other circulation spaces and paths of egress. (2) The artificial lighting system must comply with AS/NZS 1680.0. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
NSW F6D6 Ventilation of rooms [2019: F4.5]				X	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. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
F6D7 Natural ventilation [2019: F4.6]				X	(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. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
F6D8 Ventilation borrowed from adjoining room [2019: F4.7]				X	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— (b) in a Class 9 building— (i) the window, opening, door or other device has a ventilating area of not less than 10% of the floor area of

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					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. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
F6D9 Restriction on location of sanitary compartments [2019: F4.8]				X	A sanitary compartment must not open directly into— (a) a kitchen or pantry; or (b) a public dining room or restaurant; or (d) a room used for public assembly (which is not an early childhood centre, primary school or open spectator stand); or (e) a workplace normally occupied by more than one person. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
F6D10 Airlocks [2019: F4.9]				X	If a sanitary compartment is prohibited under F6D9 from opening directly to another room— (b) in a Class 9 building (which is not an early childhood centre, primary school or open spectator stand)— (i) access must be by an airlock, hallway or other room with a floor area of not less than 1.1 m2 and fitted with self-closing doors at all access doorways; or (ii) the sanitary compartment must be provided with mechanical exhaust ventilation and the doorway to the room adequately screened from view. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
F6D11 Carparks [2019: F4.11]				X	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 ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
F6D12 Kitchen local exhaust ventilation [2019: F4.12]			X		Not applicable. Not a commercial kitchen.
Part F7 Sound transmission and insulation					
F7D1 Deemed-to-Satisfy Provisions [2019: F5.0]			X		(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.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
F7D2 Application of Part [2019: F5.1]			X		The Deemed-to-Satisfy Provisions of this Part apply to Class 2 and 3 buildings and Class 9c buildings.
F7D3 Determination of airborne sound insulation ratings [2019: F5.2]			X		Not applicable. Not a Class 2 and 3 buildings and Class 9c building.
F7D4 Determination of impact sound insulation ratings [2019: F5.3]			X		Not applicable. Not a Class 2 and 3 buildings and Class 9c building.
F7D5 Sound insulation rating of floors [2019: F5.4]			X		Not applicable. Not a Class 2 and 3 buildings and Class 9c building.
F7D6 Sound insulation rating of walls [2019: F5.5]			X		Not applicable. Not a Class 2 and 3 buildings and Class 9c building.
F7D7 Sound insulation rating of internal services [2019: F5.6]			X		Not applicable. Not a Class 2 and 3 buildings and Class 9c building.
F7D8 Sound isolation of pumps [2019: F5.7]			X		Not applicable. Not a Class 2 and 3 buildings and Class 9c building.
Part F8 Condensation management					
F8D1 Deemed-to-Satisfy Provisions [2019: F6.0]			X		(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 [2019: F6.1]			X		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 External wall construction [2019: F6.2]			X		Not applicable. Not a Class 2 3 or 4 building.
F8D4 Exhaust systems			X		Not applicable. Not a Class 2 3 or 4 building.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
[2019: F6.3]					
F8D5 Ventilation of roof spaces [2019: F6.4]			X		Not applicable. Not a Class 2 3 or 4 building.
Specification 26 Waterproofing and water-resistance requirements for building elements in wet areas					
S26C1 Scope [2019: Table F1.7]			X		This Specification sets out requirements for building elements in wet areas that are required to be— (a) water resistant; or (b) waterproof.
S26C2 Application [2019: Table F1.7]			X		(1) The requirements of this Specification apply to— (a) shower areas (enclosed and unenclosed); and (b) areas outside a shower area; and (c) areas adjacent to baths and spas; and (d) other areas as set out in clause S26C7. (2) Where a shower is above a bath or spa, use requirements for a shower.
S26C3 Shower area (enclosed and unenclosed) [2019: Table F1.7]				X	(1) For a shower area with a hob, step-down or level threshold, the following applies: (a) The floor of the shower area must be waterproof, including any hob or step-down; and (b) The walls of the shower area must be waterproof not less than 1800 mm above the floor substrate. (c) Wall junctions and joints within the shower area must be waterproof. (d) Wall/floor junctions within the shower area must be waterproof. (e) Penetrations within the shower area must be waterproof. (2) A shower with a preformed shower base must also comply with the requirements of (1), except for (a) which is not applicable. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S26C4 Area outside shower area [2019: Table F1.7]				X	(1) For concrete, compressed fibre-cement and fibre-cement sheet flooring, the floor of the room must be water resistant. (2) For timber floors including particleboard, plywood and other timber based flooring materials, the floor of the room must be waterproof. (3) Wall/floor junctions must be waterproof ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S26C5 Areas adjacent to baths and spas without showers [2019: Table F1.7]				X	(1) For areas adjacent to a bath and spa, the following applies: (a) For concrete, compressed fibre-cement and fibre-cement sheet flooring, the floor of the room must be water resistant. (b) For timber floors including particleboard, plywood and other timber based flooring materials, the floor of the room must be waterproof. (c) Tap and spout penetrations must be waterproof where they occur in horizontal surfaces. (2) For areas adjacent to a non-freestanding bath and spa, the following applies:

