



Certainty through precision

BCA REPORT PRE DA-SUBMISSION DESIGN COMPLIANCE REPORT

CONSTRUCTION OF A 3 STOREY CLASS 2 INCLUDING A BASEMENT 7A 3 LAUDERDALE AVE FAIRLIGHT

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1 EXECUTIVE SUMMARY

1.1 General/ Purpose of the Report

This report provides an assessment for compliance with the Building Code of Australia / National Construction Code 2022 Volume 1 in relation to [*insert project address*].

1.2 Description

The proposed scope of works for the purpose of this report include [insert description of works].

1.3 Report Basis

This report is based on:

- i. The Building Code of Australia/National Construction Code 2022, Volume One, inclusive of NSW Variations
- ii. Environmental Planning and Assessment Act 1979.
- iii. Environmental Planning and Assessment Regulation 2021.
- iv. Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.

The report is to address the following areas;

• NCC 2022 Parts C, D, E and F

Design and operation of the existing essential services is outside the scope of this report and should be the responsibility of the services engineers to determine compliance with the applicable codes and verify design.

BCA Clauses not mentioned in this statement have not been assessed.

This assessment did not have access to the Annual Fire Safety Certificate and some issues may come to light after review of this document.

Note – NCC 2022 was adopted in NSW on 1 May 2023; In accordance with Section 19 of the *EP&A* (*Development Certification and Fire Safety*) *Regulation 2021*, the version of the BCA applicable to a project is the version of the BCA in force as at the date of application for a Construction Certificate for building work involving the entrance floor or greater.

Therefore, assessment comments contained within this report may be subject to amendments to comply with any updated versions of the NCC if/as applicable.

1.4 Exclusions & Limitations

This report does not consider the following except where specifically mentioned;

- i. Structural design of existing FRL's and compliance.
- ii. The operating capability of any existing services in the building.
- iii. The existing level of BCA compliance unless specifically identified in this report.
- iv. The operational and/or performance capabilities or compliance of any existing services installed within the building.
- v. The Disability Discrimination Act 1992 except where specifically mentioned.
- i. Disability (Access to Premises Building) Standards 2010.

1.5 Referenced Plans

Project – Hitchman Units

Drawn by - Baxter & Jacobson Architects

SHEET	SHEET NAME	REVISION	DATE
NUMBER			
DA.0000	COVER PAGE	A	01/04/25
DA.0001	BASIX	А	01/04/25
DA.0002	LOCATION PLAN	А	01/04/25
DA.0101	SITE ANALYSIS	А	01/04/25
DA.1201	DEMOLITION PLAN	А	01/04/25
DA.1211	LVL 1 PLAN	А	01/04/25
DA.1212	LVL 2 PLAN	А	01/04/25
DA.1213	LVL 3 PLAN PENTHOUSE	А	01/04/25
DA.1214	ROOF PLAN	А	01/04/25
DA.1301	NORTH ELEVATION AND STREET ELEVATION	А	01/04/25
DA.1302	WEST-ELEVATION AND BOUNDARY FROM Nº3	А	01/04/25
DA.1303	SOULTH ELEVATION AND ELEVATION FROM WALKWAY	А	01/04/25
DA.1304	EAST-ELEVATION AND BOUNDARY FROM N#1	А	01/04/25
DA.1401	LONG SECTIONS	А	01/04/25
DA.1402	CROSS SECTION A	А	01/04/25
DA.1403	CROSS SECTION B	А	01/04/25
DA.1404	CROSS SECTION C	А	01/04/25
DA.1701	UNIT 1 WINDOW SCHEDULE	А	01/04/25
DA.1702	UNIT 2 WINDOW SCHEDULE	А	01/04/25
DA.1703	UNIT 3 WINDOW SCHEDULE	А	01/04/25
DA.1704	DOOR SCHEDULE	А	01/04/25
DA.1705	DOOR SCHEDULE	А	01/04/25
DA.1706	LOBY WINDOW DOOR SCHEDULE	А	01/04/25
DA.1901	FSR ANALYSIS	А	01/04/25
DA.1904	3D HEIGHT BLANKET 8.500m	А	01/04/25
DA.1905	3D HEIGHT BLANKET 8.500+10% = 9.350	А	01/04/25
DA.1906	PROPOSED SUNSHADE DIAGRAMS	А	01/04/25
DA.1907	SUNSHADE DIAGRAMS STUDY ON N#1		
DA.1908	EXTERNAL FINISHES	А	01/04/25
DA.1921	VIEW IMPACT STUDY	А	01/04/25
DA.1922	VIEW IMPACT STUDY	A	01/04/25

2 BUILDING CHARACTERISTICS

2.1 Classification

The following table presents a summary of the relevant building classification items of the proposed building development.

