



# CREDWELL



Project	5 Lauderdale Avenue, Fairlight
Report	BCA Assessment Report (BCA 2022)
Reference	240372-BCA2022-r2
Date	4/11/2024
Client	Platform Architects
Email	frida@platformarchitects.com.au

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## Document Control

Reference/Revision	Date	BCA Assessment Report	
240372-BCA2022-r1	01/08/2024	Prepared by	Ian O'Neill Building Surveyor
		Reviewed by	Christopher Ward Building Surveyor – Unrestricted BDC2789
240372-BCA2022-r2  Update to Part 3 of report only based on latest plans and comments provided by the architect.	04/11/2024	Prepared by	Christopher Ward Building Surveyor – Unrestricted BDC2789

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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 audit, assessment, or upgrading of:

1. The structural adequacy or design of the building;
2. The capacity or design of any electrical, fire, hydraulic or mechanical services;
3. The inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to); and
4. The Disability (Access to Premises – Building) Standards 2010 and the Disability Discrimination Act 1992 (Cth)

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 [2019: Part D3] of the BCA
4. Clauses E3D6, E3D7 and E3D8 [2019: E3.6] of the BCA; and
5. Clauses F4D5, F4D6, F4D7, F4D12 [2019: F2.4 and F2.9] of the BCA.
6. Any Development Consent conditions;
7. The Liquor Licencing Act 2007;
8. The Work Health and Safety Act 2011;
9. The Swimming Pools Act 1992; and
10. 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.
11. Requirements of BCA Section J.

**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.

## 2 Proposed Development

### 2.1 Building location

The building, the subject of this report, is located at 5 Lauderdale Avenue, Fairlight NSW 2094.



Figure 1 | Satellite Image of the Site | source: Six Maps

### 2.2 Proposal

The proposed development consists of a new residential five storey building located on Lauderdale Avenue.



Figure 2 | Image of the proposed development | source: Platform architect



## 2.3 Building description

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

Building Classification	Class 2 Class 7a	Levels Contained	Five (5)
Rise in Storeys	Five (5)	Effective Building Height (m)	9.75m (RL 17.80 – RL 8.05 )
Type of Construction	Type A	Climate Zone	5 Northern Beaches Council local government area

## 2.4 Classification

Location	Class	Use	Floor Area (Approx.)
Basement	7a	Carpark	530m <sup>2</sup>
Lower ground floor	7a (Part)	Carpark	220m <sup>2</sup>
Lower ground floor	2 (Part)	Residential	300m <sup>2</sup>
Upper ground floor	2	Residential	480m <sup>2</sup>
Level 1	2	Residential	480m <sup>2</sup>
Level 2	2	Residential	480m <sup>2</sup>

### Note:

In accordance with Clause A6G1 [2019:A6.0], Exemption 1 of the BCA, for the purposes of determining a building classification, where a part of a building has been designed, constructed or adapted for a different purpose and is less than 10% of the floor area of the storey it is situated on, the classification of the other part of the storey may apply to the whole storey.

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] of the BCA/ provided by the tenant building owner.

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.

For the purposes of this assessment, the following fire compartments have been assumed:

- (a) The basement car park parts is considered to be one fire compartment.
- (b) The Lower ground car park part is considered to be one fire compartment.
- (c) The Lower ground floor part – Level 2 residential parts are considered one fire compartment on a storey-by-storey basis.



### 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.

Part 5 of this report provides a detailed assessment of the proposal against each of the relevant DtS provisions of the BCA.

#### 3.2 Possible Performance Solutions (Fire Safety)

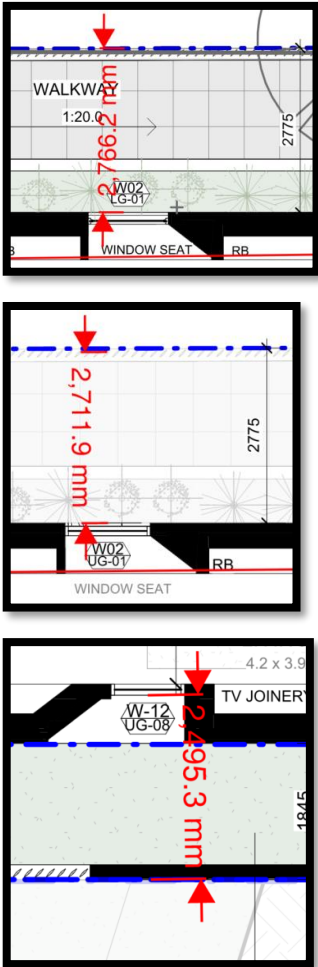
The following items relate to areas where a Performance Solution may be available to justify a deviation from the DtS requirements of the BCA. This report does not form a Performance Solution.