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(a) Walls must be water resistant— (i) to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall; and (ii) to all exposed surfaces below vessel lip. (b) Wall junctions and joints must be water resistant within 150 mm above a vessel for the extent of the vessel. (c) Wall/floor junctions must be waterproof for the extent of the vessel. (3) For inserted baths and spas, the following applies: (a) For floors and horizontal surfaces: (i) Any shelf area adjoining the bath or spa must be waterproof and include a waterstop under the vessel lip. (ii) There are no requirements for the floor under a bath or spa. (b) For walls: (i) Waterproof to not less than 150 mm above the lip of a bath or spa. (ii) There are no requirements for walls beneath the lip of a bath or spa. (c) For wall junctions and joints: (i) Waterproof junctions within 150 mm of a bath or spa. (ii) There are no requirements for junctions and joints in walls beneath the lip of a bath or spa. (d) Tap and spout penetrations must be waterproof where they occur in horizontal surfaces. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
S26C6 Other areas [2019: Table F1.7]				X	(1) For walls adjoining other types of vessels (e.g. sink, basin or laundry tub), the following applies: (a) Walls must be water resistant to a height of not less than 150 mm above the vessel, for the extent of the vessel, where the vessel is within 75 mm of a wall. (b) Waterproof wall junctions where a vessel is fixed to a wall. (c) Waterproof tap and spout penetrations where they occur in surfaces required to be waterproof or water resistant. (2) For laundries and WCs, other than WCs as described in (3), the following applies: (a) Water resistant floor of the room. (b) Water resistant wall/floor junctions. (c) Waterproof penetrations where they occur in surfaces required to be waterproof. (3) For WCs with a handheld bidet spray installation, the following applies: (a) Waterproof floor of the room. (b) Walls must be— (i) waterproof within a 1500 mm radius from the wall connection of the handheld bidet spray device to a height of not less than 150 mm above the floor substrate; and

