



BUILDING CODE OF AUSTRALIA 2019

Amendment 1

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

Project Address:	882a Pittwater Road, Dee Why NSW 2099
Job Number:	21/0084
Date of Determination:	8/07/2021 R2
Building Details	
Classification of Building or Part:	Class 2, residential Class 5, office Class 6, commercial
Rise in Storeys:	9
No of Basement Levels:	Nil
Type of Construction:	A
Effective Height:	>12 <25 (24.4m)
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

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


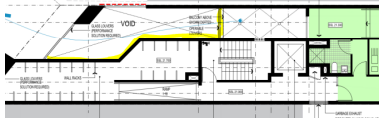
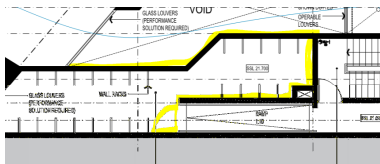
EXECUTIVE SUMMARY


NCC/BCA Clause	Description
C1.9, 1.14	<p>External Walls, Type A</p> <p>No part of the external walls (including covering, framing, insulation, and sarking) / attachments, are to have any components that are combustible.</p> <p>External wall schedule required for assessment, prior to a CC being issued</p>
C2.8	<p>Ground floor, fire separation between the class 6 café and the class 5 office will be required, min FRL of 180/180/180, Plans do not allow for a fire wall separation, depending, if separation is required or where separation occurs the adjoining walls to the lift and fire stair may require to be a fire wall FRL</p> <p>First floor, a fire wall separating the storeroom and fire isolated stairs will be required, glazing to lightwell will require protection as detailed in C3.3- being protection in accordance with clause 3.4</p> <p>Depending on what level 1 "wall rack" area is used for- if storage, it will be a 7b area requiring a 240/240/240 fire wall separation from the class 5 and 6 areas, a fire door will be required in the hall/ramp area for separation.</p> <p>Ground floor, the garbage room area exceeds 10% of the floor area (assuming hallway is separated), making a class 7b storage area, this area required a fire wall separation of 240/240/240 to any other class</p> <p>Redesign or a Performance Solution will be required.</p>
C2.9	<p>Refer Table 3- TYPE A CONSTRUCTION: Minimum FRL of building elements</p> <p>Level 1 floor-240/120/120</p> <p>Level 2 floor- 180/90/90 over the café', If separated with fire walls as per C2.8, can be reduced to 120/90/90 over the class 5 area</p> <p>Floor over the "wall rack" area is a 7b area requires a 240/90/90 unless reduced via a P/S</p> <p>All residential floors- 90/90/90 with an acoustic rating of Rw+Ctr.50</p> <p>Include the details on a section or in the specification with FRL's required prior to a CC being issued</p>

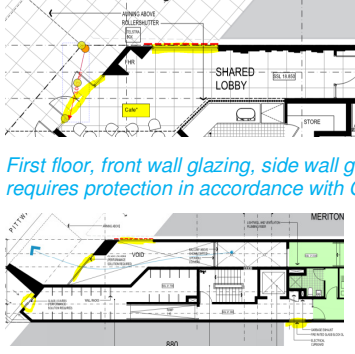
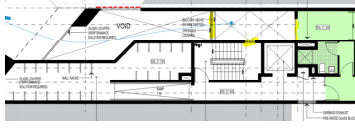
	<i>Note: the fire stair may have varying FRL's depending on the adjoining classifications, being either a class 2,5,6 or 7b areas</i>
C3.2	<p>Ground floor, front entry doors and side glazing requires protection in accordance with C3.4</p> <p>First floor, front wall glazing, side wall glazing requires protection in accordance with C3.4</p> <p>Drenchers are proposed.</p>
C3.3	<p>Level 1, separation between the class 6 café' and the class 5 office is required, the distance between the separate fire compartments is less than 6.0m, protection in accordance with C3.4 is required</p> <p>Levels 1~8, separation between the class 6-café' and the class 5-office from the fire isolated stair is required, the window in the stair will require protection in accordance with C3.4,</p> <p>Same openings on all other levels</p> <p>A Performance Solution is proposed.</p>
D1.4	<p>Ground floor, the travel distance from the sanitary facility in the class 5 rear room exceeds 30m to a single exit (31.5) and rear yard (34.4m)</p> <p>Or</p> <p>If the bin room to the fire isolated stair was deemed to be an alternative path of travel, the travel distance is acceptable, but the discharge doors will not comply with clause D1.5 below</p> <p>As detailed above, travel distance exceeds 40m to one of the exits, as no fire isolated passageway is present, if a fire door is placed into the hall, between the fire isolated stair and bin room, this would not be a non-compliance.</p> <p>A Performance Solution is proposed</p>
D1.5	<p>Distance Between alternative exits if required by D1.4, discharge doors are less than 9.0m apart</p> <p>A Performance Solution is proposed</p>
D3.3, F2.4	<p>Ground floor, office area entry door requires a min 110mm from the wall to the door opening</p> <p>The office is not accessible, ramp or lift required at the stair</p> <p>Level 1, sanitary facility is required to be accessible</p> <p>Level 2, a turnaround area is required within 2.0m of the end of a hallway</p> <p>A Performance Solution is proposed</p>
E1.3	<p>Ground floor, no hydrant coverage noted, required to serve all levels</p> <p>Ground to level 2, hydrants must be located on the level they serve, plans detail 2 step differing floor heights, including ground and first floor, varying floor level</p> <p>No pump room noted, pressure and flow from street required, discuss your hydraulic consultant on this issue</p> <p>No sprinkler room noted, must be located in a secure room with direct access to the street</p> <p>Ground floor, booster is not protected</p> <p>A Performance Solution will be required, prior to a CC being issued</p>

