



BUILDING CODE OF AUSTRALIA 2019Amendment 1

Volume 1, Class 2-9 Building Deemed-To-Satisfy Assessment

Project Address:	75-77 Foamcrest Ave, Newport
Job Number:	200527
Date of Determination:	11/12/2020
Building Details	
Classification of Building or Part:	Class 2 residential Class 7a Basement Carpark
Rise in Storeys:	2
No of Basement Levels:	1
Type of Construction:	A- proposed to be reduced via a Performance Solution This report is assuming a type B construction
Effective Height:	<12 (3.3m)
Icons	
✓	The building complies with this clause, or can comply
✗	The building does not comply with this clause
?	Further documentation required
≡	Engineering details and/or design certification required
•	This clause is not applicable to this project
Note	Important
Note	General information

1.0 INTRODUCTION

In accordance with Section 6.7 of the Environmental Planning and Assessment Act and against the Deemed-to-Satisfy provisions of the National Construction Code the following assessment report is against the BCA 2019 amendment 1

1.1 LIMITATIONS

Where non-compliance with deemed to satisfy provisions of NCC occur, which will be expected to be addressed by revising the proposed details to comply with DTS solution or by providing a Performance Solution in accordance with Part A of NCC

No assessment has been undertaken with respect to the *Disability Discrimination Act 1992* (DDA). The building owner should be satisfied that their obligations under the DDA have been addressed. In this instance, we note that an Access Consultant has been appointed to the project to advise further in this regard.

1.2 TERMINOLOGY

National Construction Code - Document published on behalf of the Australian Building Codes Board. The NCC is a uniform set of technical provisions for the design and construction of buildings and other structures throughout Australia and is adopted in NSW under the provisions of the Environmental Planning & Assessment Act & Regulation.

Fire Resistance Level (FRL) - means the grading periods in minutes for the following criteria -

- (a) structural adequacy; and
- (b) integrity; and
- (c) insulation,

and expressed in that order.

Fire Source Feature (FSF) - the far boundary of a road 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.

Open space - means a space on the allotment, or a roof or other part of the building suitably protected from fire, open to the sky and connected directly with a public road.

Performance Requirements of the BCA - A Building Solution will comply with the BCA if it satisfies the Performance Requirements. A Performance requirement states the level of performance that a Building Solution must meet.

Compliance with the Performance Requirements can only be achieved by-

- (a) complying with the Deemed-to-Satisfy Provisions; or
- (b) formulating an Alternative Solution which-
 - (i) complies with the Performance Requirements; or
 - (ii) is shown to be at least equivalent to the Deemed-to-Satisfy Provisions; or
- (c) a combination of (a) and (b).

Sole occupancy unit - means a room or other part of a building for occupation by one or joint owner, lessee, tenant, or other occupier to the exclusion of any other owner, lessee, tenant, or other occupier and includes a dwelling.

2.0 BCA ASSESSMENT

Executive Summary

This report provides a Building Code of Australia 2019-Amendment 1 (BCA) assessment of the above development, to identify any non-compliances with the DTS- Performance Requirements.

The following items may form part of a Performance (Alternative) Solution (✗red) and Items that require, redesign or additional information (?blue).

Some details may become available during the “Detailed Design” phase of project documentation prior to a CC being issued. A BCA report revision may be required.

Note: All FRL’s nominated are a minimum only the body of the report generally contains snips of the detailed area

All other items can be finalised prior to a CC being issued noted as a ?

