BCA

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BCA ASSESSMENT REPORT

ISSUED FOR DEVELOPMENT APPLICATION

12 The Strand

12 The Strand, Dee Why, NSW 2099

BCA 2022 Volume One_DA Stage

22/05/2025

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DOCUMENT CONTROL

Report Reference Description	Date	Prepared by	Reviewed/Approved by
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1 INTRODUCTION

1.1 OBJECTIVES

The purpose of this report is to provide an assessment against Volume One of the Building Code of Australia 2022 (BCA) addressing all relevant Deemed-to-Satisfy Clauses therein.

The report will identify where the subject building achieves compliance and non-compliance with the BCA and provide instances where a Performance Solutions may be available. Any recommended Performance Solutions are required to be prepared under separate cover.

Part 3 'Assessment Summary' of this report outlines the identified compliance matters that require further information or consideration and/or assessment as a Performance Solution (to be prepared separately).

It is presumed the assumptions, content, and limitations of this report are reviewed, noted, and understood by the reader. Credwell Consulting are to be contacted to clarify any queries or assumptions made in relation to the contents of this report and further, Credwell Consulting take no responsibility for misinterpretation of any of the content herein.

1.2 LIMITATIONS

This report does not include, nor imply, any assessment of, or compliance with:

1. The National Construction Code – Plumbing Code of Australian Volume 3;
2. The Disability Discrimination Act 1992 including the Disability ((Access to Premises – Buildings) Standards 2010 – unless specifically referred to),
3. The provision of disabled access to the subject development, being any assessment of the Deemed-to-Satisfy provisions of Part D4, and Clauses E3D7, E3D8, F4D5, F4D6, F4D7, and F4D12, and Specifications 14, 15, 16, and 27;
4. Any Development Consent conditions;
5. The Liquor Act 2007;
6. The Work Health and Safety Act 2011;
7. The Swimming Pools Act 1992; and
8. Requirements of Authorities including, but not limited to, Fire and Rescue NSW, WorkCover, RMS, Council, Telecommunications Supply Authority, Electricity Supply Authority, Water Supply Authority, Gas Supply Authority and the like.
9. Requirements of BCA Section J.
10. The structural design of the building;
11. The design of any electrical, fire, hydraulic or mechanical services;
12. The inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to).
13. Wet area and external area waterproofing. (unless specifically referred to).

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14. Surface water management and rising damp under Part F1 of the BCA. (unless specifically referred to).
15. Sound transmission and insulation under Part F7 of the BCA.
16. Condensation management under part F8 of the BCA.
17. Energy Efficiency requirements under Section J of the BCA.
18. Construction in alpine areas under part G4 of the BCA.
19. Bushfire requirements under part G5 of the BCA.

Interpretations

A number of matters within the BCA are known to be interpretive. Where these matters are encountered, interpretations have been used that are consistent with Credwell Consulting's understanding of standard industry practice.

Dimensions and Tolerances

In some instances, the BCA specifies minimum dimensions for construction. The assessment of plans and specifications includes a review of such minimum dimensions that are relevant to the project, but Credwell Consulting does not guarantee that all relevant minimum dimensions have been assessed where they are not clearly and explicitly denoted/marked on the architectural drawings.

The relevant designer(s) and builder(s) should confirm that all minimum dimensions are achievable on site prior to works and consideration/attention should be given to construction tolerances impacted by wall set outs, applied finishes, and skirtings to corridors and bathrooms. For example, tiling bed thickness on walls and floors can adversely impact critical minimum dimensions relating to access for people with disabilities, stair and corridor widths, and balustrade heights.

1.3 REVIEWED DOCUMENTATION

This report is based on documentation referenced in Annexure A.

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2 PROPOSED DEVELOPMENT

2.1 BUILDING LOCATION

The development, the subject of this report, is located at 12 The Strand, Dee Why NSW 2099.

The site adjoings a public road (The Strand) to the east and privatie rear lanway to the west that connects to Howard Avenue, the other boundaries adjoin private properties.

Figure 1 Satellite image of the proposed site | Source: Nearmaps

2.2 PROPOSAL

The proposed development consists of the construction of a 6 storey mixed use development including:

- Residential Sole occupancy Units
- Carparking
- Retail

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Figure | 3D perspective of the proposed development |Source: Studio Johnston architect Pty Ltd

2.3 BUILDING DESCRIPTION

For the purposes of the BCA, the building is described as follows:

Building Classification *As per Part A6 of the BCA*	Class 2, 6, 7a & 7b	Levels Contained *Total number of floor levels in the building*	6
Rise in Storeys *As per BCA Clauses C2D3 & C2D4*	4	Effective Building Height (m) *As per BCA definition*	10.8 m (RL Calculation 18.810– RL 8.010)
Type of Construction *As per BCA Clause C2D2*	Type A	Climate Zone *As per BCA Map*	5 Northen Beaches Council
Sprinkler System proposed	AS 2118.1		

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2.4 CLASSIFICATION

Location	Class	Use	Floor Area	Occupants
Basement 2	7a	Carpark	563m^2	-
Basement 1	7a	Carpark	535m^2	-
Ground level	2,6,7b	Residential lobby, restaurant & storage	331m^2	
	2	Residential Lobby	80m^2	
	6	restaurant (retail 1 & 2)	223m2	180
	7b	Storage (<10%)	28m^2	-
Level 1	2	Residential units	-	-
Level 2	2	Residential units	-	-
Level 3	2	Residential units	-	-

Note:

In accordance with Clause A6G1 [2019: A6.0], Exemption 1 of the BCA, for the purposes of determining a building classification, where an ancillary use does not occupy more than 10% of the floor area of the storey which it is situated on, it may be absorbed into the dominate use for that level.

Storage areas (Class 7b) includes: general storage areas, cleaners' rooms, garbage rooms, bicycle parking areas and the like.

Occupant numbers have been calculated in accordance with Clause D2D18 [2019: D1.13] and have been provided by Studio Johnston Architects on 20 February 2025

The floor areas identified within the above table are in accordance with the BCA definition which may vary from the GFA as determined in accordance with NSW planning legislation.

2.5 FIRE COMPARTMENTATION

A detailed FRL and fire compartmentation review has not been undertaken at this stage due to the level of documentation provided for DA. Pending further engagement this will be assessed upon receipt of Construction Documentation.

In accordance with the BCA, the floor area of a fire compartment includes all covered areas which contribute to fire load, and is measured to the inner face of fire rated walls (bounding walls) where applicable.

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In accordance with Clause C3D3 of the BCA, as the building is of Type A Construction, and based on the building classification, the size of any fire compartment must not exceed:

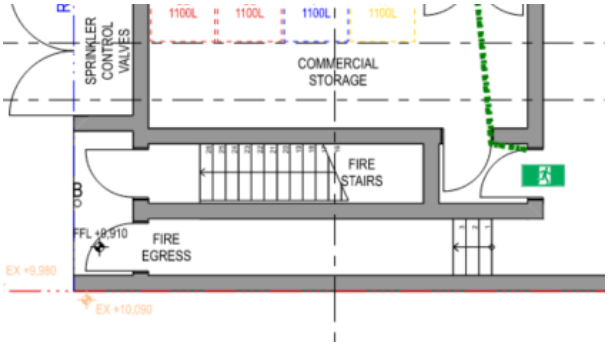
- Floor Area: 5,000 m²
- Volume: 30,000 m³

Note: Class 2 or 3 or 4 parts of the building are not subject to maximum compartment sizes.

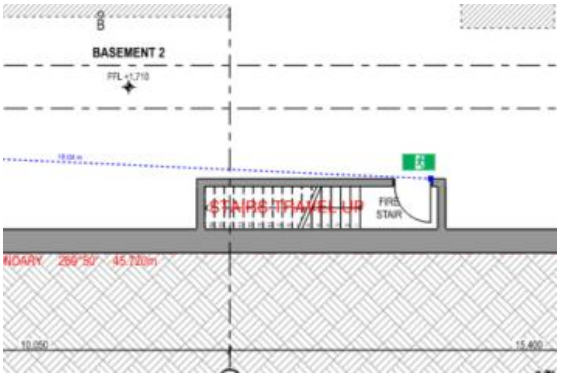
2.6 REQUIRED EXITS AND DISCHARGE FROM EXITS

The following are considered the required exits for the purpose this assessment:

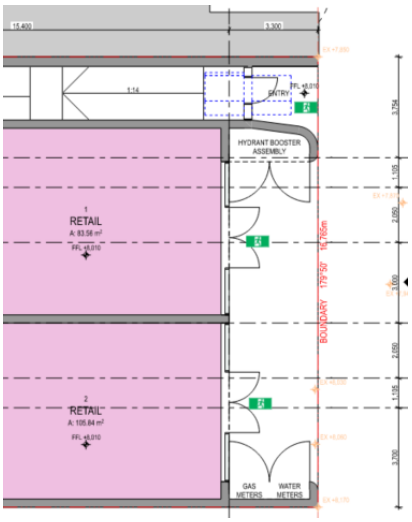
- *Fire isolated stairway (west) connects Basement Level 1 and 2 and discharges to the ground the rear lane way that connects to Howard Avenue.*



- *Fire isolated stairway (south), Basement Level 1 and 2 discharges into the fire isolated passageway on ground level and then discharges to the rear lane way that connects to Howard Avenue.*



Perimeter entry doorways on the ground floor and discharges to open space to the east of the building which opens to and connects to The Strand Road.



- *The Fire isolated stairways for level l, 2 and 3 connects all residential units and discharges int the fire isolated passage on ground level which discharges into the fire-isolate stairway and then discharges to the rear perimeter door which discharges to the rear lane and connects to Howard Avenue.*

3 ASSESSMENT SUMMARY

3.1 ASSESSMENT

The reviewed documentation referenced in Annexure A of this report has been assessed against the Deemed-to-Satisfy (DtS) provisions of the BCA. This assessment has identified the following areas where compliance with the BCA will require further consideration.

3.2 POSSIBLE PERFORMANCE SOLUTIONS (FIRE SAFETY)

The following items relate to areas where a Performance Solution may be available to justify a deviation from the DtS requirements of the BCA. This report does not form a Performance Solution.

Clause A2G2 of the BCA specifies that where a performance solution is proposed, the first step is to prepare a *performance-based design brief* in consultation with relevant stakeholders. Where the performance solution relates to a fire safety requirement, Fire and Rescue NSW consider themselves as a relevant stakeholder and they must be consulted in the *performance-based design brief* process. Fire and Rescue NSW require the performance-based-design brief to be submitted using their FEBQ template and process. Further information about Fire and rescue NSWs opinion and FEBQ process can be found on their website.

Fire Engineered Performance Solutions must be prepared by a certifier – fire safety (C10).

As the development contains Class 2 parts and is subject to the Design and Building Practitioners Act, the Fire Engineer must also be registered as an *accredited practitioner (fire safety).*

Furthermore, as part of the construction certificate assessment, the registered certifier must refer Fire Engineered Performance Solutions to Fire Rescue NSW in accordance with *Part 3, Division 3 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.* Referral under this legislation is required where the Fire Engineered Performance Solution relates to a fire safety requirement. This process is to be coordinated by the certifier as part of the Construction Certificate assessment.