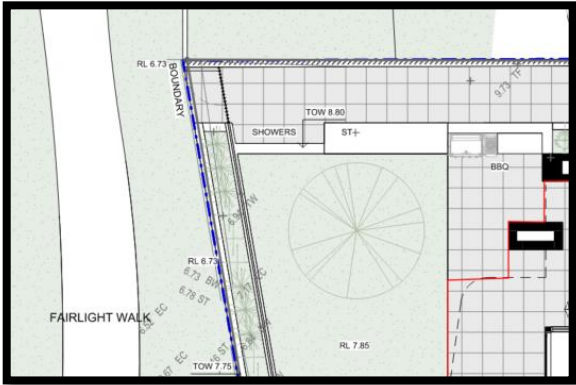
Clause A2G2 of the BCA specifies that where a performance solution is proposed, the first step is to prepare a *performance-based design brief* in consultation with relevant stakeholders. Where the performance solution relates to a fire safety requirement, Fire and Rescue NSW consider themselves as a 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). For class 2, 3 or 9c buildings 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.	<p><b>Protection of openings in external walls</b></p> <p>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.</p> <p>Currently, the following openings in external walls of the building considered to be exposed to a fire source feature:</p> <p>a) Lower Ground Floor – W02 West elevation (2.76m)  b) Upper Ground Floor – W02 West elevation (2.71m)  c) Upper Ground Floor – W12 east elevation (2.49m)</p>	<p>S5C2  C4D3  C4D5</p>	<p>C1P1  C1P2</p>

	 <p>At the construction stage the openings list above will be required to be protected in accordance with C4D5. Alternatively, at the construction stage, a suitably qualified fire safety engineer can carry out a feasibility assessment to justify the openings to be not protected with the requirements under Clause C4D5.</p>		
<p>2.</p>	<p><b>NSW D2D3 Number of exits required</b></p> <p>Basements must be provided with not less than 2 exits from any storey if egress from that storey involves a vertical rise within the building of more than 1.5 m, unless the floor area of the storey is not more than 50 m<sup>2</sup>; and the distance of travel from any point on the floor to a single exit is not more than 20 m.</p> <p>The basement only provided with 1 exit and is greater than 50m<sup>2</sup> with travel distances greater than 20m therefore it does not comply with the requirements of this clause.</p> <p>The design team are to provide 2 exits to the basement, <u>or alternatively</u> a Performance-based</p>	<p>D2D3</p>	<p>D1P4 E2P2</p>

	Alternative Solution is pursued for feasibility with a Fire Engineer.		
3.	<p><b>D2D5 Exit travel distances</b></p> <p>Within Class 7 buildings, no point on a floor must be more than 20 m from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40m.</p> <p>Only one exit is provided within the basement and the exit travel distances are up to 30m, therefore not within the limitations of this clause.</p> <p>A performance solution for extended travel distances may be pursued for feasibility.</p>	D2D5	D1P4 E2P2
4.	<p><b>D2D15 Discharge from exits</b></p> <p>Where the exit discharges to an open space, a path of travel to the public road must be in accordance with this provision.</p> <p>The discharge into open space from the lower ground floor does not directly connect to the public road rather it leads to the 'fairlight walk' path which is connected to a public road.</p>  <p>A performance solution may be pursued to allow for the exit to lead to the path which is connected to a public road.</p>	D2D15	D1P4 D1P6
5.	<p><b>E1D17 Provisions for special hazards</b></p> <p>The car lift is identified as a special hazard.</p> <p>Additionally, any other proposed special hazards such as EV charging stations, or battery storage are to be detailed.</p>	E1D17 E2D21	-

	A discussion is to be had with the Fire Engineer and Certifier at the CC stage to confirm whether this is captured in a performance solution, or assessed under the DtS provisions with a performance based assessed which is to be included in the FER.		
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### 3.3 Possible Performance Solutions (Other)

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

Where a Performance Solution is proposed, the solution is to be prepared by a suitably qualified person in consultation with all stakeholders.

Item	Possible Performance Solution	DtS Provision	Performance Requirements
1.	<p><b>Wall Cladding</b></p> <p>External wall cladding must comply with one or a combination of the following:</p> <ul style="list-style-type: none"> <li>(a) masonry, including masonry veneer, unreinforced and reinforced masonry: AS 3700</li> <li>(b) autoclaved aerated concrete: AS 5146.3.</li> <li>(c) metal wall cladding: AS 1562.1.</li> </ul> <p>The external walls have been proposed to include an outer skin that consists of a stone or stone look porcelain cladding.</p> <p>A suitable qualified façade engineer may be required to address the use of the stone look porcelain cladding via a Performance Solution if it does not meet the requirements of this clause.</p>	F3D5	F1P2

### 3.4 Design amendments required

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	Amendments required	DtS Provision
1.	<p><b>NSW D2D3 Number of exits required</b></p> <p>Basements must be provided with not less than 2 exits from any storey if egress from that storey involves a vertical rise within the building of more than 1.5 m, unless the floor area of the storey is not more than 50 m<sup>2</sup>; and the distance of travel from any point on the floor to a single exit is not more than 20 m.</p>	D2D3

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	<p>The basement only provided with 1 exit and is greater than 50m<sup>2</sup> with travel distances greater than 20m therefore it does not comply with the requirements of this clause.</p> <p>The design team are to provide 2 exits to the basement, or alternatively a Performance-based Alternative Solution is pursued for feasibility with a Fire Engineer.</p>	
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### 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.