NCC/BCA Clause	Description
----------------	-------------

Clause by Clause Assessment NCC-BCA 2019A1 Volume 1

	Part A1&2		
	A1.0	Interpreting the NCC	For information
	A2.0~2.4	Compliance with NCC	
	Part A3	Application of the NCC	
Note	A3.0	State and Territory compliance	NSW section
	Part A4	NCC Referenced Documents	
Note	A4.0~4.2	Adoption of referenced documents	For information
	Part A5	Documentation of Design	
Note	A5.0~5.7	Evidence of suitability	For information
	Part A6	Building Classification	
Note	A6.1~6.11	Building classifications	For information
	Part A7	United buildings	
•	A7.0~7.1	United buildings	N/A
	Part B1	Structural Provisions	
Note	B1.1~1.5	Resistance to structural actions	<i>Engineers report and plans required</i>
Note	B1.6	Construction in flood areas	Not assessed, as if in a flood area
	Part C1	FIRE RESITANCE AND STABILITY	
	C1.0	Application of Part	For information
Note	C1.1	Type of Construction	<i>Type "B"</i>
Note	C1.2	Calculation of Rise in Storeys	2
Note	C1.3	Buildings of Multiple Classification	2 & 7a
•	C1.4	Mixed Types of Construction	N/A
•	C1.5	Two Storey Class 2 or 3 Buildings	N/A
•	C1.6	Class 4 Parts of Buildings	N/A
•	C1.7	Open Spectator Stands & Indoor Sports Stadiums	N/A
Note	C1.8	Lightweight Construction	<i>Lightweight construction must be in accordance with Spec C1.8 if it is used in a wall system</i>
?	C1.9	Non-combustible building Elements	<p>External Walls, Type B</p> <p><i>No part of the external walls (including covering, framing, insulation, and sarking) is to have any components that are combustible.</i></p> <p>Wall schedule required, prior to any CC being issued</p>
Note	C1.10	Early Fire Hazard Properties	<p><i>Provide information on fire hazard indices prior to any Occupation Certificate being issued</i></p> <p><i>Must be in accordance with Specification C1.10</i></p>
•	C1.11	Performance of External Walls	N/A
Note	C1.13	Fire-protected timber concession	For information
?	C1.14	Ancillary elements	<i>No ancillary elements of the external walls to have any components with combustible materials.</i>

			<i>Wall schedule required, prior to any CC being issued</i>
	Part C2	FIRE RESISTANCE	
	C2.0	Deemed-to-Satisfy Provisions.	For information
Note	C2.1	Application	For information
Note	C2.2	General Floor Area Limitations	<i>Complies, Building is 2 story's, No sprinkler protection required including the basement</i>
•	C2.3	Large Isolated Buildings	N/A
•	C2.4	Requirements for open space	N/A
•	C2.5	Class 9a Buildings	N/A
•	C2.6	Vertical separation of openings in external Walls	N/A
•	C2.7	Separation by fire walls	<i>N/A, no fire walls are proposed</i>
•	C2.8	Separation of classifications in the same storey	<i>N/A, no separation of classification required</i>
?	C2.9	Separation of classifications in different storeys	<i>Separation required between basement carparking and ground floor</i> <i>Minimum FRL required, floor of Ground floor is 120/120/120</i> <i>First floor, floor, requires a minimum FRL of 90/90/90</i> <i>To be detailed on the plans or specifications, prior to any CC being issued</i>
?	C2.10	Separation of lift shafts	<i>Lift walls on residential levels to have an FRL of 90/90/90</i> <i>Lift walls in the basement to have 120/120/120</i> <i>Wall schedule required showing all FRL's , prior to any CC being issued</i>
✓	C2.11	Stairways and lifts in One shaft	<i>Complies</i>
Note	C2.12	Separation of equipment	<i>Minimum FRL required is 120/120/120 to all emergency equipment</i>
Note	C2.13	Electricity supply system	<i>Any Main electrical switchboard room requires self-closing door/s with smoke seals. With separating walls with a minimum FRL of 120/120/120</i>
•	C2.14	Public corridors in Class 2 & 3 buildings	N/A
	PART C3	PROTECTION OF OPENINGS	
	C3.0	Deemed-to-Satisfy Provisions	For information
	C3.1	Application of Part	For information
✓	C3.2	Protection of openings in external walls	<i>Complies</i>
•	C3.3	Separation of openings in different fire compartments	N/A
•	C3.4	Acceptable methods of protection	N/A
•	C3.5	Doorways in fire walls	N/A
•	C3.6	Sliding fire doors	N/A
•	C3.7	Protection of doorways in horizontal exits	N/A
•	C3.8	Openings in fire isolated exits	N/A
Note	C3.9	Service penetrations in fire Isolated exits	For information