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(ii) water resistant within a 1500 mm radius from the wall connection of the handheld bidet spray device to a height of not less than 1200 mm above the finished floor level of the WC. (c) Waterproof wall junctions within the WC area within 1500 mm radius from the wall connection of the handheld bidet spray device. (d) Waterproof wall/floor junctions within the WC area within 1500 mm radius from the wall connection of the handheld bidet spray device. (e) Waterproof penetrations in WC area. (4) For bathrooms and laundries required to be provided with a floor waste by F2D4, the following applies: (a) Waterproof floor of the room. (b) Waterproof wall/floor junctions. (c) Waterproof penetrations where they occur through the floor. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
Specification 27 Accessible adult change facilities					
S27C1 Scope [2019: Spec F2.9: 1]			X		This Specification contains the requirements for accessible adult change facilities.
S27C2 General requirements [2019: Spec F2.9: 2]			X		Not applicable.
S27C3 Hoist [2019: Spec F2.9: 3]			X		Not applicable.
S27C4 Toilet pan, seat, backrest and grabrails [2019: Spec F2.9: 4]			X		Not applicable.
S27C5 Washbasin and tap [2019: Spec F2.9: 5]			X		Not applicable.
S27C6 Fixtures and fittings [2019: Spec F2.9: 6]			X		Not applicable.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
S27C7 Change table [2019: Spec F2.9: 7]			X		Not applicable.
S27C8 Changing rails [2019: Spec F2.9: 8]			X		Not applicable.
S27C9 Door and door controls [2019: Spec F2.9: 9]			X		Not applicable.
S27C10 Signage [2019: Spec F2.9: 10]			X		Not applicable.
S27C11 Operating instructions [2019: Spec F2.9: 11]			X		Not applicable.
Specification 28 Sound insulation for building elements					
S28C1 Scope [2019: Spec F5.2: 1(a)]			X		This Specification lists the weighted sound reduction index RW for some common forms of construction.
S28C2 Discontinuous construction [2019: Spec F5.2: 1(b)]			X		Not applicable.
S28C3 Construction Deemed-to-Satisfy [2019: Spec F5.2: 2]			X		Not applicable.
S28C4 Acceptable forms of construction for walls — masonry [2019: Spec F5.2: Table 2]			X		Not applicable.
S28C5			X		Not applicable.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
Acceptable forms of construction for walls — concrete [2019: Spec F5.2: Table 2]					
S28C6 Acceptable forms of construction for walls — autoclaved aerated concrete [2019: Spec F5.2: Table 2]			X		Not applicable.
S28C7 Acceptable forms of construction for walls — timber and steel framing [2019: Spec F5.2: Table 2]			X		Not applicable.
S28C8 Acceptable forms of construction for floors — concrete [2019: Spec F5.2: Table 3]			X		Not applicable.
S28C9 Acceptable forms of construction for floors — autoclaved aerated concrete [2019: Spec F5.2: Table 3]			X		Not applicable.
S28C10 Acceptable forms of construction for floors — timber [2019: Spec F5.2: Table 3]			X		Not applicable.
Specification 29 Impact sound- test of equivalence					
S29C1 Scope [2019: Spec F5.5: 1]			X		This Specification describes a method of test to determine the comparative resistance of walls to the transmission of impact sound.
S29C2 Construction to be tested			X		Not applicable.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
[2019: Spec F5.5: 2]					
S29C3 Method [2019: Spec F5.5: 3]			X		Not applicable.
Section G Ancillary Provisions					
Part G1 Minor structures and components					
G1D1 Deemed-to-Satisfy Provisions [2019: G1.0]			X		(1) Performance Requirement G1P1 must be complied with. (2) Where a Deemed-to-Satisfy Solution is proposed, Performance Requirements G1P2 to G1P5 are satisfied by complying with G1D2 to G1D4. (3) Where a Performance Solution is proposed, the relevant Performance Requirements must be determined in accordance with A2G2(3) and A2G4(3) as applicable.
NSW G1D2 Swimming pools [2019: G1.1]			X		Not applicable. No swimming pool.,
G1D3 Refrigerated chambers, strong-rooms and vaults [2019: G1.2]			X		Not applicable. No refrigerated chambers, strong-rooms and vaults
G1D4 Outdoor play spaces [2019: G1.3]				X	(1) Any outdoor play space in a Class 9b early childhood centre must be enclosed on all sides with a barrier which— (a) where the edge of the trafficable surface of the outdoor play space is at the same level or less than 2 m above the surface beneath — complies with AS 1926.1; and (b) where the edge of the trafficable surface of the outdoor play space is 2 m or more above the surface beneath— (i) is not less than 1.8 m high, as measured from above the trafficable surface; and (ii) is non-climbable and does not contain horizontal or other elements that could facilitate climbing; and (iii) does not have any openings or apertures through which a 100 mm or greater sphere could pass; and (iv) is not within 1.8 m, as measured directly from the top of the barrier, of any elements within the outdoor play space that facilitate climbing; and (v) is not within 900 mm of elements in a wall that facilitate climbing; and (c) has strength and rigidity complying with AS 1926.1. (2) For the purposes of (1)(a), AS 1926.1 is applied as if there is a swimming pool located outside the outdoor play space, so that the barrier restricts children from exiting the premises without the knowledge of staff in the centre. (3) The requirements of (1) do not apply to a wall, including doors and windows, which form part of the Class 9b early childhood centre, except

