

Building Code of Australia 2019

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

Project Address: 351-353 Barrenjoey Rd
NEWPORT NSW

Dix Gardner Job Number: Our REF: 19/0405

Date of Determination: 24/09/2019

Revision 1

Classification of Building or Part:	Class 2, 6 & 7a
Rise in Storeys:	3
No of basement levels:	2
Type of Construction:	Type A
Effective Height:	<12m

Icons:

- ✓ The building complies with this clause, or can comply
- ✗ The building does not comply with this clause.
- ?
- ⚡ Engineering details and/or design certification required
- This clause is not applicable to this project.
- Note Important.

Note General information

Sydney
Tel: 02 9279 3657

Newcastle
Tel: 02 4940 0355

HEAD OFFICE
Level 4,
155 Castlereagh Street
Sydney NSW 2000

Brisbane
Tel: 07 3844 0644

Gold Coast
Tel: 07 5504 7984



Executive Summary:

The following items which may form part of a Performance (Alternative) Solution and Items that require, redesign or a Performance Solution.

They have been identified at this time. Further items may be identified as additional design details become available during the “Detailed Design” phase of project documentation.

NCC/BCA Clause	Description
C3.2	<i>Window from main bedroom on the first floor is within 3m from the north eastern boundary and requires protection in accordance with C3.4</i> Achieve compliance or a Performance Solution Report will be required.
D3.3	<i>Accessible access must be provided to and within the retail tenancies.</i> Requires compliance
E1.3	<i>Not shown on plans. Ensure hydrants are installed in accordance with AS 2419.1 requirements</i>

Clause by Clause Assessment NCC-BCA 2019 Volume 1

Icon		Clause	Reference	Comment
	Section A		General Provisions	
	A1.1, A1.2, A1.3- Australian Standards A1.4~1.8 A2.1~2.5	Acceptance of Design	For information	
		Part A3.2	CLASSIFICATION	
	A3.1	Principles of classification		
	A3.2	Classifications		<i>Class 2, 6 & 7a</i>
Note	A3.3	Multiple classifications		
Note	A3.4	Parts with more than one classification		
		Part A4- United buildings		
Note	A4.1	When buildings are united	<i>Building is united</i>	
		Section B	Structure	
	Section B	Part B1	STRUCTURAL PROVISIONS	<i>Note</i>
		B1.2	Loads	<i>Structural Engineering required</i>
	Section C	Fire Resistance		
	Part C1	FIRE RESITANCE AND STABILITY		
	C1.0	Application of Part		
	C1.1	Type of Construction	<i>Type "A"</i>	
Note	C1.2	Calculation of Rise in Storeys	3	
Note	C1.3	Buildings of Multiple Classification	<i>Type "A" required</i>	
•	C1.4	Mixed Types of Construction	<i>N/A</i>	
•	C1.5	Two Storey Class 2 or 3 Buildings	<i>N/A</i>	
•	C1.6	Class 4 Parts of Buildings	<i>N/A</i>	
•	C1.7	Open Spectator Stands & Indoor Sports Stadiums	<i>N/A</i>	
•	C1.8	Lightweight Construction	<i>N/A</i>	
Note	C1.9	Non-combustible building Elements	External Walls <i>No part of the external walls is to have any components with combustible finishes.</i> Schedule of finishes required	
Note	C1.10	Early Fire Hazard Properties	<i>Provide information on fire hazard indices Must be in accordance with Specification C1.10</i>	
•	C1.11	Performance of External Walls	<i>N/A</i>	
Note	C1.13	Fire-protected timber concession		
Note	C1.14	Ancillary elements	<i>No ancillary elements of the external walls to have any components with combustible materials.</i>	