•	C3.10	Openings in fire isolated lift shafts	N/A
?	C3.11	Bounding construction Class 2, 3 and 4 buildings	<i>All unit doors, to be a minimum of a self-closing, solid core tight fitting door</i> <i>Door schedule required prior to any CC being issued, prior to any CC being issued</i>
Note	C3.12	Openings in floors for services	For information
•	C3.13	Openings in shafts	N/A
Note	C3.15	Openings for service installations	For information
Note	C3.16	Construction Joints	For information
•	C3.17	Columns protected with lightweight construction to achieve an FRL	N/A
	SPEC C1.1	FIRE RESISTING CONSTRUCTION	
?	2.2	Fire protection for a support of another part	<i>External walls on level 1, require a structural FRL of 90, all supporting walls below must have not less than structural FRL of 90, including the basement walls</i> <i>Wall schedule required, prior to any CC being issued</i>
	4	Type B Construction	
?	4.1	Fire resistance of building elements	<i>Required as detailed in Table 4</i> <i>Class 2 & 7a</i> <i>Wall and door schedules required, prior to any CC being issued</i>
•	3.10	Concession	N/A
	SPEC C1.10	FIRE HAZARD PROPERTIES	
Note	1	Scope	
Note	2	Application: Class 2 to 9 buildings General requirements	
Note	3	Floor linings & floor coverings	<i>CRF 2.2 kW/m2</i> <i>When not fitted with a sprinkler system in accordance with AS2118.1 = (1.2kW/m2)</i>
Note	4	Wall & ceiling linings	<i>As per table 3 for:</i> <i>Class 7a –unsprinklered.</i> <i>Class 9b –unsprinklered.</i>
Note	5	Air-handling ductwork	<i>As per AS 4254.1 and AS 4254.2</i>
Note	6	Lift cars	<i>As per AS5637.1, floor linings - CRF 2.2</i>
Note	7	Other materials	<i>As per table 4</i>
	SPEC C3.4	FIRE DOORS, SMOKE DOORS, FIRE WINDOWS AND SHUTTERS	
Note	2	Fire doors	<i>Must comply with AS1905.1</i>
Note	5	Fire windows	<i>Must comply this section</i>
	SPEC C3.15	PENETRATIONS OF WALLS, FLOORS AND CEILINGS BY SERVICES	
Note	1~7	Protection Required	<i>Must comply with this section and AS1905.1</i>