Clause by Clause Assessment NCC-BCA 2019A1 Volume 1

Icon		Clause	Reference	Comment
	Part A1&2			
	A1.0 A2.0~2.4	Interpreting the NCC Compliance with NCC	For information	
	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	Engineers report and plans required	
Note	B1.6	Construction in flood areas	Non 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	Type "A"	
Note	C1.2	Calculation of Rise in Storeys	Rise in storeys- 9	
Note	C1.3	Buildings of Multiple Classification	2,5,6	
•	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	Lightweight construction must be in accordance with Spec C1.8 if it is used in a wall system	
?	C1.9	Non-combustible building Elements	External Walls, Type A No part of the external walls (including covering, framing, insulation, and sarking) is to have any components that are combustible. External wall schedule required for assessment, prior to a CC being issued	
Note	C1.10	Early Fire Hazard Properties	Provide information on fire hazard indices prior to any Occupation Certificate being issued Must be in accordance with Specification C1.10	
•	C1.11	Performance of External Walls	N/A	
Note	C1.13	Fire-protected timber concession	For information	
?	C1.14	Ancillary elements	No ancillary elements of the external walls to have any components with combustible materials.	



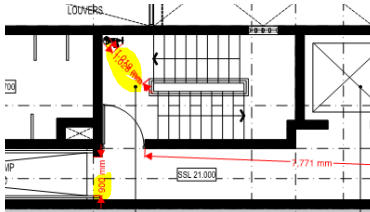
			<i>External wall schedule required for assessment, prior to a CC being issued</i>
	Part C2	FIRE RESISTANCE	
	C2.0	Deemed-to-Satisfy Provisions.	For information
Note	C2.1	Application	For information
Note	C2.2	General Floor Area Limitations	<i>Complies,</i>
•	C2.3	Large Isolated Buildings	N/A
•	C2.4	Requirements for open space	N/A
•	C2.5	Class 9a Buildings	N/A
•	C2.6	Vertical separation of openings in external Walls	N/A
Note	C2.7	Separation by fire walls	<i>Required between all commercial, residential areas</i>
?	C2.8	Separation of classifications in the same storey	<p><i>Ground floor, fire separation between the class 6 café" and the class 5 office will be required, min FRL of 180/180/180. Plans do not allow for a fire wall separation, depending, if separation is required or where separation occurs the adjoining walls to the lift and fire stair may require to be a fire wall FRL</i></p>  <p><i>First floor, a fire wall separating the storeroom and fire isolated stairs will be required, glazing to lightwell will require protection as detailed in C3.3- being protection in accordance with clause 3.4</i></p>  <p><i>Depending on what level 1 "wall rack" area is used for- if storage, it will be a 7b area requiring a 240/240/240 fire wall separation from the class 5 and 6 areas, a fire door will be required in the hall/ramp area for separation.</i></p>  <p><i>Redesign with a fire wall or a Performance Solution, maybe a 7b to a 2hr rating? making the entire floor a ~120/120 FRL requirement-nonloadbearing,</i></p> <p><i>Ground floor, the garbage room area exceeds 10% of the floor area (assuming hallway is separated), making a class 7b storage area, this area required a fire wall separation of 240/240/240 to any other class</i></p>