Item	Possible Performance Solution	DtS Provision	Performance Requirements
1.	**Protection of openings and Acceptable methods of protection** The openings within the external wall must be adequately shielded from exposure or protected by one of the methods specified in Clause C4D5. The following external facades do not comply with the requirements of this clause:	**C4D3-C4D5**	**C1P2**

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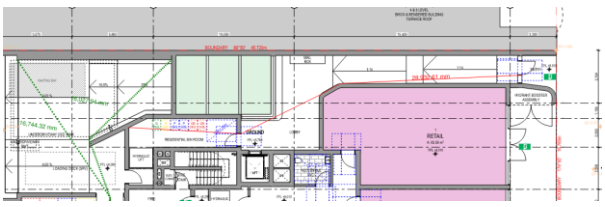
Item	Possible Performance Solution	DtS Provision	Performance Requirements
	• Level 1: Unit 101 (Bedroom 2 & Living area), Unit 102 (Bedroom 2) • Level 2: Unit 201 (Bedroom 2, lounge & Living area), Unit 202 (Bedroom 2 & lounge) • Level 3: Unit 301 (Bedroom 2, lounge & Living area), Unit 302 (Bedroom 2 & lounge) Performance Solution can be prepared by a fire engineer to justify an alternative method for the protection of openings in external walls.  Figure 2 Example of openings required to be protected		
2.	**Exit Travel Distance** Clause D2D5(3)(a) requires that in Class 5, 6, 7, 8 or 9 buildings, no point on a floor must be more than 20 metres from an exit, or from a point where travel in different directions to two exits is available, in which case the maximum distance to one of those exits must not exceed 40 metres. The following non-compliance have been identified: Travel distance from the residential bin room to the entry door is 28m in lieu 20m  These travel distances exceed the requirements of D2D5(3)(a) and therefore do not comply with this We recommend engaging a Fire Engineer to develop a fire strategy and assess the likelihood of approval for a	**D2D5**	**D1P6**

Item	Possible Performance Solution	DtS Provision	Performance Requirements
	Performance Solution to address the non-compliance with Clause D2D5(3)(a).		
3.	**Installation in exits an paths of travel** The Electrical and Communication Cupboard is currently located within the fire stairs on Levels 1-3, which does not comply with the requirements of this clause. A Performance Solution can be prepared by a fire engineer to justify the placement of the Electrical and Communication Cupboard within the fire-isolated stair enclosure, to reduce occupants of the building having their egress impeded in the event of a fire. Alternatively, refer to part 3.4 of this report for a design solution. 	**D2D3**	**D1P2**
4.	**Travel Via Fire isolated exits** **Fire isolated discharge points** The ground floor rear fire egress door and fire stair door do not discharge to the road or open space and therefore does not comply with the requirement of this clause. A Performance Solution can be prepared by a fire engineer to justify the ground floor rear egress door that can discharge into the rear lane as this is not considered open space and to protect occupants evacuating the building.	**D2D12**	**D1P5**

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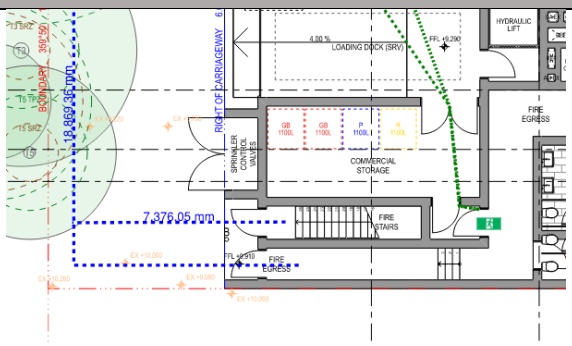
Item	Possible Performance Solution	DtS Provision	Performance Requirements



Areas opening into fire isolated exits (1)
The exit doors from the residential units on Levels 1-3 include two exit doors per storey that open directly into the fire-isolated stairs and do not occupy the entire storey, therefore do not comply with the requirements of this clause.

A Performance Solution can be prepared by a fire engineer to justify the exit doors from each residential unit on Levels 1-3 opening directly into the fire-isolated stairs and can be adequately smoke-sealed to protect occupants evacuating the building.

Discharge of Fire-Isolated Stairs (Clause D2D12(2))

Clause D2D12(2) requires that independent fire-isolated exits must discharge separately, ensuring that each exit maintains a distinct and unobstructed egress path to a road or open space without reliance on a shared enclosure or passageway.

The southern fire-isolated stair connecting Basement Levels 1 and 2, and the fire-isolated stair connecting Level 3 to the Ground Floor, both discharge into the same fire egress passage. As a result, these stairs do not comply with the requirement for independent discharge, as they converge within a shared egress route rather than discharging separately to open space.

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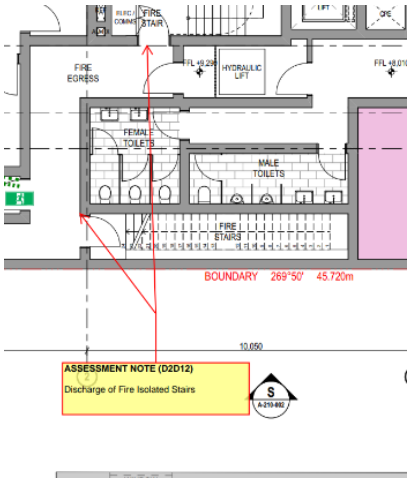
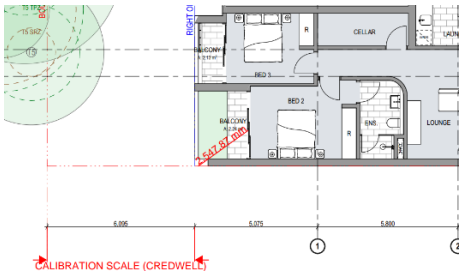
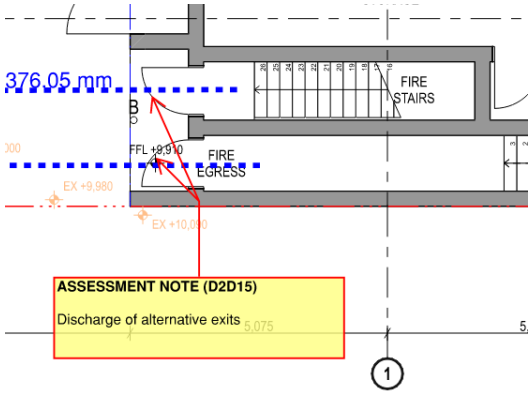
Item	Possible Performance Solution	DtS Provision	Performance Requirements
	It is recommended that a Performance Solution be prepared and assessed by a Fire Engineer as part of the overall fire strategy to justify the shared discharge arrangement.  **Travel within 6m of an external wall (3)** The path of travel from the point of discharge from the rear egress doors pass within 6m (horizontally) and 3m (vertically) of an opening, the sliding door in Unit 101, Bedroom 2. Therefore, does not comply with the requirements of this clause. A Performance Solution can be prepared by a fire engineer to justify the sliding door in Unit 101, Bedroom 2, not being protected in accordance with C4D5, demonstrating that it can be adequately protected to ensure the safety of occupants evacuating the building. Alternately, Refer to part 3.4 of this report for design considerations.  		

Item	Possible Performance Solution	DtS Provision	Performance Requirements
5.	**Discharge Point for Alternative Exits** Clause D2D15(4) requires that the discharge points of alternative exits be located as far apart as practical, to ensure that if one exit becomes compromised (e.g. by fire or obstruction), the other remains accessible and effective for safe evacuation. The fire-isolated stair on the west side (serving Basement Level 1 to Ground Floor) and the fire-isolated stair on the south side (also serving Basement Level 1 to Ground Floor) both discharge at the same location. This arrangement does not comply with the intent of Clause D2D15(4), as it reduces the independence and redundancy of the two exits. It is recommended that a Performance Solution be prepared and assessed by a Fire Engineer as part of the overall fire strategy to justify the converged discharge points.  	**D2D15**	**D1P4-D1P5**
6.	**Swinging doors** Clause D3D25(1)(b) requires that swinging doors forming part of a required exit must swing in the direction of egress where they are likely to be used by the occupants evacuating during an emergency. This is to ensure that door swing does not impede evacuation or create bottlenecks under emergency conditions. The Exit door located at the southern fire-isolated stair on Basement Level 1 currently swings against the direction of egress and therefore does not comply with the requirements of Clause D3D25(1)(b). It is recommended that a Performance Solution be prepared and assessed by a Fire Engineer as part of the overall fire strategy to justify the non-compliant door swing.	**D3D25**	**D1P2**

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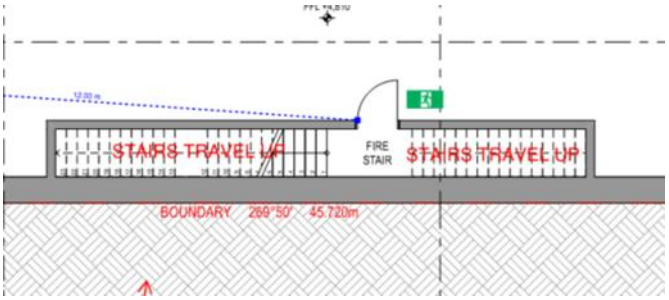
Item	Possible Performance Solution	DtS Provision	Performance Requirements
	Or, alternately a design change to the configuration can be achieved ,refer to part 3.4 of this report. 		
7.	**Artium Construction** The northern light well is a four storey atrium without the required 6 m diameter. It is suggested that discussions take place with the Fire Engineer in relation to a possible performance solution prior any redesign of this feature.	**Part G3**	**TBA**

3.3 POSSIBLE PERFORMANCE SOLUTIONS (OTHER)

There are no performance solutions (other) proposed at this time.

3.4 DESIGN CONSIDERATIONS

The following items have been identified as departures from the BCA deemed-to-satisfy provisions, and Credwell recommend these items to be resolved with minor design amendments prior to the application for construction certificate:

Item	Design Considerations	DtS Provision
1.	**Acceptable methods of protection** The openings within the external wall must be adequately shielded from exposure or protected by one of the methods specified in Clause C4D5. The following external facades do not comply with the requirements of this clause: • Level 1: Unit 101 (Bedroom 2 & Living area), Unit 102 (Bedroom 2) • Level 2: Unit 201 (Bedroom 2 & Living area), Unit 202 (Bedroom 2)	**C4D5**