	Section D	Access and Egress	
	PART D1	PROVISION FOR ESCAPE	
	D1.0	Deemed-to-Satisfy Provisions	For information
	D1.1	Application	For information
✓	D1.2	Number of exits required	<i>Basement requires a minimum of 2 exits, Complies</i>
•	D1.3	When Fire isolated exits are required	N/A
✓	D1.4	Exit Travel Distances	<i>Complies</i>
✓	D1.5	Distances between alternative exits	<i>Complies</i>
Note	D1.6	Dimensions of exits	<i>All exits require a minimum of 1.0m clear opening, between any handrails, plans appear to comply</i> <i>Detailed plans required, prior to any CC being issued</i>
•	D1.7	Travel via fire isolated exits	N/A
•	D1.8	External stairways in lieu of fire isolated exits	N/A
Note	D1.9	Travel by non-fire isolated stairways or ramps	
✓	D1.10	Discharge from exits	<i>Complies</i>
•	D1.11	Horizontal exits	N/A
•	D1.12	Non-Required stairways ramps and escalators	N/A
•	D1.13	Number of persons accommodated	N/A
Note	D1.14	Measurement of distances	For information
Note	D1.15	Method of measurement	For information
Note	D1.16	Plant rooms & lift motor rooms: Concession	For information
Note	D1.17	Access to lift pits	For information
•	D1.18	Egress from early childhood centres	N/A
	PART D2	CONSTRUCTION OF EXITS	
Note	D2.0	Deemed-to-Satisfy Provisions	For information
Note	D2.1	Application of Part	For information
Note	D2.2	Fire-Isolated stairways & ramps	For information
Note	D2.3	Non-Fire-Isolated stairways and ramps	Must comply with this section
✓	D2.4	Separation of rising and descending stair flights	<i>Complies</i>
•	D2.5	Open access ramps and balconies	N/A
•	D2.6	Smoke lobbies	N/A
Note	D2.7	Installations in exits and paths of travel	Any electrical risers, to be within a shaft with relevant FRL or sealed floor to floor with non-combustible walls and a solid door with a metal backing, including smoke seals
Note	D2.8	Enclosure of space under stairs and ramps	<i>Stairs could be enclosed if in accordance with this clause, having a 1hr FRL</i>
?	D2.9	Width of stairways	<i>Must obtain a minimum of 1.0m clear between rails</i> <i>Detailed plans required, prior to any CC being issued</i>

•	D2.10	Pedestrian ramps	N/A
Note	D2.10 (c)	Slip resistance	Compliance required, as per Table D2.14
Note	D2.11	Fire Isolated passageways	Fire isolated passageways must have a minimum FRL of 60/60/60
•	D2.12	Roof as open space	N/A
Note	D2.13	Treads and risers	<p>Must comply with AS 4586</p> <p>Maximum of 18 risers</p> <ul style="list-style-type: none"> Stairs are to have risers measuring between 115-190mm and goings between 250-355mm. Goings and Risers are to be within 2R+G=700(max) and 550(min).
Note	D2.13 (a) (v)	Slip resistance	Treads must comply with AS4586
Note	D2.14	Landings	Must have slip rating in accordance with table D2.14
Note	D2.14 (a) (ii)	Slip resistance	As per table D2.14
Note	D2.15	Thresholds	Any adaptable unit doorway must comply with AS 1428.1
?	D2.16	Balustrades	<p>All balcony's require balustrades in accordance with this section, min 1.0m high from the finished floor level</p> <p>Note: nothing climbable to be within 900mm of the balustrade (lights, taps or PowerPoints)</p> <p>Detailed plans required, prior to any CC being issued</p>
?	D2.17	Handrails	<p>Required to all balconies, min 1.0m required from finished floor level.</p> <p>Detailed plans required, prior to any CC being issued</p>
•	D2.18	Fixed platforms, walkways stairways and ladders	N/A
•	D2.19	Doorways and doors	N/A
✓	D2.20	Swinging doors	Complies
Note	D2.21	Operation of latch	All accessible areas, Door handles must comply with this clause and AS1428.1
•	D2.22	Re-entry from fire isolated exits	N/A
Note	D2.23	Signs on doors	Must comply with this clause
Note	D2.24	Protection of openable windows	<p>All 1st floor windows must be restricted, max 125mm if above 2.0m from ground level or lower edge of the window is lower than 1.7m above the floor.</p> <p>Any window above 4m from ground level must have a barrier not less than 865mm above floor level or restricted as above.</p>
•	D2.25	Timber stairways: concession	N/A
	PART D3	ACCESS FOR PEOPLE WITH DISABILITIES	
Note	D3.0	Deemed-to-Satisfy Provisions	For information
?	D3.1	General building access requirements	<p>Access to all SOU entrance doorway</p> <p>The ground floor entry gate requires circulation space as detailed in AS4128.1, gate appears to require small relocation, must have a clear opening of 850mm when in the open position.</p>