## 4 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 as outlined in part 5 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.

## 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.

<b>PS</b>	A Performance Solution is proposed to achieve compliance with this Clause.
CRA	<p>“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.</p> <p>Additional information or documentation is necessary to confirm compliance. This may be in the form of additional drawing, a specification or design certification. See Appendix D for a proposed specification</p>
Complies	The proposal shows compliance with the Deemed-to-Satisfy Clause.
<b>DNC</b>	The design does not comply with the Deemed-to-Satisfy Clause and design amendments are required
<b>FI</b>	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.



SECTION B - STRUCTURE				
Clause	[2019]	Description	Comments	Assessment
<b>Part B1 – Structural Provisions</b>				
An assessment against Section B has not been undertaken as part of this report and a suitably qualified Structural Engineer is to be engaged to confirm compliance with this part (where applicable).				

SECTION C – FIRE RESISTANCE				
Clause	[2019]	Description	Comments	Assessment
<b>Part C1 – Fire resistance</b>				
This part details the objectives, functional statements, performance requirements and verification methods relevant to this Section.				
<b>Part C2 – Fire resistance and stability</b>				
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 5.  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	The top storey of the building contains a Class 2 part and therefore applies to the entire building for the purposes of determining the type of construction required under clause C2D3.	Noted
C2D5	C1.4	Mixed types of construction	The building will be a single Type of construction and therefore this clause does not apply	Noted
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 stands or indoor sports stadiums and therefore this clause does not apply.	N/A
C2D9	C1.8	Lightweight construction	The building may contain lightweight construction.  Lightweight construction must comply with Specification 6.	To be assessed at CC stage
C2D10	C1.9	Non-combustible building elements	In a Building of Type A Construction, building elements as listed within this clause are required to be non-combustible. This Clause also provides a list of materials permitted to be used wherever non-combustible materials are required.  Details of materials, finishes, linings and wall types are to be provided to enable assessment, including AS 1530 test reports for each product must be provided as part of the CC stage.  Elements of a Building of Type A or B 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.	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.	To be assessed at CC stage

Clause	[2019]	Description	Comments	Assessment
			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.	
C2D12	C1.11	Performance of external walls in fire	The building does not contain proposed tilt-up/ precast concrete panels or the like and therefore this clause does not apply.	N/A
C2D13	C1.13	Fire-protected timber: Concession	Fire protected timber is not proposed where an element is required to be non-combustible and therefore this clause does not apply.	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 cladding panels	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
<b>Part C3 – Compartmentation and separation</b>				
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	The proposal is within the area and volume limitations of this clause.	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.	N/A
C3D6	C2.5	Class 9 buildings	The building does not contain a class 9 part and therefore this clause does not apply.	N/A
C3D7	C2.6	Vertical separation of openings in external walls	The development is of Type A Construction.  The building is to be provided with an AS 2118.1 sprinkler system throughout, therefore, the development is not required to incorporate any vertical separation of openings in external walls.	To be assessed at CC stage
C3D8	C2.7	Separation by fire walls	If fire walls are utilised, they must comply with this Clause.  The class 7a and Class 2 part on the lower ground floor are to be separated by a fire wall.	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.  The Lower ground floor contains a Class 2 and 7a Part. separating wall from the Class 2 to 7a part is required to	To be assessed at CC stage

Clause	[2019]	Description	Comments	Assessment
			<p>have an FRL for the class 7a as per the requirements of Specification 5 for Type A Fire-resisting construction.</p> <p>Where separation is required, FRL plans are to be provided as part of the Construction Documentation to confirm compliance with this provision.</p>	
C3D10	C2.9	Separation of classifications in different storeys	<p>Each storey must be separated from the storey below by construction having the FRL applicable to a floor for the classification in the lower storey.</p> <p>This requires the floor between the Basement and Lower ground floor and upper ground floor to achieve a FRL for the Class 7a as per the requirements of Specification 5 for Type A Fire-resisting construction.</p> <p>Where separation is required, FRL plans are to be provided as part of the Construction Documentation to confirm compliance with this provision.</p>	To be assessed at CC stage
C3D11	C2.10	Separation of lift shafts	<p>Any lift connecting more than 2 storeys, or more than 3 storeys if the building is sprinklered, (other than lifts which are wholly within an atrium) must be separated from the remainder of the building by enclosure in a shaft.</p> <p>The building is of Type A construction with a lift connecting 5 storeys therefore the walls must have the relevant FRL prescribed by Specification 5.</p> <p>FRL plans are to be provided as part of the Construction Documentation to confirm compliance with this provision.</p>	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.	Complies
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
<b>Part C4 – Protection of openings</b>				
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	<p>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.</p> <p>Currently, the following openings in external walls of the building considered to be exposed to a fire source feature:</p> <ul style="list-style-type: none"> <li>a) Lower Ground Floor – W02 West elevation (2.76m)</li> <li>b) Upper Ground Floor – W02 West elevation (2.71m)</li> <li>c) Upper Ground Floor – W02 east elevation (2.49m)</li> </ul> <p>At the construction stage the openings list above will be required to be protected in accordance with C4D5.</p> <p>Alternatively, at the construction stage, a suitably qualified fire safety engineer can carry out a feasibility assessment</p>	<p style="text-align: center;"><b>PS</b> Refer to section 3</p>