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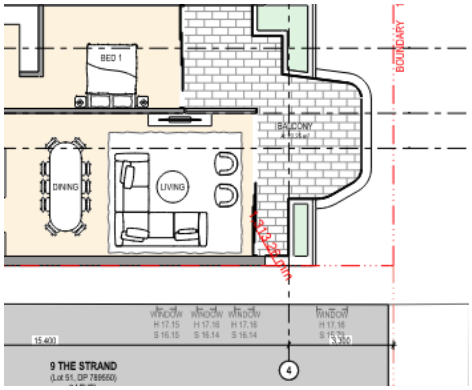
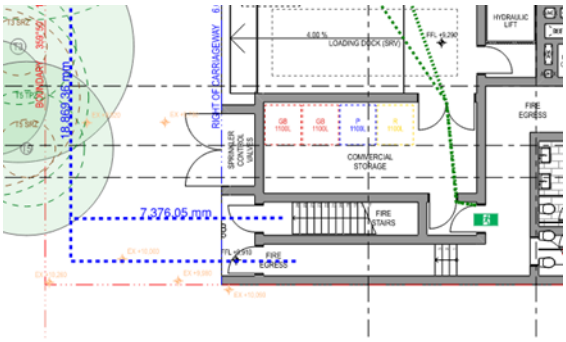
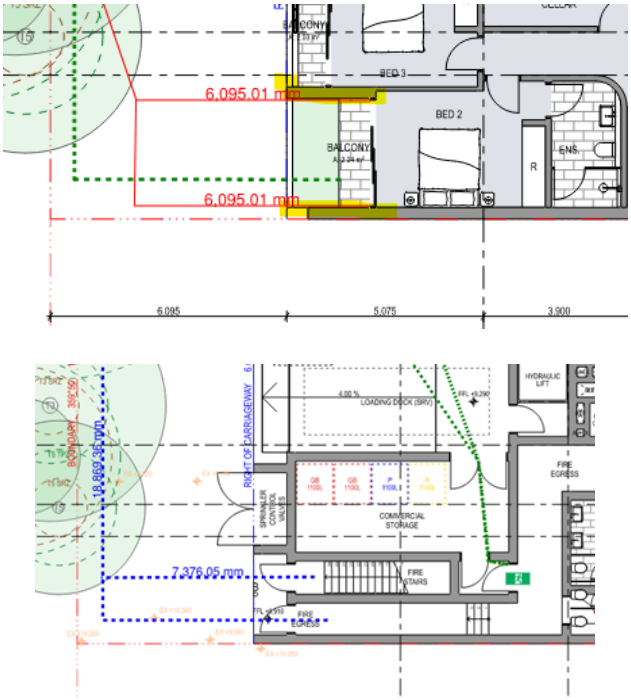
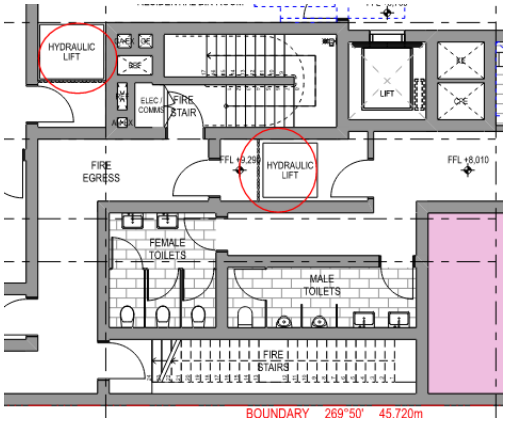
Item	Design Considerations	DtS Provision
	• Level 3: Unit 301 (Bedroom 2 & Living area), Unit 302 (Bedroom 2) To comply with the requirements of this clause, doorways must be protected in accordance with C4D5 using one of the following methods: • Internal or external wall-wetting sprinklers used with self-closing or automatic closing doors. • Self-closing or automatic closing doors with an FRL of not less than –/60/30, compliant with AS 1905.1 and S12C2. Alternatively, refer to part 3.2 of this report for a Performance solution. 	
2.	**Travel Via Fire isolated exits** **Fire isolated discharge points** The ground floor rear egress door does not discharge to the road or open space and therefore does not comply with the requirement of this clause. To comply, the design can be modified by relocating or reconfiguring the location of the ground floor perimeter door to ensure it discharges directly to a road or an open space. Alternatively, refer to part 3.2 of this report for a Performance Solution.  **Travel within 6m of an external wall (3)**	**D2D12**

Item	Design Considerations	DtS Provision
	The sliding door in Unit 101, Bedroom 2, does not comply with the requirements of this clause and must be protected in accordance with C4D5. To comply with this clause, the external wall on the ground floor must achieve an FRL of 60/60/60, and the perimeter door that discharges to the rear must be protected in accordance with C4D5. The design can be modified by incorporating one of the following protection methods for the sliding door: Internal or external wall-wetting sprinklers used with automatic closing or permanently fixed windows. • –/60/– fire windows that are automatic closing or permanently fixed in the closed position. • –/60/– automatic closing fire shutters. Alternatively, refer to part 3.2 of this report for a Performance Solution. 	
3.	**D3D17 Barriers to prevent falls** The hydraulic lifts on the ground floor do not have a barrier, and with a height difference of 1.6m, this does not comply with the requirements of this clause.	**D3D17**

Item	Design Considerations	DtS Provision
	To comply with the requirements of this clause, a fall prevention barrier must be installed to enclose the area around the hydraulic lifts, ensuring compliance with safety standards. The design can be modified by incorporating a continuous balustrade or barrier around the hydraulic lifts to prevent falls, ensuring the barrier meets the height and strength requirements specified in this clause and AS 1657. Alternatively, a Performance Solution can be prepared to justify the absence of a continuous barrier around the hydraulic lifts, this has not been provided as an option in part 3.3 of this report. 	
4.	**Swinging doors** Clause D3D25(1)(b) requires that swinging doors forming part of a required exit must swing in the direction of egress where they are likely to be used by the occupants evacuating during an emergency. This is to ensure that door swing does not impede evacuation or create bottlenecks under emergency conditions. The door located at the southern fire-isolated stair on Basement Level 2 does not swing in the direction of egress and therefore does not comply with the requirements of Clause D3D25(1)(b). Design change to the configuration of the door is proposed to ensure it swings in the direction of egress from the southern fire-isolated stair at Basement Level 2. The door must comply with the full requirements of D3D25(1), including: • The door must not encroach at any part of its swing by more than 500 mm on the required width (including landings) of the stairway, ramp, or passageway if it is likely to impede evacuation; and • When fully open, the door must not encroach by more than 100 mm on the required width of the exit itself.	**D3D25**

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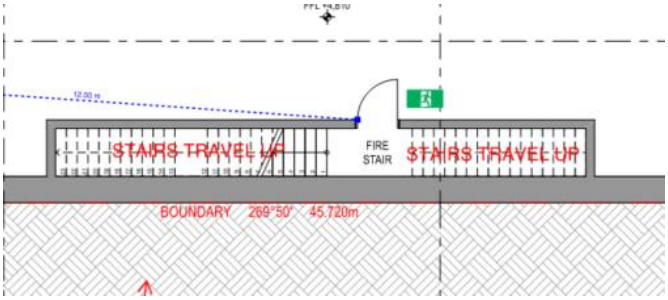
Item	Design Considerations	DtS Provision
	It is expected that the door from the central southern stair from the basement on the ground floor can be redesigned to fully comply. Or, Alternatively, a Performance Solution can be prepared to justify the Exit door to swing against the direction of travel, refer to part 3.2 of this report for further details. 	

3.5 FURTHER INFORMATION REQUIRED

For the purposes of this report, general arrangement floor plans, elevations and sections have been reviewed to determine whether the building is capable of complying with the BCA.

Construction Documentation is to be provided and reviewed by Credwell prior to the issuance of the BCA Report for the purposes of the Construction Certificate application. A detailed list of information required for review will be provided by Credwell upon engagement for the Construction Certificate stage assessment.

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4 LEGISLATIVE REQUIREMENTS

The following legislation outline some of the pertinent requirements which must be reviewed and satisfied prior to the issue of a Development Application.

4.1 CLAUSE 62 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021

Clause 62 of the Environmental Planning and Assessment Regulations 2021 applies to existing buildings subject to a Development Application for the change of building use, where the proposal does not seek the rebuilding or alteration of the building.

This Clause does not apply to the development as the proposal does not involve the change of use of the building.

4.2 CLAUSE 64 OF THE ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021

Clause 64 of the Environmental Planning and Assessment Regulations 2021 applies to existing buildings subject to a Development Application for the rebuilding or alteration of the building where:

This Clause does not apply to the development as the proposal does not involve an existing building.

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5 CLAUSE BY CLAUSE ASSESSMENT

An assessment of the proposal has been undertaken against each Clause of the BCA and the following abbreviations have been used.

PS	A Performance Solution is proposed to achieve compliance with this Clause.
CRA	"Compliance Readily Achievable" – it is considered that whilst there is insufficient information currently provided to determine strict compliance with the DtS provisions of the BCA the proposed design is capable of comply subject to noting the requirements of the Clause. Additional information or documentation is necessary to confirm compliance. This may be in the form of additional drawing, a specification or design certification.
Complies	The proposal shows compliance with the Deemed-to-Satisfy Clause.
DNC	The design does not comply with the Deemed-to-Satisfy Clause and design amendments are required
FI	Further information is required for assessment of the proposal relative to the DtS Clause
N/A	The DtS Clause is not applicable at this stage to this design.
Noted	The DtS Clause provides information not requiring specific assessment of the proposed design.
To be assessed at CC stage	An assessment against this provision is not included in a DA stage report due to the level of documentation provided. Pending further engagement, this will be assessed upon receipt of Construction Documentation.

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6 SECTION C – FIRE RESISTANCE

6.1 PART C1 – FIRE RESISTANCE

This part details the objectives, functional statements, performance requirements and verification methods relevant to this Section.

6.2 PART C2 – FIRE RESISTANCE AND STABILITY

Clause	[2019]	Description	Comments	Assessment
C2D1	C1.0	DtS Provisions	Information only.	Noted
C2D2	C1.1	Type of construction required	The building is to be of Type A Construction.	Noted
C2D3	C1.2	Calculation of rise in storeys	The rise in storey of the building is 4. The rise in storey is the sum of storeys at any part of the external wall of the building and any storey within the roof space.	Noted
C2D4	C1.3	Buildings of multiple classifications	Where the building contains multiple classifications the type of construction is determined based on classification on the top level of the building subject to the highest FRL.	Noted
C2D5	C1.4	Mixed types of construction	The building will be a single Type of construction and therefore this Clause does not apply	N/A
C2D6	C1.5	Two storey Class 2, 3 and 9c buildings	The building is not a two storey Class 2, 3 or 9c building and therefore this Clause does not apply.	N/A
C2D7	C1.6	Class 4 parts of buildings	The building does not contain a Class 4 part and therefore this Clause does not apply.	N/A
C2D8	C1.7	Open spectator stands and indoor sports stadiums	The building does not contain an open spectator stand or indoor sports stadium and therefore this Clause does not apply.	N/A
C2D9	C1.8	Lightweight construction	Where applicable lightweight construction must comply with Specification 6.	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
C2D10	C1.9	Non-combustible building elements	Elements of a Building of Type A Construction are required to be non-combustible as listed within this Clause. This Clause also provides a list of materials permitted to be used wherever non-combustible materials are required. Details of materials are to be provided to enable assessment, including AS 1530 test reports for each product must be provided as part of the CC stage.	To be assessed at CC stage
C2D11	C1.10	Fire hazard properties	Fire hazard properties of all materials to comply with this Clause and Specification 7. Details of proposed floor, wall and ceiling linings, air-handling ductwork, sarking and insulation type materials, including AS 1530.3 test reports are to be provided to enable a full assessment.	To be assessed at CC stage
C2D12	C1.11	Performance of external walls in fire	1-2 storey buildings that contain tilt-up / precast concrete panels that can collapse as completed panels must comply with specification 8. Where applicable, confirmation of compliance with specification 8 must be provided by a suitably qualified structural engineer as part of their Design Documentation and prior to construction.	To be assessed at CC stage
C2D13	C1.13	Fire-protected timber: Concession	Where applicable, Fire-protected timber may be used wherever an element is required to be non-combustible if in accordance with this provision.	To be assessed at CC stage
C2D14	C1.14	Ancillary elements	In a Building of Type A Construction, ancillary elements other than those listed in this Clause are not to be fixed, installed or attached to internal parts or external face of an external wall that is required to be non-combustible. Details of materials are to be provided to enable assessment, including AS 1530 test reports for each product must be provided as part of the CC stage.	To be assessed at CC stage
C2D15	-	Fixing of bonded laminated	In a Building of Type A Construction, bonded laminated cladding must be in accordance with this provision and details are to be provided as part of the CC Stage.	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
		cladding panels		