			<i>Detailed plans required, prior to any CC being issued</i>
Note	D3.2	Access to buildings	<i>Appears to comply,</i>
Note	D3.3	Parts of building to be accessible, must comply with AS1428.1, 1428.2 & 4299	Refer to access report
Note	D3.4	Exemptions	<i>storerooms, service areas</i>
Note	D3.5	Accessible car-parking	<i>No accessible units are detailed, no accessible parking is detailed, DA approval may require parking?</i>
Note	D3.6	Signage	<i>As Required</i>
•	D3.7	Hearing augmentation	N/A
Note	D3.8	Tactile Indicators	
•	D3.9	Wheelchair seating spaces in Class 9b assembly buildings	N/A
•	D3.10	Swimming pools	N/A
•	D3.11	Ramps	N/A
Note	D3.12	Glazing on an accessway	For information
•	SPEC D1.12	NON-REQUIRED STAIRWAYS RAMPS AND ESCALATORS	N/A

	Section E	Services and Equipment	
	PART E1	FIRE FIGHTING EQUIPMENT	
Note	E1.0	Deemed-to-Satisfy Provisions	For information
?	E1.3	Fire Hydrants	<i>External Hydrant coverage could be provided</i> <i>Design, prior to a CC being issued</i> <i>If an external hydrant/s are provided, a coverage plan or statement will be required from the hydraulic consultant, must cover all areas of the building</i> <i>No fire hydrant pump booster assembly shown on plans, if located on the street and is less than 10.0m of the building, it will be required to be protected</i> <i>Design and incorporate onto the plans prior to a CC being issued</i> <i>No pump room shown on the plans, Hydraulic engineer to assess street pressure and flow available</i>
?	E1.4	Hose Reels	<i>Hose reel coverage required in the basement, to be located within 4.0m of an exit, all areas to be in reach of a 4.0m stream from a 36m hose.</i> <i>Design, prior to a CC being issued</i>
•	E1.5	Sprinklers	N/A
?	E1.6	Portable Extinguishers Table E1.6	<i>No fire extinguishers detailed on the plans, required to be installed in accordance with AS 2444</i> <i>Design and Incorporate onto the plans prior to a CC being issued</i>
•	E1.8	Fire Control Centres	N/A

Note	E1.9	Fire precautions during construction	<i>Required</i>
•	E1.10	Provision for special hazards	N/A
•	SPEC E1.5	FIRE SPRINKLER SYSTEM	N/A
	PART E2	SMOKE HAZARD MANAGEMENT	
Note	E2.0	Deemed-to-Satisfy Provisions	For information
Note	E2.1	Application of Part	For information
Note	E2.2	General requirements (including Tables E2.2a & b)	
•	E2.3	Provision for special hazard	N/A
Note	SPEC E2.2a	SMOKE DETECTION AND ALARM SYSTEMS	<i>All SOU, require smoke detection and local alarms Electrical engineer to decide if a FIP panel is required</i>
•	SPEC E2.2b	SMOKE EXHAUST SYSTEMS	N/A
•	SPEC E2.2c	SMOKE AND HEAT VENTS	N/A
•	SPEC E2.2d	Residential Fire Safety Systems	N/A
	PART E3	LIFT INSTALLATIONS	
Note	E3.0	Deemed-to-Satisfy Provisions	For information
•	E3.2	Stretcher facility in lifts	N/A
Note	E3.3	Warning against use of lifts in fire	<i>Required to comply</i>
•	E3.4	Emergency lifts	N/A
Note	E3.5	Landings	<i>Required to comply</i>
Note	E3.6	Passenger lifts	<i>Required to comply, lift car size- internal wall to wall requires a minimum of 1100mm wide x 1400mm deep</i>
•	E3.7	Fire Service Controls	N/A
•	E3.8	Aged Care buildings	N/A
•	E3.9	Fire Service recall operation switch	N/A
•	E3.10	Lift car fire service drive control switch	N/A
	Spec E3.1	Lift installations	<i>For information</i>
•	2.	Lift car exposed to solar radiation	N/A
Note	3.	Lift car emergency lighting	<i>Required to comply</i>
Note	4.	Cooling of lift shaft	<i>Required to comply</i>
Note	5.	Lift foyer access	<i>Required to comply</i>
•	6.	Emergency access door in a single enclosed lift shaft	N/A
	PART E4	EMERGENCY LIGHTING, EXIT SIGNS AND WARNING SYSTEMS	
Note	E4.0	Deemed-to-Satisfy Provisions	For information
Note	E4.2	Emergency Lighting System	<i>Required to the basement and basement exits, all stair wells and all required exit passageways</i>
Note	E4.3	Measurement of distances	For information
Note	E4.4	Design and operation of emergency lighting	<i>Required in accordance with AS2293.1</i>
Note	E4.5	Exit signs	<i>Required to the basement, all required exits</i>
Note	E4.6	Direction signs	<i>As required</i>