Clause	[2019]	Description	Comments	Assessment
			to justify the openings to be not protected with the requirements under Clause C4D5.	
C4D4	C3.3	Separation of external walls and associated openings in different fire compartments	The development does contain different fire compartments separated by a fire wall at the lower ground.	To be assessed at CC stage
C4D5	C3.4	Acceptable methods of protection	Where protection is required, doorways, windows and other openings must be protected in accordance with provision.	To be assessed at CC stage
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 panes 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.	CRA
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
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 manufacturer 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

Clause	[2019]	Description	Comments	Assessment
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
Specification 5 – Fire-resisting construction [2019: Spec C1.1]				
S5C1	1	Scope	This Specification contains the requirements for fire resisting construction of building elements.	Noted
S5C2	2.1	Exposure to FSF	The building is exposed to FSF to the east & west from neighbouring properties.	PS Refer to section 3
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
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.	N/A
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 if 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

Clause	[2019]	Description	Comments	Assessment
S5C16	3.6	Rooflights	Where a roof is required to achieve an FRL or have a non-combustible covering, roof lights must meet the requirements of this provision.	To be assessed at CC stage
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	Not 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	Not applicable. The building is more than four (4) storeys.	N/A
<b>Specification 6 – Structural tests for lightweight construction [2019: Spec C1.8]</b>				
An assessment against this specification 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.				
<b>Specification 7 – Fire hazard properties [2019: Spec C1.10]</b>				
An assessment against this specification 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.				
<b>Specification 8 – Performance of external walls in fire [2019: Spec C1.11]</b>				
An assessment against this specification 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.				
<b>Specification 9 – Cavity barriers for fire-protected timber [2019: Spec C1.13]</b>				
An assessment against this specification 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.				
<b>Specification 10 – Fire-protected timber [2019: Spec C1.13a]</b>				
An assessment against this specification 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.				
<b>Specification 11 – Smoke-proof walls in health-care and residential care buildings [2019: Spec C2.5]</b>				
An assessment against this specification 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.				
<b>Specification 12 – Fire doors, smoke doors, fire windows and shutters [2019: Spec C3.4]</b>				
An assessment against this specification 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.				
<b>Specification 13 – Fire doors, smoke doors, fire windows and shutters [2019: Spec C3.15]</b>				
An assessment against this specification 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.				

**SECTION D – ACCESS AND EGRESS**

Clause	[2019]	Description	Comments	Assessment
<b>Part D1 – Access and egress</b>				
This part details the objectives, functional statements, performance requirements and verification methods relevant to this Section.				
<b>Part D2 – Provision for escape</b>				
D2D1	D1.0	DtS Provisions	Information only.	Noted
D2D2	D1.1	Application of Part	Information only.	Noted
D2D3	D1.2	Number of exits required	The building must be provided with at least 1 exit from all areas.  Basements — In addition to any horizontal exit, not less than 2 exits must be provided from any storey if egress from that storey involves a vertical rise within the building of more than 1.5 m, unless the floor area of the storey is	DNC/PS Refer to section 3

Clause	[2019]	Description	Comments	Assessment
			not more than 50 m <sup>2</sup> ; and the distance of travel from any point on the floor to a single exit is not more than 20 m.	
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	<p>The exit travel distances are not within the limitations of this clause.</p> <p>Class 2 buildings —</p> <ul style="list-style-type: none"> <li>a. The entrance doorway of any <i>sole-occupancy unit</i> must be not more than— <ul style="list-style-type: none"> <li>i. 6 m from an <i>exit</i> or from a point from which travel in different directions to 2 <i>exits</i> is available; or</li> <li>ii. 20 m from a single <i>exit</i> serving the <i>storey</i> at the level of egress to a road or <i>open space</i>; and</li> </ul> </li> <li>b. no point on the floor of a room which is not in a <i>sole-occupancy unit</i> must be more than 20 m from an <i>exit</i> or from a point at which travel in different directions to 2 <i>exits</i> is available.</li> </ul> <p>Class 7 buildings</p> <ul style="list-style-type: none"> <li>a. no point on a floor must be more than 20 m from an <i>exit</i>, or a point from which travel in different directions to 2 <i>exits</i> is available, in which case the maximum distance to one of those <i>exits</i> must not exceed 40 m</li> </ul>	DNC/PS Refer to section 3
D2D6	D1.5	Distance between alternative exits	The building does not contain alternative exits and therefore this clause does not apply.	N/A
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.	To be assessed at CC stage
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	<p>The minimum width of 750mm through a doorway is required unless otherwise specified in this clause. Given that the access requirements in D4 require a minimum 850mm clearance in accessible areas, we recommend providing clear width of 850mm throughout the development.</p> <p>A door schedule is to be provided at CC stage.</p>	CRA
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	The required stairway and/or ramp must have an unobstructed width (measured clear of handrails) of no less than 1,000mm.	CRA