BCA Classification	2
Rise in Storeys	3
Effective Height	9.8m
Type of Construction	A
Climate Zone	Zone 5

2.2 Use of Building

The proposed development consists of the construction of a new three storey residential apartment building containing 3 residential apartments with a single level of carparking located at 3 Lauderdale Ave Fairlight

2.3 Classification

Class 2 - Residential (Ground to Levels 1) Class 7a – Carpark (Basement)

3 BUILDING CODE OF AUSTRALIA ASSESSMENT

3.1 SECTION C - FIRE RESISTANCE

3.1.1 Part C2 – Fire Resistance and Stability

BCA Clause	Title	Assessment & Comment	Capable of Compliance	Does Not Comply	Note	N/A
C2D2	Type of construction required	Type A Construction	✓			
C2D3	Calculation of rise in storeys	The rise in storeys is 3			\checkmark	
C2D4	Buildings of multiple classification	The building is required to be constructed of Type 'A' fire resisting construction as the classification of the top storey is a Class 2.			✓	
C2D5	Mixed types of construction	The building contains a class 7a Carpark & Class 2 , with 3 soul occupancy units			✓	
C2D6	Two storey Class 2, 3 or 9c buildings	N/A				~

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C2D7	Class 4 parts of buildings	N/A					✓
C2D8	Open spectator stands and indoor sports stadiums	N/A				✓	
C2D9	Lightweight construction	Update construction drawings to s there is lightweight construction pr	how compliance if oposed	✓			
		In a building required to be of Type following building elements and the must be non-combustible, concret protected timber:	A construction, the eir components e, masonry or fire				
		Building Element	Type A Construction				
		External wall	Non-combustible				
		Common wall	Non-combustible				
C2D10	Non-combustible building elements	Floor and floor framing of lift pit	Non-combustible				
		All loadbearing internal walls (including shaft walls)	Concrete, masonry or fire-			√	
		Loadbearing fire walls	Concrete, masonry or fire-				
		Non-loadbearing internal walls required to be fire-resistant	Non-combustible				
		Non-loadbearing lift, ventilating, pipe, garbage and like shafts which do not discharge hot products of combustion	Non-combustible				
C2D11	Fire hazard properties	The fire hazard properties of all f coverings, wall and ceiling lini comply with Specification 7. properties of all other materials Specification 7. Design certification will be required compliance prior to the issue of a Certificate.	The fire hazard properties of all floor materials, floor coverings, wall and ceiling lining materials must comply with Specification 7. The fire hazard properties of all other materials must comply with Specification 7. Design certification will be required verifying compliance prior to the issue of a Construction				
C2D12	Performance of external walls in fire	N / A					✓
C2D13	Fire-protected timber: Concession	N / A					✓
C2D14	Ancillary elements	An ancillary element must not be f attached to or supported by the inter- external face of an external wall th non-combustible unless it is detern fire properties and limitations on th coverage. Design certification will verifying compliance prior to the is Construction Certificate.			✓		

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C2D15	Fixing of bonded laminated cladding panels	N / A			✓

3.1.2 Specification 5 - Fire-Resisting Construction

BCA Clause	Title	Assessment & Comment	Capable of Compliance	Does Not Comply	Note	N/A
S5C2	Exposure to fire- source features	A part of a building is considered to be not exposed to a fire-source feature if the fire-source feature (ie. Side or Rear Boundary) if that part concerned is below the level of the Finished/Natural ground at every relevant part of the boundary. Surveyor to confirm NGL RL along the boundaries.	✓			
S5C3	Fire protection for a support of another part	The building requires a 90/90/90 rating	~			
S5C4	Lintels	Capable of Complying - Construction drawings to be updated to show requirements	✓			
S5C5	Method of attachment not to reduce the fire- resistance of building elements	Attaching or installing a finish , lining or ancillary element must not reduce the fire resistance of that element			~	
S5C6	General concessions	N/A				✓
S5C7	Mezzanine floors: Concession	N/A				\checkmark
S5C8	Enclosure of shafts	Shafts required to have an FRL must be enclosed at the top and bottom			✓	
S5C9	Carparks in Class 2 and 3 buildings	Applicable, the FRL for the carpark only requires a 90/90/90 rating	~			
S5C10	Residential care building: Concession	N/A				\checkmark
S5C11	Type A fire- resisting construction — fire-resistance of building elements	Capable of Complying - Construction drawings to be updated to show requirements	√			