•	E4.7	Class 2 and 3 Buildings and Class 4 parts exemptions	N/A
Note	E4.8	Design and operation of exit signs	<i>Must comply with AS2293.1</i>
Note	Spec E4.8	Spec for photoluminescent exit signs	<i>Must comply with AS2293.1</i>
•	E4.9	EWIS System	N/A

	Section F	Health and Amenity	
•	PART F1	DAMP & WEATHER PROOFING	
Note	F1.1	Stormwater drainage.	For information
?	F1.4	External above ground membranes	<i>Balcony cross sections required for assessment Detailed plans required, prior to any CC being issued</i>
Note	F1.5	Roof coverings	For information
Note	F1.6	Sarking	<i>Must comply with AS 4200.1 and AS 4200.2</i>
Note	F1.7	Waterproofing of wet areas in buildings	<i>Certification required</i>
Note	F1.9	Damp-proofing	For information
Note	F1.10	Damp-proofing of floors on the ground.	For information
Note	F1.11	Provision of floor wastes	For information
•	F1.12	Sub-floor ventilation	N/A
Note	F1.13	Glazed assemblies	<i>Certification required</i>
	PART F2	SANITARY & OTHER FACILITIES	
Note	F2.0	Deemed-to-Satisfy Provisions	For information
Note	F2.1	Facilities in residential buildings	For information
•	F2.2	Calculation of number of occupants and fixtures	N/A
•	F2.3	Facilities in Class 3 to 9 Buildings, Table F2.3 or FP2.2	N/A
•	F2.4	Facilities for people with disabilities	N/A
Note	F2.5	Construction of sanitary compartments	For information
Note	F2.6	Interpretation: urinals and wash basins	For information
Note	F2.7	Microbial control	For information
•	F2.8	Waste management	N/A
•	F2.9	Accessible adult change facilities	N/A
	PART F3	ROOM SIZES	
Note	F3.0	Deemed-to-Satisfy Provisions	For information
✓	F3.1	Height of rooms	<i>Complies</i>

	PART F4	LIGHT AND VENTILATION	
Note	F4.0	Deemed-to-Satisfy Provisions	For information
?	F4.1	Provision of Natural light	<i>All habitable rooms in class 2 areas, must obtain a minimum of 10% (natural light), of the floor area Detailed plans and elevations required, prior to any CC being issued</i>
Note	F4.2	Methods and extent of natural lighting	For information
Note	F4.3	Natural light borrowed from adjoining room	For information