6.3 PART C3 – COMPARTMENTATION AND SEPARATION

Clause	[2019]	Description	Comments	Assessment
C3D1	C2.0	DtS Provisions	Information only.	Noted
C3D2	C2.1	Application of Part	C3D3, C3D4, C3D5 do not apply to a carpark provided with an AS 2118 sprinkler system complying with Specification 17, an open deck carpark, or an open spectator stand.	Noted
C3D3	C2.2	General floor area and volume limitations	Refer to part 2.5 of this report for a review of Fire Compartmentation.	Noted
C3D4	C2.3	Large isolated building	The building does not exceed the area and volume limitations of Clause C3D3 and therefore this Clause does not apply.	Noted
C3D5	C2.4	Requirements for open spaces and vehicular access	The building does not exceed the area and volume limitations of Clause C3D3 and therefore this Clause does not apply.	Noted
C3D6	C2.5	Class 9 buildings	The building does not contain a Class 9 part and therefore this Clause does not apply.	Noted
C3D7	C2.6	Vertical separation of openings in external walls	The building is proposed to be provided with an AS 2118.1 sprinkler system and therefore does not require spandrels or horizontal construction in accordance with this provision.	CRA
C3D8	C2.7	Separation by fire walls	Where fire walls are utilised, they must comply with this Clause.	To be assessed at CC stage
C3D9	C2.8	Separation of classifications in the same storey	Each storey must be constructed to achieve the FRLs applicable to a higher class, or the different classifications must be separated from one another by fire walls. Where separation is required, FRL plans are to be provided as part of the Construction Documentation to confirm compliance with this provision.	To be assessed at CC stage
C3D10	C2.9	Separation of classifications	Each storey must be separated from the storey below by construction having the FRL applicable to a floor for the classification in the	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
		in different storeys	lower storey. Where separation is required, FRL plans are to be provided as part of the Construction Documentation to confirm compliance with this provision.	
C3D11	C2.10	Separation of lift shafts	FRL plans are to be provided as part of the Construction Documentation to confirm compliance with this provision.	To be assessed at CC stage
C3D12	C2.11	Stairways and lifts in one shaft	The fire-isolated stairway and the lift are in separate shafts.	N/A
C3D13	C2.12	Separation of equipment	Where separation is required, FRL plans are to be provided as part of the Construction Documentation to confirm compliance with this provision.	To be assessed at CC stage
C3D14	C2.13	Electricity supply system	Where separation is required, FRL plans are to be provided as part of the Construction Documentation to confirm compliance with this provision.	To be assessed at CC stage
C3D15	C2.14	Public corridors in a Class 2 and 3 buildings	The public corridors are not greater than 40m in length and comply with this provision.	Complies

6.4 PART C4 – PROTECTION OF OPENINGS

Clause	[2019]	Description	Comments	Assessment
C4D1	C3.0	DtS Provisions	Information only.	Noted
C4D2	C3.1	Application of Part	Information only.	Noted
C4D3	C3.2	Protection of openings in external walls	Openings within external walls that are required to have an FRL and are within the limitations of this provision must be protected in accordance with C4D5. If the opening cannot comply with C4D5, a performance solution can be prepared by a fire engineer at the Construction Certificate stage.	PS
C4D4	C3.3	Separation of external walls and associated openings in	The development does not contain different fire compartments separated by a fire wall and therefore this Clause does not apply.	N/A

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Clause	[2019]	Description	Comments	Assessment
		different fire compartments		
C4D5	C3.4	Acceptable methods of protection	Where protection is required, doorways, windows and other openings must be protected in accordance with this provision. Alternatively, a performance solution can be prepared by a fire engineer for an alternative method of protection at the Construction Certificate stage.	PS
C4D6	C3.5	Doorways in fire walls	If fire walls are utilised, any doorways through them must be protected in accordance with the requirements of this Clause.	To be assessed at CC stage
C4D7	C3.6	Sliding fire doors	The development does not incorporate any sliding fire doors and therefore this Clause does not apply.	N/A
C4D8	C3.7	Protection of doorways in horizontal exits	The development does not incorporate any horizontal exits and therefore this Clause does not apply.	N/A
C4D9	C3.8	Openings in fire-isolated exits	The doorways to fire-isolated exits are to be self-closing -/60/30 fire door sets.	To be assessed at CC stage
C4D10	C3.9	Service penetrations in fire-isolated exits	Fire-isolated exits may not be penetrated by any service other than electrical wiring for lighting and intercom systems, water supply for fire services and other fire related services.	To be assessed at CC stage
C4D11	C3.10	Openings in fire-isolated lift shafts	Lift doors are to achieve an FRL of not less than -/60/- and be in accordance with this Clause. Lift indicator panels are also to comply with this Clause.	To be assessed at CC stage
C4D12	C3.11	Bounding construction: Class 2 and 3 buildings and Class 4 parts	The doorways to the units, and rooms off the public corridors, are to be self-closing -/60/30 fire door sets.	To be assessed at CC stage
C4D13	C3.12	Openings in floors and ceilings for services	All service shafts are to have FRLs as set by Tables S5C11a- S5C11g of Specification 5.	To be assessed at CC stage
C4D14	C3.13	Openings in shafts	Access openings in fire rated service shafts are to be through an access panel, or self-closing fire door, having an FRL of not less than -/60/30.	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
				N/A
C4D15	C3.15	Openings for service installations	Service penetrations through fire rated building elements are to be sealed in accordance with a tested system and the manufacturers specifications in accordance with this Clause. Details of fire seals to service penetrations must be provided as part of the Construction Documentation.	To be assessed at CC stage
C4D16	C3.16	Construction joints	Construction joints in fire rated building elements are to be appropriately treated to maintain the integrity and insulation of the element in which they are located.	To be assessed at CC stage
C4D17	C3.17	Columns protected with lightweight construction to achieve an FRL	Any columns protected with lightweight fire rated materials to achieve a required FRL are to comply with this Clause.	To be assessed at CC stage

6.5 SECTION C SPECIFICATIONS (SPECIFICATIONS 5 TO 13)

6.5.1 SPECIFICATION 5 - FIRE-RESISTING CONSTRUCTION [2019: SPEC C1.1]

Clause	[2019]	Description	Comments	Assessment
S5C1	1	Scope	This Specification contains the requirements for fire resisting construction of building elements.	Noted
S5C2	2.1	Exposure to FSF	This clause is information only.	Noted
S5C3	2.2	Fire protection for support of another part	Where a part of a building required to have a FRL depends on direct vertical or lateral support from another part to maintain its FRL. That supporting part must have a FRL not less than that required by other provisions as set out in this Clause.	To be assessed at CC stage
S5C4	2.3	Lintels	A lintel must have the FRL required for the part of the building in which it is situated unless it does not contribute to the support of a fire door, fire window or fire shutter and it otherwise complies with this Clause.	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
S5C5	2.4	Method of attachment reduce the fire-resistance of building element	The fire-resistance of a building element is not to be impacted by the method of attaching or installing a finish, lining, ancillary element or a service installation in accordance with this Clause.	To be assessed at CC stage
S5C6	2.5	General concessions	Information only	To be assessed at CC stage
S5C7	2.6	Mezzanine floors: Concession	The building does not contain a mezzanine and therefore this Clause does not apply.	To be assessed at CC stage
S5C8	2.7	Enclosure of Shafts	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.	To be assessed at CC stage
S5C9	2.8	Carparks in Class 2 and 3 buildings	The development does not meet the requirements for this concession and therefore it does not apply.	N/A
S5C10	2.9	Residential aged care building: Concession	The building does not contain a residential aged care building and therefore this Clause does not apply.	N/A
	3	Type A Construction		
S5C11	3.1	Fire-resistance of building elements	The building elements are to have FRLs as determined by this Clause. See Annexure C of the Report.	To be assessed at CC stage
S5C12	3.2	Concessions for floors	A floor need not have an FRL in accordance with the concessions given in this Clause.	To be assessed at CC stage
S5C13	3.3	Floor loading of Class 5 and 9b buildings: Concession	The building does not contain any Class 5 or 9b parts and therefore this Clause does not apply.	N/A
S5C14	3.4	Roof superimposed on concrete slab: Concession	A roof superimposed on a concrete slab need not have an FRL of it complies with this Clause.	To be assessed at CC stage
S5C15	3.5	Roof: Concession	A roof need not have an FRL if its covering is non-combustible, and the building meets the requirements of this Clause.	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
S5C16	3.6	Rooflights	The building does not contain any roof lights and therefore this Clause does not apply.	N/A
S5C17	3.7	Internal columns and walls: Concession	This concession may be applied where applicable	To be assessed at CC stage
S5C18	3.8	Open spectator stands and indoor sports stadiums: Concession	This concession may be applied where applicable.	N/A
S5C19	3.9	Carparks	This concession may be applied where applicable	To be assessed at CC stage
S5C20	3.10	Class 2 and 3 buildings: Concession	This concession may be applied where applicable	To be assessed at CC stage

6.5.2 SPECIFICATIONS 6 TO 13

An assessment against the below listed specifications are not included in a DA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation, unless covered by others.

- Specification 6 – Structural tests for lightweight construction [2019: Spec C1.8]
- Specification 7 – Fire hazard properties [2019: Spec C1.10]
- Specification 8 – Performance of external walls in fire [2019: Spec C1.11]
- Specification 9 – Cavity barriers for fire-protected timber [2019: Spec C1.13]
- Specification 10 – Fire-protected timber [2019: Spec C1.13a]
- Specification 11 – Smoke-proof walls in health-care and residential care buildings [2019: Spec C2.5]
- Specification 12 – Fire doors, smoke doors, fire windows and shutters [2019: Spec C3.4]
- Specification 13 – Penetration of walls, floors and ceilings by services [2019: Spec C3.15]

7 SECTION D – ACCESS AND EGRESS

7.1 PART D1 – ACCESS AND EGRESS

This part details the objectives, functional statements, performance requirements and verification methods relevant to this Section.