								F	Page 9 c	f 18
	Type A: FRL of	Distance from a <i>fire-source</i>	FRL (in mi Insulation	nutes): Structura	al adequacy/ lr	ntegrity /				
Table	loadbearing parts	feature	2, 3 or 4	5, 7a or 9	6	7b or 8	\checkmark			
Souria	of external walls	< 1.5m	90/90/90	120/120/120	180/180/180	240/240/24				
			1.5m to 3m	90/60/60	120/90/90	180/180/120	240/240/18			
		3m or more	90/60/30	120/60/30	180/120/90	240/180/90				
	Type A: FRL of	Distance from a fire-source	FRL (in mi	nutes): Structure	al adequacy/ Ir	ntegrity /				
Table	non-loadbearing	feature	2, 3 or 4	5, 7a or 9	6	7b or 8	\checkmark			
S5C11b	parts of external	< 1.5m	-/90/90	-/120/120	-/180/180	-/240/240				
	Walls	1.5m to 3m	-/60/60	-/90/90	-/180/120	-/240/180				
		3m or more	-/-/-	-/-/-	-/-/-	-/-/-				
	Type A: FRL of external columns not incorporated in an external wall		FRL (in minutes): Structural adequacy/ Integrity /							
Table S5C11c		Column Type	2. 3 or 4	5. 7a or 9	6	7b or 8	\checkmark			
000110		Loadbearing	90/-/-	120/-/-	180/-/-	240/-/-				
		Non-	-/-/-	-/-/-	-/-/-	-/-/-				
		Loaubeaning								
Table	Type A: FRL of	Wall Type	Insulation							
S5C11d	and fire walls	i i i i i i i i i i i i i i i i i i i	2, 3 or 4	5, 7a or 9	6	7b or 8	v			
		Loadbearing or Non-	90/90/90	120/120/120	180/180/180	240/240/24				
		Loadbearing								
			FRL (in	minutes): Struct	ural adequacy/	Integrity /				
		Location	2. 3 or 4	5. 7a or 9	6	7b or 8				
		Fire resisting li	ft 90/90/90	120/120/120	180/120/120	240/120/12				
		Bounding publ	ic 90/90/90	120/-/-	180/-/-	240/-/-				
Table S5C11e	loadbearing	lobbies and the	e				\checkmark			
550116	internal walls	Between or	90/90/90	120/-/-	180/-/-	240/-/-				
		Ventilating, pipe, garbage, and like shafts not used for th discharge of h products of combustion	e ot	120/120/120	180/120/120	240/120/12				
		compustion	1			I				

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					FRL (in minutes): Structural adequacy/								
			Location		Integrity	/ Insulatio	on on	0	71 0				
			Fire registing I	ift and	2, 3 or 4	5, 7a	or 9	6	7b or 8				
			stair shafts		-/90/90	-/120/	120	-/120/120	-/120/120				
Table S5C11f	non-loadbearing		Bounding pub corridors, lobb the like	lic bies and	-/60/60	-/-/-		-/-/-	-/-/-	\checkmark			
			Between or bo SOUs	ounding	-/60/60	-/-/-		-/-/-	-/-/-				
			Ventilating, pip garbage, and shafts not use the discharge products of combustion	oe, like d for of hot	-/90/90	-/90/9	0	-/120/120	-/120/120				
			Building	FRL (in Insulat	n minutes <i>ion</i>	: Structur	al ad	equacy/ In	tegrity /				
	Type A: FRL of other building elements not covered (a)-(f)		Element	2, 3 or	4 5, 7	a or 9	6		7b or 8				
Table S5C11g		other building elements not covered (a)-(f)		Other loadbearing internal walls, beams, trusses and	90/-/-	120/	-/-	18	D/-/-	240/-/-	~		
			Floors	90/90/9	90 120/	120/120	18	0/180/180	240/240/24				
		Roofs	Roofs	90/60/3	30 120/	60/30	18	0/60/30	240/90/60				
S5C12	Type A — concessions for floors	N	/ A – support	of anot	her part	applicabl	e						√
S5C13	Type A — concession for floor loading of Class 5 and 9b buildings	N	/ A										~
S5C14	Type A — concession for roof superimposed on concrete slab	C ul	Capable of Complying - Construction drawings to be updated to show requirements) be	√			
S5C15	Type A — roof concession	C u	Capable of Complying - Construction drawings to be updated to show requirements						be	√			
S5C16	Type A — roof lights	C u	apable of Co pdated to she	omplyir ow req	ng - Cor uiremer	structio its	n dr	awings to	o be	\checkmark			
S5C17	Type A — internal columns and walls: Concession	C u	apable of Co	omplyir ow req	ng - Cor uiremer	structio its	n dr	awings to	o be	✓			