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					where the wall is within a non-climbable zone for a barrier provided under (1)(a). **COMPLIANCE COMMENTARY** **Compliance achievable.**  ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
NSW G1D5 Provision for cleaning windows [2016: NSW G1.101]				X	(1) A building must provide for a safe manner of cleaning any windows located 3 or more storeys above ground level. (2) A building satisfies (1) where— (a) the windows can be cleaned wholly from within the building; or (b) provision is made for the cleaning of the windows by a method complying with the Work Health and Safety Act 2011 and regulations made under that Act. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
Part G2 Boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues					
G2D1 Deemed-to-Satisfy Provisions [2019: G2.0]			X		Not applicable. No boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues
G2D2 Installation of appliances [2019: G2.2]			X		Not applicable. No boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues
G2D3 Open fireplaces [2019: G2.3]			X		Not applicable. No boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
G2D4 Incinerator rooms [2019: G2.4]			X		Not applicable. No boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues
Part G3 Atrium Construction					
G3D1 Application of Part [2019: G3.1]			X		Not applicable. No atrium proposed.
G3D2 Dimensions of atrium well [2019: G3.2]			X		Not applicable. No atrium proposed.
G3D3 Separation of atrium by bounding walls [2019: G3.3]			X		Not applicable. No atrium proposed.
G3D4 Construction of bounding walls [2019: G3.4]			X		Not applicable. No atrium proposed.
G3D5 Construction at balconies [2019: G3.5]			X		Not applicable. No atrium proposed.
G3D6 Separation at roof [2019: G3.6]			X		Not applicable. No atrium proposed.
G3D7 Means of egress [2019: G3.7]			X		Not applicable. No atrium proposed.
G3D8 Fire and smoke control systems [2019: G3.8]			X		Not applicable. No atrium proposed.
Part G4 Construction in alpine areas					
G4D1 Deemed-to-Satisfy Provisions [2019: G4.0]			X		Not applicable. Not alpine.
G4D2 Application of Part [2019: G4.1]			X		Not applicable. Not alpine.
G4D3			X		Not applicable. Not alpine.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
External doors [2019: G4.3]					
G4D4 Emergency lighting [2019: G4.4]			X		Not applicable. Not alpine.
G4D5 External trafficable structures [2019: G4.5]			X		Not applicable. Not alpine.
G4D6 Clear space around buildings [2019: G4.6]			X		Not applicable. Not alpine.
G4D7 Fire-fighting services and equipment [2019: G4.8]			X		Not applicable. Not alpine.
G4D8 Fire orders [2019: G4.9]			X		Not applicable. Not alpine.
Part G5 Construction in bushfire prone areas					
G5D1 Deemed-to-Satisfy Provisions [2019: G5.0]			X		Not applicable. Not bushfire prone.
NSW G5D2 Application of Part [2019: G5.1]			X		Not applicable. Not bushfire prone.
NSW G5D3 Protection — residential buildings [2019: G5.2]			X		Not applicable. Not bushfire prone.
G5D4 Protection — certain Class 9 buildings [New for 2022]			X		Not applicable. Not bushfire prone.
Part G6 Occupiable outdoor areas					
G6D1 Application of Part [2019: G6.1]			X		(1) The Deemed-to-Satisfy Provisions of this Part apply to buildings containing an occupiable outdoor area in addition to the other Deemed-to-Satisfy Provisions of NCC Volume One.