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7.2 PART D2 – PROVISION FOR ESCAPE

Clause	[2019]	Description	Comments	Assessment
D2D1	D1.0	DtS Provisions	Information only.	Noted
D2D2	D1.1	Application of Part	Information only.	Noted
D2D3	D1.2	Number of exits required	Every part of each storey must have access to at least one (1) exit and the path of travel to an exit must not involve travel through another Sole-Occupancy Unit. The basement level 2 & 1 has a floor area of more than 50m² and egress from the basement involves a vertical rise of more than 1.5m, therefore the basement is required to be provided with at least two (2) exits.	Complies
D2D4	D1.3	When fire-isolated stairways and ramps are required	The stairway is required to be fire-isolated and details of the proposed FRLs are to be provided as part of the Construction Documentation.	To be assessed at CC stage
D2D5	D1.4	Exit travel distances	The travel distances to the exit on the ground floor are not within the limitations of this Clause. Refer to part 3.2 of this report.	PS
D2D6	D1.5	Distance between alternative exits	The distances between alternative exits are within the limitations of this Clause.	Complies
D2D7	D1.6(a)	Height of exits, paths of travel to exits and doorways	The required exit or path of travel to an exit must be not less than 2m in height. The reduction in height to 1980mm is permitted at any doorway.	CRA
D2D8	D1.6(b), (c), (d) and (e)	Width of exits and paths of travel to exits	A minimum clear width of 1m is required for each exit and path of travel to exits. The 1m is to be clear of all obstructions such as handrails, PFE, hydrants etc.	CRA
D2D9	D1.6(f)	Width of doorways in exits or paths of travel to exits	The minimum width of 750mm through a doorway is required unless otherwise specified in this Clause. Given that the access requirements in Part D4 require a	CRA

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Clause	[2019]	Description	Comments	Assessment
			minimum 850mm clearance in accessible areas, we recommend providing clear width of 850mm throughout the development.	
D2D10	D1.6(g)	Exit width not to diminish in direction of travel	The unobstructed width of a required exit must not diminish in the direction of travel.	CRA
D2D11	D1.6(h) & (i)	Determination and measurement of exits and paths of travel to exits	The required stairway and/or ramp must have an unobstructed width (measured clear of handrails) of no less than 1,000mm.	CRA
D2D12	D1.7	Travel via fire-isolated exits	Areas must not open directly into fire-isolated exits except where it's from: ▪ Public corridor or lobby, or ▪ An SOU that occupies the entire storey, or ▪ Sanitary compartment or airlock Fire-isolated exits must discharge: ▪ To a road or open space (ie open to the sky); or ▪ A covered area that has an unobstructed clear height of 3.0m, is open for at least 1/3 of its perimeter, is within 6.0m of and adjoins a road or open space; or An area within the building that is used for pedestrian movement or car parking and is open for at least 2/3s of its perimeter and is no further than 20m to a road or opens space. A performance solution can be prepared by a fire engineer at the Construction Certificate stage. Refer to part 3.2 of this report.	PS

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Clause	[2019]	Description	Comments	Assessment
D2D13	D1.8	External stairways or ramps in lieu of fire-isolated exits	The building does not contain external stairways in lieu of fire-isolated stairways and therefore this Clause does not apply.	N/A
D2D14	D1.9	Travel by non-fire-isolated stairways or ramps	The building does not contain required non-fire isolated exits and therefore this Clause does not apply.	N/A
D2D15	D1.10	Discharge from exits	The discharge of alternative exits must be located as far apart as practical, and where they discharge to open space, a path of travel to the public road must be in accordance with this provision. A performance solution can be prepared by a fire engineer at the Construction Certificate stage. Refer to part 3.2 of this report for further details.	PS
D2D16	D1.11	Horizontal exits	The development does not contain any horizontal exits and therefore this Clause does not apply.	N/A
D2D17	D1.12	Non-required stairways, ramps or escalators	The development does not contain any escalator, moving walkway or non-required non fire-isolated stairway or pedestrian ramp and therefore this Clause does not apply.	N/A
D2D18	D1.13	Number of persons accommodated	Occupant calculations have been provided in Part 2.4 of this report.	Noted
D2D19	D1.14	Measurement of distances	Information only.	Noted
D2D20	D1.15	Method of measurement	Information only.	Noted
D2D21	D1.16	Plant rooms, lift machine rooms, electricity network substations: Concession	Access for maintenance must be in accordance with this provision.	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
D2D22	D1.17	Access to lift pits	If the building incorporates a lift pit, access to it must comply with this Clause.	To be assessed at CC stage
D2D23	D1.18	Egress from primary schools	The building does not incorporate a Class 9b primary school and therefore this Clause does not apply	N/A

7.3 PART D3 – CONSTRUCTION OF EXITS

Clause	[2019]	Description	Comments	Assessment
D3D1	D2.0	DtS Provisions	Information only.	Noted
D3D2	D2.1	Application of Part	Information only.	Noted
D3D3	D2.2	Fire-isolated stairways and ramps	Where required, fire isolated stairs are required to be non-combustible and not cause structural damage to the shaft if there is local failure.	To be assessed at CC stage
D3D4	D2.3	Non-fire-isolated stairways and ramps	The construction of the non-fire-isolated exit stairway(s) must be in accordance with this provision.	To be assessed at CC stage
D3D5	D2.4	Separation of rising and descending stair flights	The development contains rising and descending stairs. Smoke separation can be achieved between the rising and descending stairs in accordance with this clause.	CRA
D3D6	D2.5	Open access ramps and balconies	The building is not proposed to be provided with open access ramp or balconies to meet the smoke hazard management requirements of E2D4-E2D13 and therefore this Clause does not apply.	N/A
D3D7	D2.6	Smoke lobbies	The development is not required to be provided with smoke lobbies as outlined in D2D12 and therefore this clause is not applicable to this assessment.	CRA
D3D8	D2.7	Installations in exits and paths of travel	Access to services must be in accordance with this provision.	P.S
D3D9	D2.8	Enclosure of space under	The stairways are not shown to be enclosed to form a cupboard or similar enclosed space.	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
		stairs and ramps		
D3D10	D2.9	Width of required stairways and ramps	The plans do not include a required stairway or ramp with a width over 2m.	Complies
D3D11	D2.10	Pedestrian ramps	The development does not contain any ramps servicing as required exits and therefore this clause is not applicable to this assessment.	N/A
D3D12	D2.11	Fire-isolated passageways	Where applicable, fire-isolated passageways must be constructed in accordance with this Clause.	To be assessed at CC stage
D3D13	D2.12	Roof as open space	The development does not contain any roof that has been assessed as open space and therefore this Clause does not apply.	N/A
D3D14	D2.13	Goings and risers	Stair geometry and treads slip resistance must comply with this Clause.	To be assessed at CC stage
D3D15	D2.14	Landings	Landings for flights of stairs are to be at least 750mm long, have a maximum gradient of 1:50 and have a slip resistance in accordance with this Clause. Stair construction details must be provided as part of the Construction documentation to enable further review.	To be assessed at CC stage
D3D16	D2.15	Thresholds	The threshold of a door must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf in accordance with this Clause.	CRA
D3D17	D2.16(a), (b) and (c)	Barriers to prevent falls	Trafficable surfaces 1 m or more above the surface beneath are to be provided with a barrier in accordance with Clauses D3D18-D2D21.	DNC/PS
D3D18	Table D2.16a	Height of barriers	Generally, the minimum barrier height required is 1m in height. However, on stairways and ramps the minimum barrier height required is 865mm.	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
D3D19		Openings in barriers	The openings are to comply with the requirements of this Clause.	To be assessed at CC stage
D3D20		Barrier climbability	Barriers required on a floor more than 4m above the surface beneath must not incorporate climbable elements between 150mm to 760mm.	To be assessed at CC stage
D3D21		Wire barriers	Wire barriers must be in accordance with this provision	To be assessed at CC stage
D3D22	D2.17	Handrails	Handrails are to comply with this Clause.	CRA
D3D23	D2.18	Fixed platforms, walkways, stairways and ladders	Where used must comply with AS1657, not proposed in the development.	To be assessed at CC stage
D3D24	D2.19	Doorways and doors	The roller shutter door(s) in the carpark are permitted to serve as required exit(s) because the part has a floor area no greater than 200m^2, the doorway is the only required exit from the part, and it will be held in the open position while the building or part is lawfully occupied.	CRA
D3D25	D2.20	Swinging doors	Doors must swing in the direction of egress The swinging exit doors throughout the building comply. The swinging door(s) serving the exits must not encroach - (a)at any part of its swing by more than 500mm on the required width (including any landings) of a required— (i)stairway; or (ii)ramp; or (iii)passageway, if it is likely to impede the path of travel of the people already using the exit; and (b)when fully open, by more than 100 mm on the required width of the required exit, and the measurement of encroachment in each	PS

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Clause	[2019]	Description	Comments	Assessment
			case is to include door handles or other furniture or attachments to the door. Refer to Part 3.2& 3.4 of this report for further details.	
D3D26	D2.21	Operation of latch	All doorways must be provided with latches compliant with the requirements of this Clause.	To be assessed at CC stage
D3D27	D2.22	Re-entry from fire-isolated exits	Re-entry is not required from the fire-isolated stairs.	To be assessed at CC stage
D3D28	D2.23	Signs on doors	Signage is to be located on all fire and smoke doors in accordance with this Clause. For self-closing doors the sign is to stay "FIRE SAFETY DOOR DO NOT OBSTRUCT DO NOT KEEP OPEN" and for the door discharging from a fire-isolated exit "FIRE SAFETY DOOR – DO NOT OBSTRUCT". The text is to be a minimum of 20mm in height and a colour contrasting to the background of the sign.	To be assessed at CC stage
D3D29	D2.24	Protection of openable windows	Windows to the bedrooms of the Class 2, 3 or 4 parts are to be provided with window locks in accordance with this Clause.	To be assessed at CC stage
D3D30	D2.25	Timber stairway: Concession	The concession is not being sought.	To be assessed at CC stage

7.4 PART D4 – ACCESS FOR PEOPLE WITH A DISABILITY

An assessment of the accessibility provisions of the BCA have been provided in a separate report also prepared by Credwell.

7.5 SECTION D SPECIFICATIONS (SPECIFICATIONS 14 TO 16)

An assessment against the below listed specifications are not included in a DA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation, unless covered by others.

- Specification 14 - Non-required stairways, ramps and escalators [2019: Spec D1.12]
- Specification 15 – Braille and tactile signs [2019: Spec D3.6]
- Specification 16 – Accessible water entry/exit from swimming pools [2019: Spec D3.10]

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8 SECTION E – SERVICES AND EQUIPMENT

8.1 PART E1 – FIRE FIGHTING EQUIPMENT

Clause	[2019]	Description	Comments	Assessment
E1D1	E1.0	DtS Provisions	Information only.	Noted
E1D2	E1.3	Fire hydrants	The building is required to be provided with a Hydrant System in accordance with this provision and AS 2419.1 Details of the proposed hydrant system is to be provided by a suitably qualified hydraulic consultant as part of the Construction Documentation. Any proposed deviations from DtS within the hydrant system design are to be raised by the hydraulic consultant for discussion with relevant stakeholders to determine whether a performance solution can be supported.	To be assessed at CC stage
E1D3	E1.4	Fire hose reels	The building is not required to be provided with a Fire Hose Reel System in accordance with this provision and AS 2441. Details of the proposed fire hose reel system is to be provided by a suitably qualified hydraulic consultant as part of the Construction Documentation. Any proposed deviations from DtS within the hose reel system design are to be raised by the hydraulic consultant for discussion with relevant stakeholders to determine whether a performance solution can be supported.	To be assessed at CC stage
NSW E1D4 - E1D13	E1.5	Sprinklers	The building is required to be provided with a sprinkler system to Spec 18 & AS 2118.1 in accordance with Clause E1D6. Details of the proposed sprinkler system are to be provided by a suitably qualified hydraulic consultant as part of the Construction Documentation. Any proposed deviations from DtS within the sprinkler system design are to be raised by the hydraulic consultant for discussion with relevant stakeholders to determine whether a performance solution can be supported.	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
E1D5	Table E1.5	Where sprinklers are required: all classifications	The building does not have an effective height of more than 25m and therefore this Clause does not apply.	N/A
E1D6	Table E1.5	Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings	The building has a rise in storeys of 4 or more, but an effective height of not more than 25m and therefore is required to be provided with a sprinkler system to Spec 18 and one of the following sprinkler systems: AS 2118.1, AS 2118.4, FPAA101D; or FPAA101H.	To be assessed at CC stage
E1D7	Table E1.5	Where sprinklers are required: Class 3 building used as a residential care building	The building does not contain any Class 3 residential care areas and therefore this Clause does not apply.	N/A
E1D8	Table E1.5	Where sprinklers are required: Class 6 building	The building does not contain Class 6 areas with a floor area more than 3500m^2 and therefore this Clause does not apply.	N/A
E1D9	Table E1.5	Where sprinklers are required: Class 7a building, other than an open-deck carpark	The building does not contain Class 7a carpark with a fire compartment that accommodates more than 40 vehicles and therefore this Clause does not apply.	N/A
E1D10	Table E1.5	Where sprinklers are required: Class 9a health-care building used as a residential care building, Class 9c buildings	The building does not contain Class 9a or 9c use and therefore this Clause does not apply.	N/A
E1D11	Table E1.5	Where sprinklers are required: Class 9b buildings	The building does not contain Class 9b use and therefore this Clause does not apply.	N/A
E1D12	Table E1.5	Where sprinklers are required: additional requirements	The building does not contain an atrium and has not been assessed as a large isolated building and therefore this Clause does not apply.	N/A
E1D13	Table E1.5	Where sprinklers are required:	The building does not contain excessive hazards and therefore this Clause does not apply.	N/A