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S5C18	Type A: — concession for open spectator stands and indoor sports stadiums	N / A				✓
S5C19	Type A — carparks	Capable of Complying - Construction drawings to be updated to show requirements	✓			
S5C20	Type A — Class 2 and 3 buildings: Concession	Concession applicable – Update constriction drawings to show compliance	✓			

3.1.3 Part C3 – Compartmentation and Separation

BCA Clause	Title	Assessment & Comment	Capable of Compliance	Does Not Comply	Note	N/A
C3D3	General floor area and volume limitations	All parts of the building comply and are within compartment limitations.	✓			
C3D4	Large isolated buildings	N / A				✓
C3D5	Requirements for open spaces and vehicular access	N/A				✓
C3D6	Class 9 buildings	N/A				\checkmark
C3D7	Vertical separation of openings in external walls	In a building of Type 'A' construction that is not sprinkler protected, a spandrel must be provided. The spandrel must be not less than 900mm in height, extended not less than 600mm above the upper surface of the intervening floor and be of non-combustible material having an FRL of not less than 60/60/60. Alternatively, a slab or other horizontal construction that projects outwards not less than 1100mm and extends 450mm beyond the opening and be of non-combustible material having an FRL of not less than 60/60/60. Designer to confirm compliance of all vertical and horizontal spandrels prior to the issue of the Construction Certificate.			V	
C3D8	Separation by fire walls	Capable of Complying - Construction drawings to be updated to show requirements			✓	
C3D9	Separation of classifications in the same storey	The class 7a and 2 must be separated with an FRL of 90/90/90			✓	
C3D10	Separation of classifications in different storeys	S5C9 – carparks in class 2 – concession applied			✓	

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C3D11	Separation of lift shafts	The lift shafts must be fire rated and achieve an FRL as per Specification 5 where connecting more than 2 storeys (3 storeys is sprinkler protected) for type A construction and for type B construction as per table S5C21e (load bearing) or non-combustible materials (non load bearing) Doorways to the lift are to have an FRL of -/60/-			~	
C3D12	Stairways and lifts in one shaft	The lifts and stairs are contained within their own separated areas / shaft.			~	
C3D13	Separation of equipment	The following equipment must be fire separated from the building: - (i) lift motors and lift control panels; or (ii) emergency generators used to sustain emergency equipment operating in the emergency mode; or (iii) central smoke control plant; or (iv) boilers; or (v) a battery system installed in the building that has a total voltage of 12 volts or more and a storage capacity of 200 kWh or more. (vi) on-site fire pumps must comply with the requirements of AS 2419.1	~			
C3D14	Electricity supply system	The main electrical distribution board and substation, they must be fire separated with fire rated construction achieving an FRL of 120/120/120 with doorways	~			
C3D15	Public corridors in Class 2 and 3 buildings	N/A				✓

3.1.4 Part C4 - Protection of openings

BCA Clause	Title	Assessment & Comment	Capable of Compliance	Does Not Comply	Note	N/A
C4D3	Protection of openings in external walls	Openings within 3m of a side boundaries of 6m from other buildings are required to be protected as per C4D5 or via Performance Solution by Registered Fire Engineer.		×		
C4D4	Separation of external walls and associated openings in different fire compartments	N/A				~
C4D5	Acceptable methods of protection	Note - the form of protection of openings to be clearly details to plans.			✓	
C4D6	Doorways in fire walls	Can readily comply Door schedule within plans to show compliance			✓	
C4D7	Sliding fire doors	N/A				\checkmark
C4D8	Protection of doorways in horizontal exits	N/A				~