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
					(2) The Deemed-to-Satisfy Provisions of this Part take precedence where there is a difference to the Deemed-to-Satisfy Provisions of Sections C, D, E, F and G. (3) Except for G6D2, the Deemed-to-Satisfy Provisions of this Part do not apply to— (a) an occupiable outdoor area of a sole-occupancy unit in a Class 2 or 3 building, Class 9c building or Class 4 part of a building; or (b) an occupiable outdoor area with an area less than 10m².
G6D2 Fire hazard properties [2019: G6.2]				X	(1) Subject to (2), a lining, material or assembly in an occupiable outdoor area must comply with C2D11 as for an internal element. (2) The following fire hazard properties of a lining, material or assembly in an occupiable outdoor area are not required to comply with C2D11: (a) Average specific extinction area. (b) Smoke-Developed Index. (c) Smoke development rate. (d) Smoke growth rate index ($SMOGRA_{RC}$). ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
G6D3 Fire separation [2019: G6.3]				X	For the purposes of the Deemed-to-Satisfy Provisions of C3D8, C3D9 and C3D10, a reference to a storey includes an occupiable outdoor area, however a fire wall cannot be used to separate an occupiable outdoor area into different fire compartments. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
G6D4 Provision for escape [2019: G6.4]				X	For the purposes of the Deemed-to-Satisfy Provisions of Part D2, a reference to a storey or room includes an occupiable outdoor area. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
G6D5 Construction of exits [2019: G6.5]				X	For the purposes of the Deemed-to-Satisfy Provisions of Part D3, a reference to a storey or room includes an occupiable outdoor area. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
G6D6 Firefighting equipment [2019: G6.6]				X	Except for S17C7(2)(a), for the purposes of the Deemed-to-Satisfy Provisions of Part E1, a reference to a storey includes an occupiable outdoor area. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
G6D7 Lift installations [2019: G6.7]				X	For the purposes of the Deemed-to-Satisfy Provisions of Part E3, a reference to a storey includes an occupiable outdoor area. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
G6D8 Visibility in an emergency, exit signs and warning systems [2019: G6.8]				X	For the purposes of the Deemed-to-Satisfy Provisions of Part E4, a reference to a storey includes an occupiable outdoor area. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
G6D9 Light and ventilation [2019: G6.9]				X	For the purposes of the Deemed-to-Satisfy Provisions of F6D5, F6D9 and F6D10, a reference to a room includes an occupiable outdoor area. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
G6D10 Fire Orders [2019: G6.10]				X	For the purposes of the Deemed-to-Satisfy Provisions of G4D8, a reference to a storey includes an occupiable outdoor area. ***Details demonstrating compliance with this clause must be incorporated into the construction certificate plans / specification***
Part G7 Liveable housing design					
NSW Part G7 Liveable housing design			X		Not applicable. Not residential.
Specification 30 Installation of boilers and pressure vessels					
S30C1 Scope [2019: Spec G2.2: 1]			X		Not applicable. No boilers or pressure vessels
S30C2 Explosion relief [2019: Spec G2.2: 2.1]			X		Not applicable. No boilers or pressure vessels
S30C3 Floors and drainage [2019: Spec G2.2: 2.2]			X		Not applicable. No boilers or pressure vessels
S30C4 Protection from heat [2019: Spec G2.2: 2.3]			X		Not applicable. No boilers or pressure vessels
Specification 31 Fire and smoke control systems in buildings containing atriums					
S31C1 Scope [2019: Spec G3.8: 1]			X		Not applicable. No atrium
S31C2 General requirement – automatic fire sprinkler system [2019: Spec G3.8: 2.1]			X		Not applicable. No atrium
S31C3 Roof protection			X		Not applicable. No atrium

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
[2019: Spec G3.8: 2.2]					
S31C4 Atrium floor protection [2019: Spec G3.8: 2.3]			X		Not applicable. No atrium
S31C5 Sprinkler systems to glazed walls [2019: Spec G3.8: 2.4.1 – 2.4.5]			X		Not applicable. No atrium
S31C6 Stop valves [2019: Spec G3.8: 2.5]			X		Not applicable. No atrium
S31C7 General requirements — smoke control system [2019: Spec G3.8: 3.1]			X		Not applicable. No atrium
S31C8 Operation of atrium mechanical air-handling systems [2019: Spec G3.8: 3.2]			X		Not applicable. No atrium
S31C9 Activation of smoke control system [2019: Spec G3.8: 3.3]			X		Not applicable. No atrium
S31C10 Smoke exhaust system [2019: Spec G3.8: 3.4]			X		Not applicable. No atrium
S31C11 Upward air velocity [2019: Spec G3.8: 3.5]			X		Not applicable. No atrium
S31C12			X		Not applicable. No atrium

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
Exhaust fans [2019: Spec G3.8: 3.6]					
S31C13 Smoke and heat vents [2019: Spec G3.8: 3.7]			X		Not applicable. No atrium
S31C14 Make-up air supply [2019: Spec G3.8: 3.8]			X		Not applicable. No atrium
S31C15 General requirements—fire detection and alarm system [2019: Spec G3.8: 4.1]			X		Not applicable. No atrium
S31C16 Smoke detection system [2019: Spec G3.8: 4.2]			X		Not applicable. No atrium
S31C17 Smoke detection in spaces separated from the atrium by bounding walls [2019: Spec G3.8: 4.3]			X		Not applicable. No atrium
S31C18 Alarm systems [2019: Spec G3.8: 4.4]			X		Not applicable. No atrium
S31C19 Emergency warning and intercom systems [2019: Spec G3.8: 5]			X		Not applicable. No atrium
S31C20 Standby power system [2019: Spec G3.8: 6]			X		Not applicable. No atrium