			Schedule of finishes required
	Part C2	FIRE RESISTANCE	
	C2.0	Deemed-to-Satisfy Provisions.	
	C2.1	Application	
•	C2.2	General Floor Area Limitations	N/A
•	C2.3	Large Isolated Buildings	N/A
•	C2.4	Requirements for open space	N/A
•	C2.5	Class 9a Buildings	N/A
•	C2.6	Vertical separation of openings in external Walls	N/A
•	C2.7	Separation by fire walls	N/A
•	C2.8	Separation of classifications in the same storey	N/A
Note	C2.9	Separation of classifications in different storeys	Type A Construction FRLs <ul style="list-style-type: none"> • Floor between carpark and retail to achieve an FRL 180/180/180 • Floors between units to achieve an FRL 90/90/90 • Walls between units, required FRL is 90/90/90 loadbearing or -/60/60 non-loadbearing. Must extend to the underside of the roof sheeting material. To note on plans or specification
Note	C2.10	Separation of lift shafts	Basement lift shaft walls to have a minimum FRL of 120/120/120 loadbearing To note on plans or specification
Note	C2.11	Stairways and lifts not in One shaft	Noted
Note	C2.12	Separation of equipment	Minimum FRL required is 120/120/120 Wall schedule required prior to CC stage
Note	C2.13	Electricity supply system	Electrical / FRL'S to be noted on plans, must comply with this section. Any emergency electrical supply (switch room or distribution board) is required to have a minimum FRL of 120/120/120 separation with self-closing doors FRL -/120/30 and fitted with smoke seals Wall schedule required prior to CC stage
•	C2.14	Public corridors in Class 2 & 3 buildings	N/A
	PART C3	PROTECTION OF OPENINGS	
	C3.0	Deemed-to-Satisfy Provisions	
	C3.1	Application of Part	
X	C3.2	Protection of openings in external walls	Window from main bedroom on the first floor is within 3m from the north eastern boundary and requires protection in accordance with C3.4 Achieve compliance or a Performance Solution Report will be required.
•	C3.3	Separation of openings in different fire compartments	N/A
Note	C3.4	Acceptable methods of protection	Note
•	C3.5	Doorways in fire walls	N/A
•	C3.6	Sliding fire doors	N/A

•	C3.7	Protection of doorways in horizontal exits	N/A																																																																																																																																																																																																																																																													
•	C3.8	Openings in fire isolated exits	N/A																																																																																																																																																																																																																																																													
•	C3.9	Service penetrations in fire Isolated exits	N/A																																																																																																																																																																																																																																																													
Note	C3.10	Openings in fire isolated lift shafts	Must comply with AS1735.11																																																																																																																																																																																																																																																													
•	C3.11	Bounding construction Class 2, 3 and 4 buildings	Note																																																																																																																																																																																																																																																													
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Note	C3.16	Construction Joints																																																																																																																																																																																																																																																														
•	C3.17	Columns protected with lightweight construction to achieve an FRL	N/A																																																																																																																																																																																																																																																													
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Note	3.1	Fire resistance of building elements	<p>Required as detailed in Table 3</p> <table border="1"> <thead> <tr> <th colspan="5">Table 3 TYPE A CONSTRUCTION: FRL OF BUILDING ELEMENTS</th> </tr> <tr> <th rowspan="2">Building element</th> <th colspan="4">Class of building — FRL: (in minutes)</th> </tr> <tr> <th colspan="4">Structural adequacy/Integrity/Insulation</th> </tr> <tr> <th></th> <th>2, 3 or 4 part</th> <th>5, 7a or 9</th> <th>6</th> <th>7b or 8</th> </tr> </thead> <tbody> <tr> <td colspan="5">EXTERNAL WALL (including any column and other building element incorporated within it) or other external building element, where the distance from any fire-source feature to which it is exposed is—</td> </tr> <tr> <td colspan="5">For loadbearing parts—</td> </tr> <tr> <td>less than 1.5 m</td> <td>90/ 90/ 90</td> <td>120/120/120</td> <td>180/180/180</td> <td>240/240/240</td> </tr> <tr> <td>1.5 to less than 3 m</td> <td>90/ 60/ 60</td> <td>120/ 90/ 90</td> <td>180/180/120</td> 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Note	3	Floor linings & floor coverings	CRF 2.2																																																																																																																																																																																																																																																													
Note	4	Wall & ceiling linings	As per table 3- Class 2 - Unsprinklered																																																																																																																																																																																																																																																													

Note	5	Air-handling ductwork	<i>As per AS 4254</i>
Note	6	Lift cars	<i>As per AS5637.1, floor linings - CRF 2.2</i>
Note	7	Other materials	<i>As per table 4</i>
	SPEC C3.4	FIRE DOORS, SMOKE DOORS, FIRE WINDOWS AND SHUTTERS	
	2	Fire doors	<i>Must comply with AS1905.1</i>
	SPEC C3.15	PENETRATIONS OF WALLS, FLOORS AND CEILINGS BY SERVICES	
	1~7	Protection Required	<i>Must comply with this section</i>