Clause	[2019]	Description	Comments	Assessment
		exits and paths of travel to exits		
D2D12	D1.7	Travel via fire-isolated exits	The fire-isolated exit discharges at level 1. Unit 1 discharges via the rear exit.	CRA
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.  The rear exit for Unit 1 is not directly connect to the public road.	PS Refer to section 3
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
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
<b>Part D3 – Construction of Exits</b>				
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	The stairs within the fire-isolated stairs are 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 development does not contain any required non-fire isolated stairs or ramps and therefore this clause does not apply.	N/A

Clause	[2019]	Description	Comments	Assessment
D3D5	D2.4	Separation of rising and descending stair flights	The development does not contain rising and descending stair flights and therefore this clause does not apply.	N/A
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 building is not required to be provided with a smoke lobby required by D2D12 and therefore this clause does not apply.	N/A
D3D8	D2.7	Installations in exits and paths of travel	Access to services must be in accordance with this provision.	To be assessed at CC stage
D3D9	D2.8	Enclosure of space under stairs and ramps	The stairways are not shown to be enclosed to for a cupboard or similar enclosed space.	To be assessed at CC stage
D3D10	D2.9	Width of required stairways and ramps	The plans do not include a required stairway or ramp with a width over 2m.	N/A
D3D11	D2.10	Pedestrian ramps	There are no ramps within the building serving as a required exit shown on the current plans.	N/A
D3D12	D2.11	Fire-isolated passageways	The development does not contain any fire-isolated passageways therefore this clause does not apply.	To be assessed at CC stage
D3D13	D2.12	Roof as open space	Upper ground and Level 1 contain roof as open space. Further assessment will be required at CC stage.	To be assessed at CC stage
D3D14	D2.13	Goings and risers	Stair geometry and treads slip resistance must comply 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
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.	To be assessed at CC stage
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 D3D18-D2D21.	CRA

Clause	[2019]	Description	Comments	Assessment
			Barrier construction details must be provided as part of the Construction documentation to enable further review.	
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
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 not proposed.	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 or tilt-up door(s) in the basement and lower ground carpark are permitted to serve as a doorway forming part of a required exit(s) because the part has a floor area no greater than 200m <sup>2</sup> and is the only required exit from the building or part. The door must 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.	CRA
D3D26	D2.21	Operation of latch	All doorways must be provided with latches compliant with the requirements of this clause.	CRA
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

#### Part D4 – Access for People with a Disability

Credwell have been engaged to undertake an assessment against Part D4 of the BCA.  
Please refer to the Credwell Access Report for details.

SECTION E – SERVICES AND EQUIPMENT				
Clause	[2019]	Description	Comments	Assessment
<b>Part E1 – Fire fighting equipment</b>				
E1D1	E1.0	DtS Provisions	Information only.	Noted
E1D2	E1.3	Fire hydrants	<p>The building is required to be provided with a Hydrant System in accordance with this provision and AS 2419.1</p> <p>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.</p>	To be assessed at CC stage
E1D3	E1.4	Fire hose reels	<p>The building is required to be provided with a Fire Hose Reel System in accordance with this provision and AS 2441.</p> <p>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.</p>	To be assessed at CC stage
NSW E1D4 - E1D13	E1.5	Sprinklers	<p>The building is required to be provided with a sprinkler system to Spec 18 and AS 2118.1 / AS 2118.4 / FPAA101H / FPAA101D in accordance with clause E1D6</p> <p>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.</p>	To be assessed at CC stage
E1D5	Table E1.5	Where sprinklers are required: all classifications	The building does not have an effective height or more than 25m and therefore this clause does not apply.	To be assessed at CC stage
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 AS 2118.1, or AS 2118.4, or 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 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

Clause	[2019]	Description	Comments	Assessment
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 (note 4)	Where sprinklers are required: occupancies of excessive hazard	The building does not contain excessive hazards and therefore this clause does not apply.	N/A
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 <sup>2</sup> . 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	The car lift is identified as a special hazard.  Additionally, any other proposed special hazards such as EV charging stations, or battery storage are to be detailed as part of the Construction Documentation.  All special hazards are to be considered during the fire engineering assessment as part of the Construction Documentation.	PS Refer to section 3
<b>Part E2 – Smoke hazard management</b>				
E2D1	E2.0	DtS Provisions	Information only.	Noted
E2D2	E2.1	Application of Part	Information only.	Noted
E2D3	E2.2	General requirements	An air-handling system which does not form part of a smoke hazard management system in accordance with E2D4 to E2D20 and which recycles air from one fire compartment to another fire compartment or operates in a manner that may unduly contribute to the spread of smoke from one fire compartment to another fire compartment must comply with the requirements of this clause	To be assessed at CC stage
E2D4	Table E2.2a	Fire-isolated exits	The exits must be fire isolated as per the requirements of this provision.	To be assessed at CC stage
E2D5	Table E2.2a	Buildings more than 25 m in effective height: Class 2 and 3	The building has an effective height of less than 25m and therefore this clause does not apply.	N/A