			 <p>Wall and door schedule required with a fire wall or a Performance Solution may be available to reduce the class 7b area to a 2hr FRL, making the entire floor a -/120/120 FRL requirement- non-loadbearing, prior to a CC being issued</p> <p>A performance Solution is proposed</p>
?	C2.9	Separation of classifications in different storeys	<p>Refer Table 3- TYPE A CONSTRUCTION: Minimum FRL of building elements</p> <p>Level 1 floor-240/120/120</p> <p>Level 2 floor- 180/90/90 over the café', If separated with fire walls as per C2.8, can be reduced to 120/90/90 over the class 5 area</p> <p>Floor over the "wall rack" area is a 7b area requires a 240/90/90 unless reduced via a P/S</p> <p>All residential floors- 90/90/90 with an acoustic rating of Rw+Ctr.50</p> <p>Include the details on a section or in the specification with FRL's required prior to a CC being issued</p> <p>Note: the fire stair may have varying FRL's depending on the adjoining classifications, being either a class 2,5,6 or 7b areas</p>
?	C2.10	Separation of lift shafts	<p>Ground and first floor, as detailed in C2.8, depending, where a fire wall is located or if a Performance Solution is provided, the stair shaft will require either a 180/180/180 fire wall or less with a P/S</p> <p>Wall schedule required, showing FRL's prior to any CC being issued</p>
✓	C2.11	Stairways and lifts in One shaft	Complies
Note	C2.12	Separation of equipment	Minimum FRL required is 120/120/120 to all emergency equipment
?	C2.13	Electricity supply system	<p>Is to be enclosed with walls with an FRL of 120/120/120 and self-closing door/s with FRL of - /120/30 with smoke seals.</p> <p>A wall schedule and door schedule required, showing FRL's prior to any CC being issued</p>
•	C2.14	Public corridors in Class 2 & 3 buildings	N/A
	PART C3	PROTECTION OF OPENINGS	
Note	C3.0	Deemed-to-Satisfy Provisions	For information
Note	C3.1	Application of Part	For information
?	C3.2	Protection of openings in external walls	Ground floor, front entry doors and side glazing requires protection in accordance with C3.4


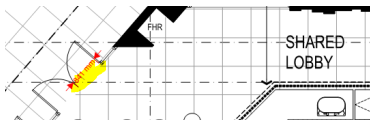
			 <p><i>First floor, front wall glazing, side wall glazing requires protection in accordance with C3.4</i></p> <p>Drenchers are proposed</p> <p>Notate protection method or a Performance Solution will be required, prior to a CC being issued.</p>
?	C3.3	Separation of openings in different fire compartments	<p><i>Level 1, separation between the class 6 café' and the class 5 office is required, the distance between the separate fire compartments is less than 6.0m, protection in accordance with C3.4 is required</i></p> <p><i>Levels 1~8, separation between the class 6-café' and the class 5-office from the fire isolated stair is required, the window in the stair will require protection in accordance with C3.4,</i></p> <p><i>Same openings on all other levels</i></p>  <p>A Performance Solution is proposed.</p>
Note	C3.4	Acceptable methods of protection	For information
•	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	<p><i>Doorways that open into a fire isolated stairway require self-closing fire doors with a minimum FRL of -/30/30. (buildings must be fully sprinkler protected)</i></p> <p>Provide a door schedule with FRL's, prior to a CC being issued</p>
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	<p><i>All unit doors are to have self-closing fire doors with a minimum FRL of -/30/30 (buildings must be fully sprinkler protected)</i></p> <p>Provide a door schedule with FRL's, prior to a CC being issued</p>
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	
Note	2.2	Fire protection for a support of another part	<p><i>All supporting walls above and below the commercial areas (ground and first floor) will require a structural FRL not less than 240, unless reduced via a P/S</i></p> <p>Wall and floor schedule showing all FRL's required prior to any CC being issued</p> <p><i>Level 8/roof, clause 2.7, a fire isolated stair requires a roof to enclose it with a minimum FRL of -/90/90, No enclosing roof separation detailed.</i></p>
•	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	CRF 2.2 kW/m2
Note	4	Wall & ceiling linings	<p>As per table 3 for:</p> <p>Class 2 –sprinklered.</p> <p>Class 5/6/7 –sprinklered.</p>
Note	5	Air-handling ductwork	As per AS 4254.1 and AS 4254.2
Note	6	Lift cars	As per AS5637.1, floor linings - CRF 2.2
Note	7	Other materials	As per table 4
	SPEC C3.4	FIRE DOORS, SMOKE DOORS, FIRE WINDOWS AND SHUTTERS	
Note	2	Fire doors	Must comply with AS1905.1
Note	5	Fire windows	Must comply this section
	SPEC C3.15	PENETRATIONS OF WALLS, FLOORS AND CEILINGS BY SERVICES	
Note	1~7	Protection Required	Must comply with this section and AS1905.1