	Section D	Access and Egress	
	PART D1	PROVISION FOR ESCAPE	
way	D1.0	Deemed-to-Satisfy Provisions	
	D1.1	Application	
✓	D1.2	Number of exits required	<i>2 for car park and residential floors</i>
•	D1.3	When Fire isolated exits are required	<i>N/A</i>
✓	D1.4	Exit Travel Distances	<i>Complies</i>
✓	D1.5	Distances between alternative exits	<i>Complies</i>
✓	D1.6	Dimensions of exits	<i>Min 1.0m clearance between walls or handrails. Handrails are required both sides in accordance with AS 1428.1, including handrail extensions</i>
•	D1.7	Travel via fire isolated exits	<i>N/A</i>
•	D1.8	External stairways in lieu of fire isolated exits	<i>N/A</i>
Note	D1.9	Travel by non-fire isolated stairways or ramps	<i>Ensure the travel distance from the residential upper floor does not exceed 60m to the doorway providing egress to a road or open space</i>
✓	D1.10	Discharge from exits	<i>Noted</i>
•	D1.11	Horizontal exits	<i>N/A</i>
✓	D1.12	Non-Required stairways ramps and escalators	<i>Noted</i>
•	D1.13	Number of persons accommodated	<i>N/A</i>
Note	D1.14	Measurement of distances	
Note	D1.15	Method of measurement	
Note	D1.16	Plant rooms & lift motor rooms: Concession	
Note	D1.17	Access to lift pits	
	PART D2	CONSTRUCTION OF EXITS	
Note	D2.0	Deemed-to-Satisfy Provisions	
Note	D2.1	Application of Part	
Note	D2.2	Fire-Isolated stairways & ramps	<i>N/A</i>
Note	D2.3	Non-Fire-Isolated stairways and ramps	<i>Noted</i>
✓	D2.4	Separation of rising and descending stair flights	

•	D2.5	Open access ramps and balconies	N/A
•	D2.6	Smoke lobbies	N/A
Note	D2.7	Installations in exits and paths of travel	
Note	D2.8	Enclosure of space under stairs and ramps	<i>Non-fire isolated stairs. Any storage proposed under the stairs. The construction must have an FRL of 60/60/60 with a self-closing fire door with an FRL -/60/30</i>
✓	D2.9	Width of stairways	<i>Minimum of 1.0m clear passageway</i>
•	D2.10	Pedestrian ramps	N/A
Note	D2.10 (c)	Slip resistance	<i>Compliance required, as per Table D2.14</i>
	D2.11	Fire Isolated passageways	N/A
•	D2.12	Roof as open space	N/A
✓	D2.13	Treads and risers	<i>Must comply with AS 4586</i>
Note	D2.13 (a) (v)	Slip resistance	<i>Treads must comply with AS4586</i>
Note	D2.14	Landings	<i>Must have slip rating in accordance with table D2.14</i>
Note	D2.14 (a) (ii)	Slip resistance	<i>As per table D2.14</i>
Note	D2.15	Thresholds	<i>Any adaptable unit doorway must comply with AS 1428.1</i>
Note	D2.16	Balustrades	<i>All Non-fire isolated stairs will require balustrades- if not signed as fire stairs only then a handrail to both sides will be required. All balconies will require balustrades Must comply with this section Please provide details</i>
?	D2.17	Handrails	<i>Street stairs and the communal BBQ area stairs requires handrail extensions in accordance with AS 1428.1, bottom stairs require 1 x tread width + 300mm extension. Redesign, revise elevations</i>
•	D2.18	Fixed platforms, walkways stairways and ladders	N/A
•	D2.19	Doorways and doors	N/A
✓	D2.20	Swinging doors	
Note	D2.21	Operation of latch	<i>All accessible sanitary doors and any accessible or adaptable units, Door handles must comply with this clause and AS1428.1</i>
•	D2.22	Re-entry from fire isolated exits	N/A
Note	D2.23	Signs on doors	<i>Must comply with this clause</i>
Note	D2.24	Protection of openable windows	<i>All bedroom windows must be restricted, max 125mm if above 4.0m from ground level lower edge of the window is lower than 1.7m above the floor. Any window above 4m from ground level must have a barrier not less than 865mm above floor level or restricted as above.</i>
	PART D3	ACCESS FOR PEOPLE WITH DISABILITIES	
Note	D3.0	Deemed-to-Satisfy Provisions	
Note	D3.1	General building access requirements	<i>Access to all accessible public areas used by the occupants</i>
?	D3.2	Access to buildings	<i>Must comply with the requirements of AS1428.1</i>