Note	F4.4	Artificial lighting	<i>Required to basement and exit stairs</i>
Note	F4.5	Ventilation of rooms	
?	F4.6	Natural ventilation	<i>All habitable rooms in class 2 areas, must obtain a minimum of 5% (natural ventilation), of the floor area Detailed plans and elevations required, prior to any CC being issued</i>
Note	F4.7	Ventilation borrowed from adjoining rooms	For information
•	F4.8	Restriction on position of water closets and urinals	N/A
•	F4.9	Airlocks	N/A
≡	F4.11	Carparks	<i>a mechanical ventilation system in accordance with AS1668.2 will be required</i>
Note	F4.12	Kitchen local exhaust ventilation	For information
	PART F5	SOUND TRANSMISSION AND INSULATION	
Note	F5.0	Deemed-to-Satisfy Provisions	For information
✓	F5.1	Application of Part	<i>Acoustic report required</i>
✓	F5.2	Determination of airborne sound insulation ratings	<i>Details to be provided at Construction Certificate stage and a certificate of compliance prior to the issue of the Final Occupation Certificate.</i>
✓	F5.3	Determination of impact sound insulation ratings	<i>Details to be provided at Construction Certificate stage and a certificate of compliance prior to the issue of the Final Occupation Certificate.</i>
✓	F5.4	Sound Insulation ratings of floors	<i>Details to be provided at Construction Certificate stage and a certificate of compliance prior to the issue of the Final Occupation Certificate.</i>
✓	F5.5	Sound Insulation ratings of walls	<i>Details to be provided at Construction Certificate stage and a certificate of compliance prior to the issue of the Final Occupation Certificate.</i>
✓	F5.6	Sound insulation rating of services	<i>Details to be provided at Construction Certificate stage and a certificate of compliance prior to the issue of the Final Occupation Certificate.</i>
✓	F5.7	Sound isolation of pumps	<i>Details to be provided at Construction Certificate stage and a certificate of compliance prior to the issue of the Final Occupation Certificate.</i>

	Section G	Ancillary Provisions	
--	------------------	-----------------------------	--

	PART G1	Minor structures and components	
•	G1.1	Swimming pools	N/A
•	G1.2	Refrigerated chambers, strong-rooms and vaults	N/A
•	G1.3	Outdoor play spaces	N/A
	PART G2	Heating Appliances	
•	G2.2	Installation of appliances	N/A
•	G2.3	Open fire places	N/A
•	G2.4	Incinerator rooms	N/A
	PART G3	Atrium Construction	
•	G3.1	Atriums affected by this part	N/A
•	G3.2	Dimensions of atrium wells	N/A
•	G3.3	Separation of atrium by bounding walls	N/A
•	G3.4	Construction of bounding walls	N/A
•	G3.5	Construction of balconies	N/A
•	G3.6	Separation of roof	N/A
•	G3.7	Means of egress	N/A
•	G3.8	Fire & smoke control systems	N/A
•	4.1	General requirements	N/A
•	4.2	Smoke detection system	N/A
•	4.3	Smoke detection in spaces separated from the atrium by bounding walls	N/A
•	4.4	Alarm systems	N/A
•	PART G4	Construction in alpine areas	N/A
•	G5.2 (NSW)	Protection (Class 2 or 3 buildings)	N/A
•	PART G6	Occupiable outdoor areas	N/A
•	G6.1~6.10	Fire related items	N/A
•	Section H	Special Use Buildings	N/A
Note	I1.1 (NSW)	Essential fire safety measures	<i>Must be maintained in accordance with EP&A Regulation 2000</i>
	Section J (NSW)	Energy Efficiency (Including BASIX & Council requirements)	
✓	PART J1	Building Fabric	<i>Basix required</i>

Plans use in this assessment:

Drawn by – rca

Dated- Dec/2020,
Project- 1612
Plans: DA, 01~11, 18,

Note:

The above assessment has been done under the Deemed-to-Satisfy provisions of the NCC-BCA 2019 amendment 1, unless noted otherwise.

Although building access is assessed under this assessment, it may not include all accessible issues,

An access report is highly recommended

Signature: *MS McDonald*

Mark McDonald
Senior Building Surveyor

Date: 11/12/2020