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Clause	[2019]	Description	Comments	Assessment
	(note 4)	occupancies of excessive hazard		
E1D14	E1.6	Portable fire extinguishers	The building is to be provided with portable fire extinguishers in accordance with this provision and AS 2444.	To be assessed at CC stage
E1D15	E1.8	Fire control centres	The building has an effective height of less than 25m and does not contain Class 6, 7, 8, or 9 uses with a floor area or more than 18,000m^2. Therefore, the building is not required to be provided with a fire control centre, and this Clause does not apply.	N/A
E1D16	E1.9	Fire precautions during construction	In a building under construction not less than one fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each storey adjacent to each required exit or temporary stairway or exit.	Noted
E1D17	E1.10	Provisions for special hazards	No special hazards have been identified at this time.	To be assessed at CC stage

8.2 PART E2 – SMOKE HAZARD MANAGEMENT

Clause	[2019]	Description	Comments	Assessment
E2D1	E2.0	DtS Provisions	Information only.	Noted
E2D2	E2.1	Application of Part	Information only.	Noted
E2D3	E2.2	General requirements	Where an air-handling system recycles air between fire compartments, it must: • Operate as a smoke control system in accordance with AS 1668,1; or • Incorporate smoke dampers where the air-handling ducts penetrate fire rated elements separating the fire compartments. Furthermore a smoke detection system must be provided to Clause 7.5 of AS 1670.1 to trigger auto shutdown of the system, and smoke damper activation.	To be assessed at CC stage

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Clause	[2019]	Description	Comments	Assessment
			For the purposes of this Clause, SOUs in the Class 2 parts are considered separate fire compartments. A smoke detection system installed in accordance with Specification 20 must be provided to operate an AS 1668.1 zone pressurisation and automatic air pressurisation for fire isolated exits.	
E2D4	Table E2.2a	Fire-isolated exits	The fire-isolated exits are required to be provided with automatic air pressurisation system in accordance with AS 1668.1:2015, refer to D2D12(4).	To be assessed at CC stage
E2D5	Table E2.2a	Buildings more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building	The development has an effective height of 10.8m (not more than 25 m) and therefore this Clause is not applicable to this assessment.	N/A
E2D6	Table E2.2a	Buildings more than 25 m in effective height: Class 5, 6, 7b, 8 or 9b buildings	The development has an effective height of 10.8m (not more than 25 m) and therefore this Clause is not applicable to this assessment.	N/A
E2D7	Table E2.2a	Buildings more than 25 m in effective height: Class 9a buildings	The development does not contain a Class 9a part and therefore this Clause is not applicable to this assessment.	N/A
E2D8	Table E2.2a	Buildings not more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building	The building contains a Class 2 part and has an effective height of 10.8m (not more than 25 m) and therefore must be provided with an automatic smoke detection and alarm system complying with Specification 20.	To be assessed at CC stage
E2D9	Table E2.2a	Buildings not more than 25 m in effective height: Class 5, 6, 7b, 8 and 9b buildings	The development has an effective height of 10.8m (not more than 25 m) and contains Class 6 parts with a rise in storeys of less than 2, and therefore this requirement does not apply	N/A

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Clause	[2019]	Description	Comments	Assessment
NSW E2D10	NSW Table E2.2a	Buildings not more than 25 m in effective height: large isolated buildings subject to C3D4	This Clause does not apply to this development as it is not a large-isolated buildings subject to Clause C3D4.	N/A
E2D11	Table E2.2a	Buildings not more than 25 m in effective height: Class 9a and 9c buildings	The development does not contain a Class 9a or 9c part and therefore this Clause is not applicable to this assessment.	N/A
E2D12	Table E2.2a	Class 7a buildings	Where the Class 7a carpark areas are proposed to be provided with a mechanical ventilation system in accordance with AS 1668.2 (in lieu of natural ventilation), the system must comply with Clause 5.5 of AS 1668.1.	To be assessed at CC stage
E2D13	Table E2.2a	Basements (other than Class 7a buildings)	The development does not contain a basement (other than a Class 7a) that is not included in the rise in storeys and therefore this Clause does not apply.	N/A
E2D14	Table E2.2b	Class 6 buildings – in fire compartments more than 2000 m2: Class 6 building (not containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit)	The Class 6 fire compartment is less than 2,000 m² and therefore this Clause is not applicable to this assessment.	N/A
E2D15	Table E2.2b	Class 6 buildings – in fire compartments more than 2000 m2: Class 6 building (containing an enclosed	The Class 6 fire compartment is less than 2,000 m² and therefore this Clause is not applicable to this assessment.	N/A

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Clause	[2019]	Description	Comments	Assessment
		common walkway or mall)		
NSW E2D16	NSW Table E2.2b	Class 9b – assembly buildings: all	The development does not contain any Class 9b assembly buildings and therefore this Clause is not applicable to this assessment.	N/A
NSW E2D17	NSW Table E2.2b	Class 9b – assembly buildings: night clubs, discotheques and the like	The development does not contain any Class 9b night clubs, discotheques or the like and therefore this Clause does not apply.	N/A
NSW E2D18	NSW Table E2.2b	Class 9b – assembly buildings: exhibition halls, museums and art galleries	The development does not contain any Class 9b exhibition hall, museum or art galleries and therefore this Clause does not apply.	N/A
NSW E2D19	NSW Table E2.2b	Class 9b – assembly buildings: other assembly buildings (not listed in NSW E2D16-E2D18)	This Clause does not apply to this development as it does not contain Class 9b uses other assembly buildings (not listed in NSW E2D16-E2D18)	N/A
NSW E2D20	Table E2.2b	Class 9b assembly buildings: other assembly buildings (not listed in E2D16 to E2D19)	Clause E2D20 has not been adopted for NSW	N/A
E2D21	E2.3	Provision for special hazards	No special hazards have been identified at this time. Any proposed special hazards such as EV charging stations, or battery storage are to be detailed as part of the Construction Documentation.	To be assessed at CC stage

8.3 PART E3 – LIFT INSTALLATIONS

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Clause	[2019]	Description	Comments	Assessment
E3D1	E3.0	DtS Provisions	Information only.	Noted
E3D2	E3.1	Lift installations	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification 24. The lift manufacturer is to ensure compliance with this Clause is achieved as part of the CC stage.	To be assessed at CC stage
E3D3	E3.2	Stretcher facility in lifts	The building has an effective height of less than 12m and therefore this Clause does not apply.	N/A
E3D4	E3.3	Warning against use of lifts in fire	Warning signage stating DO NOT USE LIFTS IF THERE IS A FIRE is to be provided in accordance with this Clause. The lift manufacturer is to ensure compliance with this Clause is achieved as part of the CC stage.	To be assessed at CC stage
E3D5	E3.4	Emergency lifts	The development has an effective height of 10.8m (not more than 25m), it does not contain any Class 9a patient care areas and therefore is not required to be provided with any emergency lifts.	N/A
E3D6	E3.5	Landings	An assessment of this Clause does not form part of the scope of this Report. Rather, it is covered by an Access Report prepared by this office.	N/A
E3D7	E3.6, table E3.6a, Table E3.6b	Passenger lifts and their limitations	An assessment of this Clause does not form part of the scope of this Report. Rather, it is covered by an Access Report prepared by this office.	To be assessed at CC stage
E3D8	Table E3.6a, Table E3.6b	Accessible features required for passenger lifts	An assessment of this Clause does not form part of the scope of this Report. Rather, it is covered by an Access Report prepared by this office.	To be assessed at CC stage
E3D9	E3.7	Fire service controls	The building has an effective height of less than 12m and therefore this Clause does not apply.	N/A
E3D10	E3.8	Residential care buildings	This Clause does not apply to this development as it does not contain residential care as defined by the BCA.	N/A
E3D11	E3.9	Fire service recall control switch	The building has an effective height of less than 12m and therefore this Clause does not apply.	N/A

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Clause	[2019]	Description	Comments	Assessment
E3D12	E3.10	Lift car fire service drive control switch	The building has an effective height of less than 12m and therefore this Clause does not apply.	N/A

8.4 PART E4 – VISIBILITY IN AN EMERGENCY, EXIT SIGNS AND WARNING SYSTEMS

Clause	[2019]	Description	Comments	Assessment
E4D1	E4.0	DtS Provisions	Information only.	Noted
E4D2	E4.2	Emergency lighting requirements	The development is required to be provided with emergency lighting in accordance with this Clause and AS 2293.1.	To be assessed at CC stage
E4D3	E4.3	Measurement of distance	Information only.	Noted
E4D4	E4.4	Design and operation of emergency lighting	Services designer to confirm the emergency lighting complies with the BCA and AS 2293.1-2018 as part of the CC stage.	To be assessed at CC stage
E4D5	E4.5	Exit signs	Services designer to confirm the exit signage complies with the BCA and AS 2293.1-2018 as part of the CC stage.	To be assessed at CC stage
E4D6	E4.6	Direction signs	Services designer to confirm the exit signage complies with the BCA and AS 2293.1-2018 as part of the CC stage.	To be assessed at CC stage
E4D7	E4.7	Class 2 and 3 buildings and Class 4 parts: Exemptions	This clause is for information only. Exit signs are not required to be provided to the entrance doors of SOUs	To be assessed at CC stage
E4D8	E4.8	Design and operation of exit signs	Services designer to confirm the exit signage complies with the BCA and AS 2293.1-2018 as part of the CC stage.	To be assessed at CC stage
E4D9	E4.9	Emergency warning and intercom systems	The development has an effective height of 10.8m (not more than 25m), and does not contain any Class 3, 9a or 9b parts and therefore is not required to be provided with an EWIS system.	N/A

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8.5 SECTION E SPECIFICATIONS (SPECIFICATIONS 17 TO 25)

An assessment against the below listed specifications are not included in a DA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation, unless covered by others.

- Specification 17 – Fire sprinkler systems [2019: Spec E1.5]
- Specification 18 – Class 2 and 3 buildings not more than 25 m in effective height [2019: Spec E1.5a]
- Specification 19 – Fire control centres [2019: Spec E1.8]
- Specification 20 – Smoke detection and alarm systems [2019: Spec E2.2a]
- Specification 21 – Smoke exhaust systems [2019: Spec E2.2b]
- Specification 22 – Smoke and heat vents [2019: Spec E2.2c]
- Specification 23 – Residential fire safety systems [2019: Spec E2.2d]
- Specification 24 – Lift installations [2019: Spec E3.1]
- Specification 25 – Photoluminescent exit signs [2019: Spec E4.8]

8.5.1 SPECIFICATION 19 – FIRE CONTROL CENTRES [2019: SPEC E1.8]

An assessment against Clauses D19C1-S19C3, S19C5 - S19C8, & S19C11-S19C13 has not been included in a DA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation.