✘	D3.3	Parts of building to be accessible, must comply with AS1428.1, 1428.2 & 4299	<i>Accessible access must be provided to and within the retail tenancies.</i> Requires compliance
Note	D3.4	Exemptions	
•	D3.5	Accessible car-parking	<i>Adaptable car spaces, Basement carpark requires a minimum height of 2.5m.</i> <i>The minimum available clearance shall be signposted at all entrances.</i> <i>Appropriate warning devices such as flexible striker bars shall be provided in conjunction with the signs wherever the clearance shown on the signs is less than 2.3m</i>
Note	D3.6	Signage	<i>Required</i>
•	D3.7	Hearing augmentation	<i>N/A</i>
?	D3.8	Tactile Indicators	<i>Required to top and bottom of all public accessible stairs and ramps that are not fire isolated.</i>
•	D3.9	Wheelchair seating spaces in Class 9b assembly buildings	<i>N/A</i>
•	D3.10	Swimming pools	<i>N/A</i>
•	D3.11	Ramps	<i>N/A</i>
Note	D3.12	Glazing on an accessway	
•	SPEC D1.12	NON-REQUIRED STAIRWAYS RAMP AND ESCALATORS	

	Section E	Services and Equipment	
	PART E1	FIRE FIGHTING EQUIPMENT	
Note	E1.0	Deemed-to-Satisfy Provisions	
✘	E1.3	Fire Hydrants	<i>Not shown on plans. Ensure hydrants are installed in accordance with AS 2419.1 requirements</i>
•	E1.4	Hose Reels	<i>Required to the retail parts of the building if the tenancies are not fire separated from each other.</i>
•	E1.5	Sprinklers	<i>Not required</i>
•	E1.6	Portable Extinguishers Table E1.6	<i>Required to be installed in accordance with AS 2444.</i>
•	E1.8	Fire Control Centres	<i>N/A</i>
Note	E1.9	Fire precautions during construction	<i>Required</i>
•	E1.10	Provision for special hazards	<i>N/A</i>
	SPEC E1.5	FIRE SPRINKLER SYSTEM	
	PART E2	SMOKE HAZARD MANAGEMENT	
Note	E2.0	Deemed-to-Satisfy Provisions	
Note	E2.1	Application of Part	
Note	E2.2	General requirements (including Tables E2.2a & b)	
⦿	E2.3	Provision for special hazard	<i>Note</i>
Note	SPEC E2.2a	SMOKE DETECTION AND ALARM SYSTEMS	<i>Required to the class 2 units, in accordance with spec 2.2a and to the retail tenancies.</i>
•	SPEC E2.2b	SMOKE EXHAUST SYSTEMS	<i>N/A</i>
•	SPEC E2.2(c)	SMOKE AND HEAT VENTS	<i>N/A</i>
Note	SPEC E2.2 Clause 4 (c)(i)	FOR INFORMATION	
	PART E3	LIFT INSTALLATIONS	

Note	E3.0	Deemed-to-Satisfy Provisions	
•	E3.2	Stretcher facility in lifts	N/A
Note	E3.3	Warning against use of lifts in fire	Required
•	E3.4	Emergency lifts	N/A
Note	E3.5	Landings	Required to comply
•	E3.6	Passenger lifts	Required to comply
•	E3.7	Fire Service Controls	N/A
•	E3.8	Aged Care buildings	N/A
•	E3.9	Fire Service recall operation switch	N/A
•	E3.10	Lift car fire service drive control switch	N/A
	PART E4	EMERGENCY LIGHTING, EXIT SIGNS AND WARNING SYSTEMS	
Note	E4.0	Deemed-to-Satisfy Provisions	
Note	E4.2	Emergency Lighting System	Required to the basement and basement exits, all stair wells and all required exit passageways
Note	E4.3	Measurement of distances	
Note	E4.4	Design and operation of emergency lighting	Required in accordance with AS2293.1
Note	E4.5	Exit signs	Required to the basement, all required exits, central passageway, passageways
Note	E4.6	Direction signs	As required
•	E4.7	Class 2 and 3 Buildings and Class 4 parts exemptions	N/A
Note	E4.8	Design and operation of exit signs	Must comply with AS2293.1
Note	Spec E4.8	Spec for photoluminescent exit signs	Must comply with AS2293.1
•	E4.9	EWIS System	N/A

	Section F	Health and Amenity	
•	PART F1	DAMP & WEATHER PROOFING	
Note	F1.1	Stormwater drainage.	
Note	F1.4	External above ground membranes	Balcony set downs must comply with AS4654 parts 1&2 Architect to determine wind category. Wind class/ set down required AS4055 N1 / 40 N2 / 50 N3 / 70 N4 / 100 Ground floor, unit 5 has external height the same as internal height
Note	F1.5	Roof coverings	
Note	F1.6	Sarking	
Note	F1.7	Waterproofing of wet areas in buildings	Certification required
Note	F1.9	Damp-proofing	
Note	F1.10	Damp-proofing of floors on the ground.	