	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	Complies
Note	D1.3	When Fire isolated exits are required	<i>Central stair is required to be fire isolated</i>
?	D1.4	Exit Travel Distances	<p><i>Ground floor, the travel distance from the sanitary facility in the class 5 rear room exceeds 30m to a single exit (31.5) and rear yard (34.4m)</i></p> <p><i>Or</i></p> <p><i>If the bin room to the fire isolated stair was deemed to be an alternative path of travel, the travel distance</i></p>

			<p>is acceptable, but the discharge doors will not comply with clause D1.5 below</p>  <p>Redesign or a Performance Solution will be required, prior to a CC being issued</p> <p>As detailed above, travel distance exceeds 40m to one of the exits, as no fire isolated passageway is present, if a fire door is placed into the hall, between the fire isolated stair and bin room, this would not be a non-compliance.</p> <p>A Performance Solution is proposed</p>
?	D1.5	Distances between alternative exits	<p>Distance Between alternative exits if required by D1.4, discharge doors are less than 9.0m apart</p>  <p>A Performance Solution is proposed</p>
?	D1.6	Dimensions of exits	<p>Note: Level 1&2, distance between the hydrant and stair rail must obtain a clear width of 1.0m, very tight as designed</p> <p>Level 1, base of the ramp, wall encroaches into the path of travel (900mm)</p>  <p>A Performance Solution is proposed</p>
Note	D1.7	Travel via fire isolated exits	Noted
•	D1.8	External stairways in lieu of fire isolated exits	N/A
•	D1.9	Travel by non-fire isolated stairways or ramps	N/A
✓	D1.10	Discharge from exits	Complies
•	D1.11	Horizontal exits	N/A
•	D1.12	Non-Required stairways ramps and escalators	N/A
Note	D1.13	Number of persons accommodated	<p>Café"- less than 30 persons</p> <p>Ground level, class 5= 6 persons</p> <p>Level1, class 5= 8 persons</p> <p>Level 2, Class 5= 16 persons</p>
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	Must comply with this section
•	D2.3	Non-Fire-Isolated stairways and ramps	N/A
•	D2.4	Separation of rising and descending stair flights	N/A
•	D2.5	Open access ramps and balconies	N/A
•	D2.6	Smoke lobbies	N/A
?	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. Requires a solid door with a metal backing, including smoke seals Wall and Door schedules required showing all FRL's, metal backing and smoke seal notations, prior to any CC being issued
Note	D2.8	Enclosure of space under stairs and ramps	No storage under stairs is allowed
✓	D2.9	Width of stairways	Complies, must maintain a minimum of 1.0m between handrails and walls
•	D2.10	Pedestrian ramps	N/A
Note	D2.10 (c)	Slip resistance	Compliance required, as per Table D2.14
?	D2.11	Fire Isolated passageways	Fire isolated passageways require the walls to have a minimum FRL of 60/90/90- external wall, -/90/90 internal walls, unless loadbearing (90/90/90) Wall schedule required showing all FRL's, prior to any CC being issued
•	D2.12	Roof as open space	N/A
Note	D2.13	Treads and risers	Must comply with AS 4586 Maximum of 18 risers • 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	All balcony's and internal stairs, require balustrades in accordance with this section, min 1.0m high from the finished floor level Note: nothing climbable to be within 900mm of the balustrade (lights, taps or PowerPoints) Detailed design – elevations and a cross section detailing balustrading heights required, prior to any CC being issued