9 SECTION F – HEALTH AND AMENITY

9.1 PART F1 – SURFACE WATER MANAGEMENT, RISING DAMP AND EXTERNAL WATERPROOFING

An assessment against Part F1, which relates to stormwater drainage, and damp-proofing has not been undertaken and is to be confirmed by a suitably qualified consultant as part of the Construction Certificate Documentation.

9.2 PART F2 – WET AREAS AND OVERFLOW PROTECTION

Clause	[2019]	Description	Comments	Assessment
F2D1	*New*	DtS Provisions	Information only.	Noted
F2D2	F1.7(a)(b)	Wet Area Construction	Wet areas to be waterproofed to comply with Specification 26 and AS 3740	CRA
F2D3	F1.7(c)-(e)	Rooms containing Urinals	Rooms that contain urinals must be graded to a floor waste and waterproofing in accordance with this provision.	CRA

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Clause	[2019]	Description	Comments	Assessment
F2D4	F1.11	Floor Wastes	The floor graded to floor wastes must be between 1:80- 1:50.	CRA

9.3 PART F3 – ROOF AND WALL CLADDING

Clause	[2019]	Description	Comments	Assessment
F3D1	*New*	DtS Provisions	Information only.	Noted
F3D2	F1.5	Roof Coverings	Metal roof sheeting must be to AS 1526.1.	CRA
F3D3	F1.6	Sarking	Sarking must comply with AS 4200.1 & AS 4200.2.	CRA
F3D4	F1.13	Glazed assemblies	Glazing within the external wall must comply with AS 2047 and this provision.	CRA
F3D5	*New*	Wall Cladding	The external wall cladding must be: ▪ Masonry to AS 3700; or ▪ Autoclaved aerated concrete to AS 5146.3; or ▪ Metal wall cladding to AS 1562.1. Where the cladding does not meet this provision, it must be assessed on a performance basis.	To be assessed at CC stage

9.4 PART F4 – SANITARY AND OTHER FACILITIES

Clause	[2019]	Description	Comments	Assessment
F4D1	F2.0	DtS Provisions	Information only.	Noted
F4D2	F2.1	Facilities in residential buildings	Facilities are shown to meet the requirements of this provision.	Noted
F4D3	F2.2	Calculation of number of occupants and facilities	Occupant numbers have been provided under Part 2.4 of this report. An equal number of males and females has been assumed.	Noted
F4D4	F2.3	Facilities in Class 3 to 9 buildings	Please refer to Annexure D for sanitary facility calculations.	Refer to Annexure D
F4D5	F2.4	Accessible sanitary facilities	Accessible sanitary facilities are provided at each bank of toilets. Refer to Annexure D.	Refer to Annexure D
F4D6	Table F2.4a	Accessible unisex sanitary compartments	Accessible sanitary facilities are provided at each bank of toilets. Refer to Annexure D	Refer to Annexure D

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Clause	[2019]	Description	Comments	Assessment
F4D7	Table F2.4B	Accessible unisex showers	An assessment of this part does not form part of the scope of this Report. Rather, it is covered by an Access Report prepared by this office.	Refer to Access report
F4D8	F2.5	Construction of sanitary compartments	The sanitary compartments are capable of complying with this provision.	To be assessed at CC stage
F4D9	F2.6	Interpretation: Urinals and washbasins	Information only.	Noted
F4D10	F2.7	Microbial (legionella) control	This Clause is deleted from the BCA in NSW, as the installation of hot water, warm water and cooling water systems is regulated in the Public Health Regulation 2012.	Noted
F4D11	F2.8	Waste management	The development does not contain any Class 9a parts and therefore this Clause does not apply.	CRA
F4D12	F2.9	Accessible adult change facilities	An assessment of this clause and Specification 27 does not form part of the scope of this Report. Rather, it is covered by an Access Report prepared by this office	Refer to Access report

9.5 PART F5 – ROOM HEIGHTS

Clause	[2019]	Description	Comments	Assessment
F5D1	F3.0	DtS Provisions	Information only.	Noted
F5D2	F3.1	Height of rooms and other spaces	The development is capable of complying with this provision.	

9.6 PART F6 – LIGHT AND VENTILATION

Clause	[2019]	Description	Comments	Assessment
F6D1	F4.0	DtS Provisions	Information only.	Noted
F6D2	F4.1	Provisions of natural light	Provision for natural light has been provided in accordance with this provision.	Noted
F6D3	F4.2	Methods and extent of natural light	Provision for natural light has been provided in accordance with this provision.	CRA
F6D4	F4.3	Natural light borrowed from adjoining room	Provision for natural light has been provided in accordance with this provision.	CRA
F6D5	F4.4	Artificial lighting	Artificial lighting to be provided to AS 1680.1.	CRA

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Clause	[2019]	Description	Comments	Assessment
			Compliance is to be confirmed by a suitably qualified electrical consultant.	
F6D6	F4.5	Ventilation of rooms	Natural or mechanical ventilation to be provided to all areas of the building.	CRA
F6D7	F4.6	Natural ventilation	Suitable qualified mechanical consultant is to confirm the type of ventilation proposed (natural vs mechanical) and in turn confirm compliance with this Part.	CRA
F6D8	F4.7	Ventilation borrowed from adjoining room	Suitable qualified mechanical consultant is to confirm the type of ventilation proposed (natural vs mechanical) and in turn confirm compliance with this Part.	CRA
F6D9	F4.8	Restriction on location of sanitary compartments	Sanitary compartments must not open directly into a – • kitchen or pantry • public dining room or restaurant • room used for public assembly (which is not an early childhood centre, primary school or open spectator stand) • workplace normally occupied by more than one person.	Complies
F6D10	F4.9	Airlocks	Where a sanitary compartment does not comply with F6D9, it must be provided with an airlock, hallway or other room with a floor area of not less than 1.1m2 and fitted with self-closing doors at all access doorways;	Complies
F6D11	F4.11	Carparks	Every storey of a carpark, except an open-deck carpark, must have a system of mechanical ventilation complying with AS1668.2-2012 or a system of natural ventilation complying with Section 4 of AS1668.4-2012.	To be assessed at CC stage
F6D12	F4.12	Kitchen local exhaust ventilation	The building does not contain a commercial kitchen and therefore this Clause does not apply.	To be assessed at CC stage

9.7 PART F7 – SOUND TRANSMISSION AND INSULATION

An assessment against Part F7 is not included in a DA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation or confirmed by others.

Note: This part relates to measures required to reduce noise transmission between adjoining parts of the building. This part applies to Class 2, 3 and 9c buildings only.

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9.8 SECTION F SPECIFICATIONS (SPECIFICATIONS 26 TO 29)

An assessment against the below listed specifications are not included in a DA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation, unless covered by others.

- Specification 26 – Waterproofing and water-resistance requirements for building elements in wet area [2019: Table F1.7]
- Specification 27 – Accessible adult change facilities [2019: Spec F2.9]
- Specification 28 – Sound insulation for building elements [2019: Spec F5.2]
- Specification 29 – Impact sound – test of equivalence [2019: Spec F5.5]

10 SECTION G – ANCILLARY PROVISIONS

10.1 PART G1 – MINOR STRUCTURES AND COMPONENTS

Clause	[2019]	Description	Comments	Assessment
G1D1	G1.0	DtS Provisions	Information only.	Noted
G1D2	G1.1	Swimming pools	The building does not contain a swimming pool and therefore this Clause does not apply.	N/A
G1D3	G1.2	Refrigerated chambers, strong-rooms and vaults	The building does not contain any refrigerated chambers, strong-rooms or vault and therefore this Clause does not apply.	N/A
G1D4	G1.3	Outdoor play spaces	The building does not contain a Class 9b early childhood centre and therefore this Clause does not apply.	N/A
NSW G1D5	NSW G1.101	Provision for cleaning windows	A building must be provided with a safe manner of cleaning any windows located 3 or more storeys above the ground level via either windows that can be cleaned wholly from within the building or provision for the cleaning of the windows by a method complying with the WH&S Act 2001 and regulations made under that Act.	To be assessed at CC stage

10.2 PART G2 – BOILERS, PRESSURE VESSELS, HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUES

An assessment against Part G2 is not included in a DA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation or confirmed by others.

10.3 PART G3 – ATRIUM CONSTRUCTION

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Clause	[2019]	Description	Comments	Assessment
G3D1	G3.1	Application of Part	This Part applies to an atrium that connects more than 2 storeys, or more than 3 storeys if each storey is provided with a sprinkler system and one of those storeys is located at a level with direct egress to a road or open space.	Noted
G3D2	G3.2	Dimension of atrium well	The northern light well is a four storey atrium without the required 6 m diameter	**PS / DNC**
G3D3	G3.3	Separation of atrium by bounding walls	Details of separation of the northern light well is required	**FI**
G3D4	G3.4	Construction of bounding walls	Details of separation of the northern light well is required	**PS / FI**
G3D5	G3.5	Construction at balconies	Balustrading is required if the bounding walls are set back from the atrium.	CRA
G3D6	G3.6	Separation at roof	In the atrium the roof must have an FRL as prescribed in Tables S5C11a to S5C11g of Specification 5; or the roof structure and membrane must be protected by a sprinkler system (other than a FPAA101D or FPAA101H(b)system) complying with Specification 17.	CRA
G3D7	G3.7	Means of egress	All areas of the atrium must have access to at least two exits.	**PS**
G3D8	G3.8	Fire and smoke control systems	Sprinkler systems, smoke control, fire detection and alarm systems, and SSISEP's must be installed in compliance with Specification G3.8.	**PS**

10.4 PART G4 – CONSTRUCTION IN ALPINE AREAS

Credwell have not been engaged to undertake an assessment against Part G4 of the BCA. Please refer to the third-party assessment for details where applicable.

10.5 PART G5 – CONSTRUCTION IN BUSHFIRE PRONE AREAS

Credwell have not been engaged to undertake an assessment against Part G5 of the BCA. Please refer to the third-party assessment for details where applicable.

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10.6 PART G6 – OCCUPIABLE OUTDOOR AREAS

The development does not contain any occupiable outdoor areas and therefore, an assessment against this part has not been undertaken and the relevant clauses have been removed from this report.

10.7 PART G7 – LIVABLE HOUSING DESIGN

Part G7 does not apply in NSW and therefore this part has been removed from this report.

10.8 SECTION G SPECIFICATIONS (SPECIFICATIONS 30, 31 AND 43)

An assessment against the below listed specifications are not included in a DA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation, unless covered by others.

- Specification 30 – Installation of boilers and pressure vessels [2019: Spec G2.2]
- Specification 31 – Fire and smoke control systems in buildings containing atriums [2019: Spec G3.8]
- Specification 43 – Bushfire protection for certain Class 9 buildings

11 SECTION I – SPECIAL USE BUILDINGS

Section I contains provisions relating to the following special use buildings:

- Class 9b buildings which contain a stage and backstage area
- Public transport buildings
- Farm buildings and farm sheds

The proposed development does not incorporate any uses subject to the provisions of Section I and therefore this section has been removed from the report.

11.1 PART I1 – CLASS 9B BUILDINGS

The proposed development does not incorporate a class 9b building subject to this part and therefore this part has been removed from the report.

11.2 PART I2 – PUBLIC TRANSPORT BUILDINGS

The proposed development does not incorporate a public transport building subject to this part and therefore this part has been removed from the report.