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
S31C21 System for excluding smoke from fire-isolated exits [2019: Spec G3.8: 7]			X		Not applicable. No atrium
Specification 43 Bushfire protection for certain Class 9 buildings					
S43C1 Scope [New for 2022]			X		Not applicable. Not bushfire prone
S43C2 Separation from classified vegetation [New for 2022]			X		Not applicable. Not bushfire prone
S43C3 Separation between buildings [New for 2022]			X		Not applicable. Not bushfire prone
S43C4 Separation from allotment boundaries and carparking areas [New for 2022]			X		Not applicable. Not bushfire prone
S43C5 Separation from hazards [New for 2022]			X		Not applicable. Not bushfire prone
S43C6 Non-combustible path around building [New for 2022]			X		Not applicable. Not bushfire prone
S43C7 Access pathways [New for 2022]			X		Not applicable. Not bushfire prone
S43C8 Exposed external areas [New for 2022]			X		Not applicable. Not bushfire prone
S43C9 Internal tenability [New for 2022]			X		Not applicable. Not bushfire prone

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
S43C10 Building envelope [New for 2022]			X		Not applicable. Not bushfire prone
S43C11 Supply of water for fire-fighting purposes [New for 2022]			X		Not applicable. Not bushfire prone
S43C12 Emergency power supply [New for 2022]			X		Not applicable. Not bushfire prone
S43C13 Signage [New for 2022]			X		Not applicable. Not bushfire prone
S43C14 Vehicular access [New for 2022]			X		Not applicable. Not bushfire prone
Section I Special use buildings					
Part I1 Class 9b Buildings					
Introduction to this Part This Part provides additional Deemed-to-Satisfy Provisions for certain types of Class 9b buildings where large numbers of people assemble and which contain a stage and backstage area.					
NSW I1D1 Application of Part [2019: H1.1]			X		Not applicable. Not bushfire prone
I1D2 Separation [2019: H1.2]			X		Not applicable. Not bushfire prone
I1D3 Proscenium wall construction [2019: H1.3]			X		Not applicable. Not bushfire prone
I1D4 Seating area [2019: H1.4]			X		Not applicable. Not bushfire prone
I1D5 Exits from stages [2019: H1.5]			X		Not applicable. Not bushfire prone
I1D6 Access to platforms and lofts			X		Not applicable. Not bushfire prone

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
[2019: H1.6]					
I1D7 Aisle lights [2019: H1.7]			X		Not applicable. Not bushfire prone
Part I2 Public transport buildings					
I2D1 Application of Part [2019: H2.1]			X		Not applicable. Not public transport building
I2D2 Accessways [2019: H2.2]			X		Not applicable. Not public transport building
I2D3 Ramps [2019: H2.3]			X		Not applicable. Not public transport building
I2D4 Handrails and grabrails [2019: H2.4]			X		Not applicable. Not public transport building
I2D5 Doorways and doors [2019: H2.5]			X		Not applicable. Not public transport building
I2D6 Lifts [2019: H2.6]			X		Not applicable. Not public transport building
I2D7 Stairways [2019: H2.7]			X		Not applicable. Not public transport building
I2D8 Unisex accessible toilet [2019: H2.8]			X		Not applicable. Not public transport building
I2D9 Location of accessible toilet [2019: H2.9]			X		Not applicable. Not public transport building
I2D10 Symbols and signs [2019: H2.10]			X		Not applicable. Not public transport building
I2D11 Tactile ground surface indicators			X		Not applicable. Not public transport building

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
[2019: H2.11]					
I2D12 Lighting [2019: H2.12]			X		Not applicable. Not public transport building
I2D13 Hearing augmentation [2019: H2.13]			X		Not applicable. Not public transport building
I2D14 Emergency warning systems [2019: H2.14]			X		Not applicable. Not public transport building
I2D15 Controls [2019: H2.15]			X		Not applicable. Not public transport building
Part I3 Farm buildings and farm sheds					
I3D1 Application of part [2019: H3.1]			X		Not applicable. Not farm buildings and farm sheds
I3D2 Fire resistance and separation [2019: H3.2]			X		Not applicable. Not farm buildings and farm sheds
I3D3 Provision for escape [2019: H3.3]			X		Not applicable. Not farm buildings and farm sheds
I3D4 Construction of exits [2019: H3.4]			X		Not applicable. Not farm buildings and farm sheds
I3D5 Fixed platforms, walkways, stairways and ladders [2019: H3.5]			X		Not applicable. Not farm buildings and farm sheds
I3D6 Thresholds [2019: H3.6]			X		Not applicable. Not farm buildings and farm sheds
I3D7 Swinging doors [2019: H3.7]			X		Not applicable. Not farm buildings and farm sheds
I3D8			X		Not applicable. Not farm buildings and farm sheds