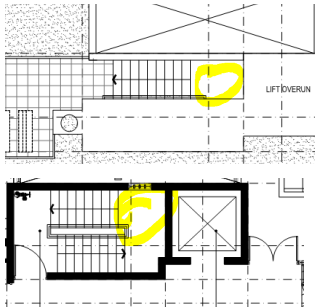
?	D2.17	Handrails	<p>All stairs require handrails, fire isolated stairs require at least 1 handrail</p> <p>Detailed plans, all internal stair plans, external balcony plans required showing all handrails and balustrading</p> <p>All non-fire isolated stairs require handrails to both sides of the stairs</p> <p>Ground floor, stairs to the office Roof level, stairs to the roof from level 8 Unless separated fire door at level 8 saying "Authorised personal only"</p>  <p>Notate onto plans, prior to a 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	<p>All accessible areas, Door handles must comply with this clause and AS1428.1</p> <p>Including the main entry door and all fire stair doors</p>
•	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	Any window above 4m from ground level must have a barrier not less than 865mm above floor level or restricted to a max opening size of 125mm.
•	D2.25	Timber stairways: concession	N/A
	PART D3	ACCESS FOR PEOPLE WITH DISABILITIES	
Note	D3.0	Deemed-to-Satisfy Provisions	For information
Note	D3.1	General building access requirements	Access to and within all retail areas and accessible or adaptable units. Including all communal shared areas, to every SOU entry door, all areas within a class 5 and 6 area
?	D3.2	Access to buildings	<p>Ground floor, main entry door does not appear to have one leaf with a clear opening of 850mm as required by AS1428.1</p> 
?	D3.3	Parts of building to be accessible, must comply with AS1428.1, 1428.2 & 4299	<p>Ground floor, office area entry door requires a min 110mm from the wall to the door opening</p> <p>The office is not accessible, ramp or lift required at the stair</p> <p>Level 1, sanitary facility is required to be accessible</p> <p>Level 2, a turnaround area is required within 2.0m of the end of a hallway</p>

			<i>A Performance Solution is proposed</i>
Note	D3.4	Exemptions	storerooms, service areas
•	D3.5	Accessible car-parking	N/A
Note	D3.6	Signage	As Required
•	D3.7	Hearing augmentation	N/A
?	D3.8	Tactile Indicators	Required to all stairs that are not contained within fire-isolated stair shafts Design, prior to a CC being issued
•	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	Ground floor, no hydrant coverage noted, required to serve all levels Design, prior to a CC being issued Ground to level 2, hydrants must be located on the level they serve, plans detail 2 step differing floor heights, including ground and first floor, varying floor levels a Performance Solution will be required, prior to a CC being issued No pump room noted, pressure and flow from street required, discuss your hydraulic consultant on this issue Details required prior to a CC being issued No sprinkler room noted, must be located in a secure room with direct access to the street Details required prior to a CC being issued Ground floor, booster is not protected A Performance Solution will be required, prior to a CC being issued
✓	E1.4	Hose Reels	Required coverage for class 6 area only, Complies
Note	E1.5	Sprinklers	Entire building to be sprinkler protected
?	E1.6	Portable Extinguishers Table E1.6	No fire extinguishers detailed on the plans,

			<p><i>All class 2 areas will require portable fire extinguisher protection, to be located within 10.0m of every SOU entry door</i></p> <p><i>All class 5 areas will require portable fire extinguishers to be located in accordance with AS2444</i></p> <p><i>Design, prior to a CC being issued</i></p>
•	E1.8	Fire Control Centres	N/A
Note	E1.9	Fire precautions during construction	Required
•	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)	
Note	E2.3	Provision for special hazard	<p><i>Required, must comply with spec 2.2a-class 2 areas</i></p> <p><i>Buildings less than 25m, class 5/6 areas must comply with one of the options (d)~(g)</i></p>
Note	SPEC E2.2a	SMOKE DETECTION AND ALARM SYSTEMS	<p><i>Required, class 2- in accordance with clause 2, 4 or 5. Class 5/6 areas require to comply with clause 4</i></p> <p><i>Requiring a 1670.1 system, and must activate a occupant warning system- clause 7</i></p>
Note	SPEC E2.2b	SMOKE EXHAUST SYSTEMS	<i>Check with fire engineer in relation to any smoke zoning requirements</i>
•	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	<p><i>Required,</i></p> <p><i>To be notated onto the plans</i></p>
Note	E3.3	Warning against use of lifts in fire	Required to comply
?	E3.4	Emergency lifts	<p><i>Required,</i></p> <p><i>To be notated onto the plans</i></p>
Note	E3.5	Landings	Required to comply
Note	E3.6	Passenger lifts	Required to comply
Note	E3.7	Fire Service Controls	Required to comply
•	E3.8	Aged Care buildings	N/A
Note	E3.9	Fire Service recall operation switch	Required to comply
Note	E3.10	Lift car fire service drive control switch	Required to comply
	Spec E3.1	Lift installations	For information
•	2.	Lift car exposed to solar radiation	N/A
Note	3.	Lift car emergency lighting	Required to comply
Note	4.	Cooling of lift shaft	Required to comply
Note	5.	Lift foyer access	Required to comply