Clause	[2019]	Description	Comments	Assessment
		buildings and Class 4 part of a building		
E2D6	Table E2.2a	Buildings more than 25 m in effective height: Class 5, 6, 7b, 8 or 9b buildings	The building has an effective height of less than 25m and therefore this clause does not apply.	N/A
E2D7	Table E2.2a	Buildings more than 25 m in effective height: Class 9a buildings	The building has an effective height of less than 25m and therefore this clause does not apply.	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	This clause applies to this development as it is a Class 2 building.  The building must be provided with an automatic smoke detection and alarm system complying with Specification 20; and E2D8(b).	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	This clause does not apply to this development as it is not a Class 5, 6, 7b, 8 and 9b buildings	N/A
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 C3D4	N/A
E2D11	Table E2.2a	Buildings not more than 25 m in effective height: Class 9a and 9c buildings	This clause does not apply to this development as it is not a Class 9a and 9c buildings	N/A
E2D12	Table E2.2a	Class 7a buildings	A Class 7a building, including a basement, provided with a mechanical ventilation system in accordance with AS 1668.2, must comply with clause 5.5 of AS 1668.1.	To be assessed at CC stage
E2D13	Table E2.2a	Basements (other than Class 7a buildings)	The development does not contain a basement 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 m <sup>2</sup> : Class 6 building (not containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit)	The development does not contain class 6 parts and therefore this clause does not apply.	N/A
E2D15	Table E2.2b	Class 6 buildings – in fire compartments more than 2000 m <sup>2</sup> : Class 6 building	The development does not contain class 6 parts and therefore this clause does not apply.	N/A

Clause	[2019]	Description	Comments	Assessment
		(containing an enclosed common walkway or mall)		
NSW E2D16	NSW Table E2.2b	Class 9b – assembly buildings: all	The development does not contain class 9b parts and therefore this clause does not apply.	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	<p>The car lift is identified as a special hazard.</p> <p>Additionally, any other proposed special hazards such as EV charging stations, or battery storage are to be detailed as part of the Construction Documentation.</p> <p>Discussion is to be had with the Fire Engineer and Certifier at the CC stage to confirm whether this is captured in a performance solution, or assessed under the DtS provisions with a performance based assessed which is to be included in the FER.</p>	PS/ To be assessed at CC stage
<b>Part E3 – Lift installations</b>				
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 manufacture 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 manufacture 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 building has an effective height of less than 25m and therefore this clause does not apply.	N/A
E3D6	E3.5	Landings	Refer to Access report.	-
E3D7	E3.6, table E3.6a,	Passenger lifts and their limitations	Refer to Access report.	-



Clause	[2019]	Description	Comments	Assessment
	Table E3.6b			
E3D8	Table E3.6a, Table E3.6b	Accessible features required for passenger lifts	Refer to Access report.	-
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
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
<b>Part E4 – Visibility in an emergency, exit signs and warning systems</b>				
E4D1	E4.0	DtS Provisions	Information only.	Noted
E4D2	E4.2	Emergency lighting requirements	The building is to be provided with emergency lighting in accordance with this Clause.	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	The development does contain class 2 parts and therefore this clause does apply.  Clause E4D5 does not apply to—  (a) a Class 2 building in which every door referred to is clearly and legibly labelled on the side remote from the exit or balcony— (i) with the word “EXIT” in capital letters 25 mm high in a colour contrasting with that of the background; or (ii) by some other suitable method; and (b) an entrance door of a sole-occupancy unit in a Class 2 or 3 building or Class 4 part of a building.	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 building has an effective height of less than 25m, does not contain a class 3 or 9 part subject this clause and these	N/A

Clause	[2019]	Description	Comments	Assessment
			for is not required to have an EWIS.	
<b>Specification 17 – Fire sprinkler systems [2019: Spec E1.5]</b>				
An assessment against this specification 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.				
<b>Specification 18 – Class 2 and 3 buildings not more than 25 m in effective height [2019: Spec E1.5a]</b>				
An assessment against this specification 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.				
<b>Specification 19 – Fire control centres [2019: Spec E1.8]</b>				
This specification does not apply to the development as it is not required to have a fire control centre by clause E1D15.				
<b>Specification 20 – Smoke detection and alarm systems [2019: Spec E2.2a]</b>				
An assessment against this specification 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.				
Please refer to the proposed Fire Safety Schedule for details of the required Fire Safety Systems.				
<b>Specification 21 – Smoke exhaust systems [2019: Spec E2.2b]</b>				
An assessment against this specification 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.				
Please refer to the proposed Fire Safety Schedule for details of the required Fire Safety Systems.				
<b>Specification 22 – Smoke and heat vents [2019: Spec E2.2c]</b>				
An assessment against this specification 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.				
Please refer to the proposed Fire Safety Schedule for details of the required Fire Safety Systems.				
<b>Specification 23 – Residential fire safety systems [2019: Spec E2.2d]</b>				
An assessment against this specification 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.				
Please refer to the proposed Fire Safety Schedule for details of the required Fire Safety Systems.				
<b>Specification 24 – Lift installations [2019: Spec E3.1]</b>				
An assessment against this specification 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.				
<b>Specification 25 – Photoluminescent exit signs [2019: Spec E4.8]</b>				
An assessment against this specification 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.				