Note	F1.11	Provision of floor wastes	
•	F1.12	Sub-floor ventilation	N/A
Note	F1.13	Glazed assemblies	Certification required
	PART F2	SANITARY & OTHER FACILITIES	
Note	F2.0	Deemed-to-Satisfy Provisions	
?	F2.1	Facilities in residential buildings	Noted
Note	F2.2	Calculation of number of occupants and fixtures	
?	F2.3	Facilities in Class 3 to 9 Buildings, Table F2.3 or FP2.2	Noted
✓	F2.4	Facilities for people with disabilities	Noted. Provided in Basement 1.
Note	F2.5	Construction of sanitary compartments	
•	F2.6	Interpretation: urinals and wash basins	N/A
•	F2.7	Warm water installations	N/A
•	F2.8	Slop-hoppers	N/A
	PART F3	ROOM SIZES	
Note	F3.0	Deemed-to-Satisfy Provisions	
✓	F3.1	Height of rooms	

	PART F4	LIGHT AND VENTILATION	
Note	F4.0	Deemed-to-Satisfy Provisions	
Note	F4.1	Provision of Natural light	Please provide a window schedule
Note	F4.2	Methods and extent of natural lighting	
Note	F4.3	Natural light borrowed from adjoining room	
Note	F4.4	Artificial lighting	
Note	F4.5	Ventilation of rooms	Please provide a window schedule
Note	F4.6	Natural ventilation	
Note	F4.7	Ventilation borrowed from adjoining rooms	
•	F4.8	Restriction on position of water closets and urinals	N/A
✓	F4.9	Airlocks	
⚡	F4.11	Carparks	Basements are required to have a mechanical ventilation system in accordance with AS1668.2
•	F4.12	Kitchen local exhaust ventilation	N/A
	PART F5	SOUND TRANSMISSION AND INSULATION	
Note	F5.0	Deemed-to-Satisfy Provisions	
Note	F5.1	Application of Part	Acoustic report required
Note	F5.2	Determination of airborne sound insulation ratings	Details to be provided at Construction Certificate stage and a certificate of compliance prior to the issue of the Final Occupation Certificate.
Note	F5.3	Determination of impact sound insulation ratings	Details to be provided at Construction Certificate stage and a certificate of compliance prior to the issue of the

			<i>Final Occupation Certificate.</i>
Note	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>
Note	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>
Note	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>
Note	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
	PART G2	Heating Appliances	
•	G2.2	Installation of appliances	N/A
•	G2.3	Open fire places	N/A
•	G2.4	Incinerator rooms	N/A
	PART G3	Atrium Construction	
•	G3.1	Atriums affected by this part	N/A
•	G3.2	Dimensions of atrium wells	N/A
•	G3.3	Separation of atrium by bounding walls	N/A
•	G3.4	Construction of bounding walls	N/A
•	G3.5	Construction of balconies	N/A
•	G3.6	Separation of roof	N/A
•	G3.7	Means of egress	N/A
•	G3.8	Fire & smoke control systems	N/A
•	4.1	General requirements	N/A
•	4.2	Smoke detection system	N/A
•	4.3	Smoke detection in spaces separated from the atrium by bounding walls	N/A
•	4.4	Alarm systems	N/A
•	4.5	Sound systems and intercom systems for emergency purposes	N/A

•	4.6	Stand-by power systems	N/A
•	4.7	Systems for excluding smoke from fire isolated exits	N/A
•	4.8	Fire in alpine areas	N/A
•	PART G4	Construction in alpine areas	N/A
•	PART G5	Construction in bushfire prone areas	N/A
•	G5.2 (NSW)	Protection (Class 2 or 3 buildings)	N/A
	Section H	Special Use Buildings	
	Section I	Maintenance	
Note	11.1 (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)	
Note	PART J1	Building Fabric	<i>Basix required</i>

Note, Basix will be required for the residential units

Plans use in this assessment:

Drawn by- Crawford Architects

Plan Nos: A001 Issue 01, A002 Issue 01, A010 Issue 01, A011 Issue 01, A012 Issue 01, A100 Issue 01, A101 Issue 01, A102 Issue 01, A103 Issue 01, A 104 Issue 01, A 105 Issue 01, A300 Issue 01, A301 Issue 01, A302 Issue 01, A310 Issue 01, A311 Issue 01,

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

Signature:



Rod Edwards

Senior Building Surveyor

BCA Consultant

Date: 30/09/2019