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

BCA DEEMED-TO-SATISFY PROVISION	COMPLIES	DOES NOT COMPLY	NA or Informational	Compliance Required	COMMENTS
Fire fighting equipment [2019: H3.8]					
I3D9 Fire hydrants and water supplies [2019: H3.9]			X		Not applicable. Not farm buildings and farm sheds
I3D10 Fire hose reels [2019: H3.10]			X		Not applicable. Not farm buildings and farm sheds
I3D11 Portable fire extinguishers [2019: H3.11]			X		Not applicable. Not farm buildings and farm sheds
I3D12 Emergency lighting requirements [2019: H3.12]			X		Not applicable. Not farm buildings and farm sheds
I3D13 Exit signs [2019: H3.13]			X		Not applicable. Not farm buildings and farm sheds
I3D14 Direction signs [2019: H3.14]			X		Not applicable. Not farm buildings and farm sheds
I3D15 Design and operation of exit signs [2019: H3.15]			X		Not applicable. Not farm buildings and farm sheds
I3D16 Sanitary facilities [2019: H3.16]			X		Not applicable. Not farm buildings and farm sheds
I3D17 Height of rooms and other spaces [2019: H3.17]			X		Not applicable. Not farm buildings and farm sheds
I3D18 Artificial lighting [2019: H3.18]			X		Not applicable. Not farm buildings and farm sheds
Specification 32 Construction of proscenium walls – not applicable.					
NSW Part I4 Class 9b Buildings – Not applicable Not a entertainment venue.					
NSW Part I5 Temporary Structures					
Section J Energy Efficiency – Not assessed in this report.					

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

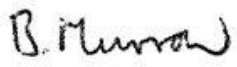
5.0 CONCLUSION

This report provides a Building Code of Australia 2022 (BCA) assessment of the proposed 16 Terry Road, Eastwood

The primary purpose of this report was to identify the non-compliance matters contained in the proposed design philosophy against the current Deemed-to-Satisfy (DTS) Provisions of the BCA and to provide compliance recommendations to overcome the DTS non-compliances.

This report provided a BCA assessment table in Section 3.0 that summarises the identified non-compliance matters and offers specific recommendations that are also outlined in the Executive Summary.

Further, if compliance with the deemed-to-satisfy provisions is not achievable or desirable, Performance Solutions could be further developed and verified by an appropriately qualified BCA Consultant or Fire Safety Engineer.

Report by:	Reviewed by:
 Ben Murrow Senior Associate for AE&D	 Trenton Jones Director for AE&D

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495

6.0 ATTACHMENT A - INSPECTION & MAINTENANCE

6.1 Fire Safety Measures

The fire safety measures within the building must be maintained to ensure correct operation at all times the building is occupied. All firefighting equipment should be tagged when tested/inspected and log books kept up-to-date for all smoke detection, warning systems and sprinkler systems (where installed).

An annual fire safety certificate must be submitted to the local consent authority and the NSW Fire Brigade each year indicating satisfactory performance of the fire safety measures contained within the building. The annual fire safety statement should be displayed in a prominent place within the building (i.e. the main entry foyer)

The correct operation and maintenance of the buildings fire safety measures is critical in affording an adequate level of fire safety.

6.2 Good Housekeeping

The ongoing management of the building should ensure good housekeeping procedures. The following matters should be considered by building management:

- Ensure exits and paths of travel to exits remain unobstructed (in particular stairways)
- Avoid storage of materials in unoccupied areas
- Limit storage of flammable/combustible materials to designated and approved areas
- Prevent chocking open fire/smoke doors
- Prevent storage of materials that could hinder access to firefighting equipment

AE&D Pty Ltd A: Suite 3.04, 55 Miller Street, Pyrmont NSW 2009
Southern Highlands A: Unit 6, 13 Lyell Street, Mittagong NSW 2575
Sutherland Shire A: Level 4 – Suite 33, 29 Kiora Road, Miranda NSW 2228
P: (02) 9571 8433 E: admin@aedconsulting.com.au W: www.aedconsulting.com.au ABN: 15 149 587 495