**SECTION F – HEALTH AND AMENITY**

Clause	[2019]	Description	Comments	Assessment
<b>Part F1 – Surface water management, rising damp and external waterproofing</b>				
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.				
<b>Part F2 – Wet areas and overflow protection</b>				
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	The rooms containing urinals must be graded to a floor waste and waterproofing in accordance with this provision.	CRA
F2D4	F1.11	Floor Wastes	The floor graded to floor wastes must be between 1:80-1:50.	CRA
<b>Part F3 – Roof and wall cladding</b>				
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

Clause	[2019]	Description	Comments	Assessment
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: <ul style="list-style-type: none"> <li>▪ Masonry to AS 3700; or</li> <li>▪ Autoclaved aerated concrete to AS 5146.3; or</li> <li>▪ Metal wall cladding to AS 1562.1.</li> </ul> Where the cladding does not meet this provision, it must be assessed on a performance basis.	PS Refer to section 3
<b>Part F4 – Sanitary and other facilities</b>				
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.	CRA
F4D3	F2.2	Calculation of number of occupants and facilities	The number of persons served by the new sanitary facilities must be calculated in accordance with clause D2D18.	Noted
F4D4	F2.3	Facilities in Class 3 to 9 buildings	The building does not include the provision of facilities to the class 7a part.	N/A
F4D5	F2.4	Accessible sanitary facilities	Refer to Access report.	-
F4D6	Table F2.4a	Accessible unisex sanitary compartments	Refer to Access report.	-
F4D7	Table F2.4B	Accessible unisex showers	Refer to Access report.	-
F4D8	F2.5	Construction of sanitary compartments	The sanitary compartments must be provided with clearance in accordance with NCC Figure F2.5.	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.	N/A
F4D12	F2.9	Accessible adult change facilities	Refer to Access report.	-
<b>Part F5 – Room heights</b>				
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.	CRA
<b>Part F6 – Light and ventilation</b>				
F6D1	F4.0	DtS Provisions	Information only.	Noted
F6D2	F4.1	Provisions of natural light	Natural light must be provided to bedrooms and dormitories within the Class 2 parts.	Noted
F6D3	F4.2	Methods and extent of natural light	The method and extent of natural light provided to bedrooms and dormitories within the Class 2 parts must be in accordance with the requirements of this clause.	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.  Compliance is to be confirmed by a suitably qualified electrical consultant.	CRA

Clause	[2019]	Description	Comments	Assessment
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	The location of sanitary compartments complies with this clause.	Complies
F6D10	F4.9	Airlocks	The provisions of this Clause do not apply to the sanitary facilities within the building.	N/A
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.	N/A
<b>Part F7 – Sound transmission and insulation</b>				
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.				
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.				
<b>Specification 26 – Waterproofing and water-resistance requirements for building elements in wet area [2019: Table F1.7]</b>				
An assessment against this specification 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.				
<b>Specification 27 – Accessible adult change facilities [2019: Spec F2.9]</b>				
The building is not required to be provided with an accessible adult change facility and therefore is not required to be assessed against this specification.				
<b>Specification 28 – Sound insulation for building elements [2019: Spec F5.2]</b>				
An assessment against this specification 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.				
<b>Specification 29 – Impact sound – test of equivalence [2019: Spec F5.5]</b>				
An assessment against this specification 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.				

**SECTION G – ANCILLARY PROVISIONS**

Clause	[2019]	Description	Comments	Assessment
<b>Part G1 – Minor structures and components</b>				
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 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.	To be assessed at CC stage
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	To be assessed at CC stage

Clause	[2019]	Description	Comments	Assessment
			windows by a method complying with the WH&S Act 2001 and regulations made under that Act.	
<b>Part G2 – Boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues</b>				
The building does not contain any boilers, pressure vessels, heating appliances, fireplaces, chimney or flues and therefore an assessment against this part has not been undertaken.				
<b>Part G3 – Atrium construction</b>				
The building does not contain 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). Therefore, an assessment against this part has not been undertaken and the remaining clauses have been removed from this report.				
<b>Part G4 – Construction in alpine areas</b>				
The building is not within an alpine area and therefore an assessment against this part has not been undertaken.				
<b>Part G5 – Construction in bushfire prone areas</b>				
G5D1	G5.0	DtS Provisions	Information only. Refer to a bush fire consultant if required.	Noted
<b>Part G7 – Livable housing design</b>				
Part G7 does not apply in NSW and therefore this part has been removed from this report.				
<b>Specification 30 – Installation of boilers and pressure vessels [2019: Spec G2.2]</b>				
An assessment against this specification 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.				
<b>Specification 31 – Fire and smoke control systems in buildings containing atriums [2019: Spec G3.8]</b>				
The building does not contain 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). Therefore, an assessment against this specification has not been undertaken and the remaining clauses have been removed from this report.				