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11.3 PART I3 – FARM BUILDINGS AND FARM SHEDS

The proposed development does not incorporate a farm building or farm shed subject to this part and therefore this part has been removed from the report.

11.4 NSW PART I4 – ENTERTAINMENT VENUES OTHER THAN TEMPORARY STRUCTURES AND DRIVE-IN THEATRES [2019: NSW PART H101]

The proposed development does not incorporate an entertainment venue subject to this part and therefore this part has been removed from the report.

11.5 NSW PART I5 – TEMPORARY STRUCTURES

The proposed development does not incorporate a temporary structure used as an entertainment venue subject to this part and therefore this part has been removed from the report.

11.6 NSW PART I6 – DRIVE-IN THEATRES

The proposed development does not incorporate a drive-in theatre subject to this part and therefore this part has been removed from the report.

11.7 SECTION I SPECIFICATION (SPECIFICATION 32 – CONSTRUCTION OF PROSCENIUM WALLS)

The proposed development does not incorporate a class 9b building subject to this part and therefore this specification has been removed from the report.

12 SECTION J – ENERGY EFFICIENCY

An assessment against Section J has not been undertaken as part of this report.

Where applicable, a suitably qualified consultant is to be engaged to confirm compliance with this part. Credwell Energy is a specialised team and can offer this service.

If you require assistance, please contact Credwell Energy on 02 9281 8555 or info@credwell.com.au for further information.

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13 STATEMENT OF COMPLIANCE

The architectural design documentation prepared for submission for the Development Application (as referred to in Annexure A of this report) have been assessed against the relevant provisions of the BCA. This assessment was limited to an assessment of the BCA in order to identify any items that may necessitate a modified development consent or additional key items that must be included in the design. It is considered that the documentation complies or is capable of complying with the BCA subject to resolution of items identified in this Report.

As identified in the Clause by Clause assessment, sufficient construction documentation is required in order to undertake a full assessment prior to the application for Construction Certificate.

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ANNEXURE A – REVIEWED DOCUMENTATION

This report has been based on the documentation listed below:

Architectural Plans prepared by Studio Johston Project Reference 240400C		
Drawing Number	**Revision**	**Drawing Title**
A-000-001	04	Cover
A-100-001	04	Site Analysis Plan
A-100-002	04	Demolition Plan
A-100-003	04	Proposed Site Plan
A-101-001	04	Waste Management Site Plan
A-101-002	04	Excavation plan
A-110-001	04	Basement 2
A-110-002	04	Basement 1
A-110-003	04	Round Level
A-110-004	04	Level 1
A-110-005	04	Level 2
A-110-006	04	Level 3
A-110-007	04	Roof
A-115-001	04	Adaptable Apartments
A-210-001	04	North Elevation
A-210-002	04	South Elevation
A-210-003	04	East Elevation
A-210-004	04	West Elevation
A-310-001	04	Section AA
A-310-002	04	Section BB

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ANNEXURE B – FIRE SAFETY MEASURES

Given the assessment in this report, the following fire safety measures are required to be installed in the building. This list is subject to change if Performance Solutions are proposed, or other options are taken during the Construction Certificate (CC) and/or construction stages.

Item No.	Fire Safety Measure	Minimum Standard of Performance
1.	Access panels, doors and hoppers to fire-resisting shaft	BCA 2022 Clause C4D14 Manufacturer's Specifications
2.	Automatic fail-safe devices (automatic doors)	BCA 2022 Clause D3D24 Manufacturer's Specifications
3.	Automatic fail-safe devices (electronic latching)	BCA 2022 Clause D3D26 Manufacturer's Specifications
4.	Automatic fire detection and alarm systems	BCA 2022 Part E2 Clause E2D8 and Specification 20
5.	Automatic fire suppression systems (sprinklers) – Residential buildings (Class 2 or 3) greater than three storeys	BCA 2022 NSW E1D4and Specification 17 and Specification 18 AS 2118.1-2017 (amendment 1 & 2)
6.	Emergency lighting	BCA 2022 Clauses E4D2 and E4D4 AS/NZS 2293.1-2018 (amendment 1)
7.	Exit signs	BCA 2022 Clauses E4D5, NSW E4D6 and E4D8 AS/NZS 2293.1-2018 (amendment 1)
8.	Fire dampers	BCA 2022 Clause C4D15 Manufacturer's Specification
9.	Fire doors	BCA 2022 Clauses C4D9, C4D12 and Specification 12 AS 1905.1-2015
10.	Fire hose reel systems	BCA 2022 Clause E1D3 AS 2441-2005 (amendment 1)
11.	Fire hydrant systems	BCA 2022 Clause E1D2 AS 2419.1-2021
12.	Fire seals protecting openings in fire-resisting components of the building	BCA 2022 Clause C4D15 AS 1530.4-2014 Manufacturer's Specification
13.	Fire shutters (option for providing protection of openings)	BCA 2022 Clauses C4D3, C4D4, C4D5 and Specification 12 Manufacturer's Specification
14.	Fire windows (option for providing protection of openings)	BCA 2022 Clauses C4D3, C4D4, C4D5 and Specification 12

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Item No.	Fire Safety Measure	Minimum Standard of Performance
		Manufacturer's Specification
15.	Lightweight construction (fire rated)	BCA 2022 Clause C2D9 and Specification 6 Manufacturer's Specification
16.	Portable fire extinguishers	BCA 2022 Clause E1D14 AS 2444-2001
17.	Smoke alarms and heat alarms (internal alarms in residential units)	BCA 2022 Part E2 and Specification 20
18.	Smoke dampers	BCA 2022 Clause C3D6, Specification 17 and Clause E2D3
19.	Smoke detectors and heat detectors	BCA 2022 Part E2 Clause E2D8 and Specification 20 AS 3786-2014 (amendment 1 & 2) AS1670.1-2018 (amendment 1)
20.	Solid core doors	BCA 2022 Clause C4D12
21.	Stair pressurisation system	BCA 2022 Clause E2D4 AS 1668.1-2018 (amendment 1)
22.	Wall-wetting sprinkler and drencher systems over permanently closed or self-closing glazed elements (option for providing protection of openings)	BCA 2022 Clauses C4D3, C4D4 and C4D5 AS 2118.1-2017
23.	Warning and operational signs	BCA 2022 Clauses D3D28 & E3D4 Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 Clause 108
24.	Fire alarm monitoring	BCA 2022 Clause Part E2 and Specification 20 AS 1670.3-2018 (amendment 1)
25.	Performance Solutions	*This will be completed upon receipt of the final Fire Engineering Report at the CC stage*

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ANNEXURE C – FIRE RESISTANCE LEVELS

The following fire resistance levels (FRLs) are required for the various elements of the building. Where the table below refers to a fire source feature (FSF), this is as defined in the BCA as the far boundary of a road, river, lake or the like adjoining the allotment, or a side or rear boundary of the allotment, or an external wall of another building on the allotment which is not a Class 10 building.

Building Element – Type A Construction	Class 2	Class 7a	Class 6	Class 7b
Loadbearing External Walls				
- Less than 1.5m from a FSF	90/90/90	120/120/120	180/180/180	240/240/240
- 1.5 - 3m from a FSF	90/60/60	120/90/90	180/180/120	240/240/180
- 3m or more from a FSF	90/60/30	120/60/30	180/120/90	240/180/90
Non-Loadbearing External Walls				
- Less than 1.5m from a FSF	-/90/90	-/120/120	-/180/180	-/240/240
- 1.5 - 3m from a FSF	-/60/60	-/90/90	-/180/120	-/240/180
- 3m or more from a FSF	-/-/-	-/-/-	-/-/-	-/-/-
External Columns (not incorporated into an external wall)				
- Loadbearing	90/-/-	120/-/-	180/-/-	240/-/-
- Non-loadbearing	-/-/-	-/-/-	-/-/-	-/-/-
Common Walls and Fire Walls	90/90/90	120/120/120	180/180/180	240/240/240
Internal Walls - Fire resisting lift and stair shafts –				
- Loadbearing	90/90/90	120/120/120	180/120/120	240/120/120
- Non-loadbearing	-/90/90	-/120/120	-/120/120	-/120/120
Internal Walls – Bounding public corridors, public lobbies and the like –				
- Loadbearing	90/90/90	120/-/-	180/-/-	240/-/-
- Non-loadbearing	-/60/60	-/-/-	-/-/-	-/-/-
Internal Walls – Between or bounding sole-occupancy units –				
- Loadbearing	90/90/90	120/-/-	180/-/-	240/-/-
- Non-loadbearing	-/60/60	-/-/-	-/-/-	-/-/-
Internal Walls – Ventilating, pipe, garbage and the like shafts not used for the discharge of hot products of combustion –				
- Loadbearing	90/90/90	120/90/90	180/120/120	240/120/120
- Non-loadbearing	-/90/90	-/90/90	-/120/120	-/120/120

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Building Element – Type A Construction	Class 2	Class 7a	Class 6	Class 7b
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

FRL assessment notes:

To be assessed at CC stage

Details of the proposed FRL of building elements has not been provided to enable assessment at this stage. Upon receipt of Fire Compartmentation plans (to be provided by the architect at CC stage), and subject to further engagement, a mark-up of the plans will be undertaken and provided for reference. Any non-compliances with the DtS provisions will be raised for review.

Loadbearing elements that require an FRL:
Where required to achieve an FRL in accordance with Specification 5, the FRL of loadbearing elements are to be confirmed by a suitably qualified structural engineer and provided as part of the Construction Documentation.

Tested Systems:
Where the FRL of an element system is subject to an AS 1530.4 test report, the design and installation of the element must be strictly in accordance with the manufacturers specification, test reports and/or fire assessment reports. Construction details must consider junctions between the tested system and other building elements such as the junctions listed below:

- Fire rated wall to slab
- Fire rated wall to the slab/roof above
- Fire rated wall systems connecting to other wall types / wall systems.

Credwell have not been engaged to review the junctions between systems, and it is noted that where a junction detail is proposed that is not within a manufacturers Spec or test report, the detail is not deemed compliant with the DtS provisions of the BCA.

If a review of these junctions is requested, Credwell can undertake this service under additional engagement.

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ANNEXURE D – SANITARY FACILITY CALCULATIONS

The development must be provided with sanitary facilities in accordance with Part F4 of the BCA. This annexure outlines the minimum number of facilities required to achieve compliance.

Assessment notes:

- Sanitary Facility calculations have been undertaken in accordance with Clause F4D4 of the BCA.
- Unisex Accessible WCs are counted once each for males and females
- The occupant numbers are outlined in part 2 of this report.

Required number of Sanitary Facilities						
Use		**Occupant no.**	**Pan**	**Basin**	**Urinal**	**Comments**
Class 6 patrons M/F Parton 180 total number: 190 *BCA table F4D4d*	Male	90	1 [1 male + 1 accessible]	2 [2 male +1 accessible]	2 [2 male + 1accessible]	*Complies*
	Female	90	3 [3 female + 1 accessible]	2 [2 female + 1 accessible]	-	Complies

Required number of Sanitary Facilities						
Use		**Occupant no.**	**Pan**	**Basin**	**Urinal**	**Comments**
Class 6 Employees Total number: 20 *BCA table F4D4d*	Male	10	1 [1 accessible]	1 [1 accessible]	0 [0 male]	*Complies*
	Female	10	1 [1 accessible]	1 [1 accessible]	-	Complies

*The employees and public may share the same facilities provided the total is not less than the required amount for both. The male and female facilities can cater for the patron numbers and the accessible facility can cater for the staff. These will be required to be shared.

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