•	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	<p><i>To be in accordance with AS4654.1&2</i></p> <p><i>All external areas to be waterproofed in accordance with AS4654 parts 1 and 2</i></p> <p><i>Balcony set downs must comply with AS4654, measured from the top of the finished external floor level to the top of the internal flashed level.</i></p> <p><i>Architect to determine wind category for minimum vertical termination height.</i></p> <p><i>Wind class/ set down required AS4055</i></p> <p><i>N2 / 50mm</i></p> <p><i>N3 / 70mm</i></p> <p><i>As detailed in Annexure 1</i></p> <p><i>Detailed plans required of setdown</i></p> <p><i>Level 8 and roof level, details of proposed separation of fire isolated stair shaft and waterproofing on level 8 within the stair well, from rainwater?</i></p> 

			<i>Design details required, prior to a 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	<i>All laundries require floor wastes, must comply with this section</i>
•	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 <i>Note: clothes drying device is required in each unit</i>
Note	F2.2	Calculation of number of occupants and fixtures	<i>Café"- less than 30 persons</i> <i>Ground level, class 5= 6 persons</i> <i>Level1, class 5= 8 persons</i> <i>Level 2, Class 5= 16 persons</i>
?	F2.3	Facilities in Class 3 to 9 Buildings, Table F2.3 or FP2.2	<i>Ground floor, Complies</i> <i>Level 1, requires the sanitary facility to be accessible</i> <i>Level 2, does not comply, if more than 10 employees, separate male and female facilities are required, must be ambulant accessible.</i> <i>If all levels are used by the same tenant then facilities on other levels can be applicable for use in the calculation but as having more than 10 employees for all floors added together, separate M/FM ambulant facilities are required</i> <i>A performance Solution may be available, prior to a CC being issued</i>
?	F2.4	Facilities for people with disabilities	<i>Must be in accordance with AS1428.1</i> <i>Refer to D3.3- accessible facility</i>
	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
Note	F4.1	Provision of Natural light	<i>All rooms must achieve a minimum of 10% of the floor area in each habitable room</i>

Note	F4.2	Methods and extent of natural lighting	For information
•	F4.3	Natural light borrowed from adjoining room	N/A
Note	F4.4	Artificial lighting	<i>All floors, require artificial lighting in accordance with AS1680.0</i>
Note	F4.5	Ventilation of rooms	<i>Natural ventilation as per 4.6 or mechanical ventilation required</i>
Note	F4.6	Natural ventilation	<i>must obtain a minimum of 5% of floor area unless mechanically ventilated</i>
Note	F4.7	Ventilation borrowed from adjoining rooms	For information
✓	F4.8	Restriction on position of water closets and urinals	<i>Complies</i>
•	F4.9	Airlocks	N/A
•	F4.11	Carparks	N/A
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	
Note	G3.1	Atriums affected by this part	<i>The central light and ventilation shaft must not be enclosed at roof level</i>
•	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>Section J report required for retail areas; Basix report required for residential areas</i>

Plans use in this assessment:

Drawn by – Crawford Architects.

Dated- Nov 2020,

Project- 20036

Plans: A001-A003, A010, A100-A109, A120-A128, A300-A303, A350-A352

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: 

Rod Edwards

Senior Building Surveyor / BCA Consultant

Date: 8/07/2021/2021

Annexure 1,

Set down detail