#### SECTION I – SPECIAL USE BUILDINGS

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.

#### 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](mailto:info@credwell.com.au) for further information.

## Annexure A – Reviewed Documentation

This report has been based on the documentation listed below:

Architectural Details prepared by Platform architects, Project reference 28		
Drawing Number	Revision	Title
DA1000	DA1	Basement
DA1001	DA1	Lower ground floor
DA1002	DA1	Upper ground floor
DA1003	DA1	Level 1
DA1004	DA1	Level 2
DA1005	DA1	Roof
DA2000	DA1	North/south elevation
DA2001	DA1	West/east elevation
DA3000	DA1	Section A
DA3001	DA1	Section B & C
DA5000	DA1	External finishes

## 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.

	Fire Safety Measure	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 E2D3, E2D8, E2D12, E2D21 and Specification 20
5.	Building occupant warning system	BCA 2022 Part E2 and Specification 20
6.	Automatic fire suppression systems (sprinklers) – Residential buildings (Class 2 or 3) greater than three storeys	BCA 2022 NSW E1D4 AS 2118.1-2017 (amendment 1 & 2)
7.	Emergency lighting	BCA 2022 Clauses E4D2 and E4D4 AS/NZS 2293.1-2018 (amendment 1)
8.	Exit signs	BCA 2022 Clauses E4D5, NSW E4D6 and E4D8 AS/NZS 2293.1-2018 (amendment 1)
9.	Fire dampers	BCA 2022 Clause C4D15 Manufacturer's Specification
10.	Fire doors	BCA 2022 Clauses C4D9, C4D12 and Specification 12 AS 1905.1-2015
11.	Fire hose reel systems	BCA 2022 Clause E1D3 AS 2441-2005 (amendment 1)
12.	Fire hydrant systems	BCA 2022 Clause E1D2 AS 2419.1-2021
13.	Fire seals protecting openings in fire-resisting components of the building	BCA 2022 Clause C4D15 AS 1530.4-2014 Manufacturer's Specification
14.	Fire shutters (option for providing protection of openings)	BCA 2022 Clauses C4D3, C4D4, C4D5 and Specification 12 Manufacturer's Specification
15.	Fire windows (option for providing protection of openings)	BCA 2022 Clauses C4D3, C4D4, C4D5 and Specification 12 Manufacturer's Specification
16.	Lightweight construction (fire rated)	BCA 2022 Clause C2D9 and Specification 6 Manufacturer's Specification
17.	Mechanical air handling systems (automatic shutdown)	BCA 2022 Clause E2D3 and Specification 20 AS 1668.1-2015 (amendment 1)
18.	Smoke alarms and heat alarms (internal alarms in residential units)	BCA 2022 Part E2 and Specification 20
19.	Smoke and heat vents	BCA 2022 Part E2 and Specification 22 AS 1668.1-2018 (amendment 1)
20.	Smoke exhaust systems	BCA 2022 Part E2 and Specification 21 AS 2665-2001
21.	Smoke dampers	BCA 2022 Clause C3D6, Specification 17 and Clause E2D3
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



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	Fire Safety Measure	Standard of Performance
23.	Warning and operational signs	BCA 2022 Clauses D3D28 & E3D4 Environmental Planning and Assessment Regulation 2000 (EP&A Reg) Clause 183
24.	Paths of travel	BCA 2022 Parts D1 and D2 EP&A Reg Clause 186
25.	Performance Solutions	TBA – Performance Solution to be carried out at the CC stage of the development

## 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
Loadbearing External Walls - Less than 1.5m from a FSF - 1.5 - 3m from a FSF - 3m or more from a FSF	90/90/90 90/60/60 90/60/30	120/120/120 120/90/90 120/60/30
Non-Loadbearing External Walls - Less than 1.5m from a FSF - 1.5 - 3m from a FSF - 3m or more from a FSF	-/90/90 -/60/60 -/-/-	-/120/120 -/90/90 -/-/-
External Columns (not incorporated into an external wall) - Loadbearing - Non-loadbearing	90/-/- -/-/-	120/-/- -/-/-
Common Walls and Fire Walls	90/90/90	120/120/120
Internal Walls - Fire resisting lift and stair shafts – - Loadbearing - Non-loadbearing	90/90/90 -/90/90	120/120/120 -/120/120
Internal Walls – Bounding public corridors, public lobbies and the like – - Loadbearing - Non-loadbearing	90/90/90 -/60/60	120/-/- -/-/-
Internal Walls – Between or bounding sole-occupancy units – - Loadbearing - Non-loadbearing	90/90/90 -/60/60	120/-/- -/-/-
Internal Walls – Ventilating, pipe, garbage and the like shafts not used for the discharge of hot products of combustion – - Loadbearing - Non-loadbearing	90/90/90 -/90/90	120/90/90 -/90/90
Other loadbearing internal walls, internal beams, trusses and columns	90/-/-	120/-/-
Floors	90/90/90	120/120/120
Roofs	90/60/30	120/60/30