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C4D9	Openings in fire- isolated exits	N/A				\checkmark
C4D10	Service penetrations in fire-isolated exits	N/A				~
C4D11	Openings in fire- isolated lift shafts	Lift doors are to be fire rated with a FRL of -/60/- when tested to AS 1735.11 and comply with C3D11.			\checkmark	
C4D12	Bounding construction: Class 2 and 3 buildings and Class 4 parts	Can readily comply Further details required on architectural plans confirming compliance.	~			
C4D13	Openings in floors and ceilings for services	Can readily comply – the plans identify service riser shafts, the FRL of the <i>shaft</i> that will not reduce the fire performance of the building elements it penetrates. Penetrations Report or Penetrations matric to be provided within architectural plans confirming compliance.			~	
C4D14	Openings in shafts	Can readily comply. Penetrations Report or Penetrations matric to be provided within architectural plans confirming compliance.			~	
C4D15	Openings for service installations	Service penetrations through fire rated elements are to be as per Specification 13 or as per a tested system to AS 1530.4 or AS 4072			~	
C4D16	Construction joints	Joints in building elements are to maintain the FRL of the element itself, the exemption applies to fire protected timber with cavity barriers			~	
C4D17	Columns protected with lightweight construction to achieve an FRL	N/A				~

3.2 SECTION D - ACCESS AND EGRESS

3.2.1 Part D2 – Provision for Escape

BCA Clause	Title	Assessment & Comment	Capable of Compliance	Does Not Comply	Note	N/A
D2D3	Number of exits required	2 exits are required in the basement		×		

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D2D4	When fire- isolated stairways and ramps are required	Non-Fire Isolated The external stairs are designed as a non fire isolated exits and are required to be with 2 handrails, TGSI and non slip nosing's, consistent in height throughout as per D2.17 of the BCA and clause 11 & 12 of AS 1428.1		✓	
D2D5	Exit travel distances	A second exit is required in the basement	×		
D2D6	Distance between alternative exits	Capable of complying – Construction drawings to be updated		~	
D2D7	Height of exits, paths of travel to exits and doorways	In a required exit or path of travel to an exit the unobstructed height throughout must be not less than 2 m, except the unobstructed height of any doorway may be reduced to not less than 1980 mm.		√	
D2D8	Width of exits and paths of travel to exits	The path of travel to exits in common areas must be 1m in width. Can readily comply Confirmation from Architect required on plans.		~	
D2D9	Width of doorways in exits or paths of travel to exits	The width of doorways can be 750mm for non accessible paths and 850mm for accessible paths. The dimensions of exits and paths of travel to exits generally complies with this clause and is subject to detailed design at construction certificate stage.		✓	
D2D10	Exit width not to diminish in direction of travel	The unobstructed width of a required exit must not diminish in the direction of travel to a road or open space, except where the width is increased in accordance with D2D8(1)(b) or D2D9(a)(i). Can readily comply Confirmation from Architect required.		~	
D2D11	Determination and measurement of exits and paths of travel to exits	For the purposes of D2D7 to D2D10 the following apply: (a) The required width of a stairway or ramp in a required exit or path of travel to an exit must— (i) be measured clear of all obstructions such as handrails, projecting parts of barriers and the like; and (ii) extend without interruption, except for ceiling cornices, to a height not less than 2 m vertically above a line along the nosing's of the treads or the floor surface of the ramp or landing. Construction drawings to show compliance		~	
D2D12	Travel via fire- isolated exits	N/A			\checkmark

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D2D13	External stairways or ramps in lieu of fire-isolated exits	N/A				~
D2D14	Travel by non- fire-isolated stairways or ramps	N/A				~
D2D15	Discharge from exits	The discharge of the exits appears primarily capable of complying with this clause and is subject to detailed landscaping and civil engineering designs.	✓			
D2D16	Horizontal exits	N/A				✓
D2D17	Non-required stairways, ramps or escalators	N/A				~
D2D18	Number of persons accommodated	The aggregate egress width complies with this clause based on normal residential occupancy levels.	✓			
D2D19	Measurement of distances	This clause details the rules pertaining to the nearest part of an exit.	✓			
D2D20	Method of measurement	This clause details the rules pertaining to the measurement of exit travel.	✓			
D2D21	Plant rooms, lift machine rooms and electricity network substations: concession	N/A				✓
D2D22	Access to lift pits	Can readily comply Confirmation from Architect required.			~	
D2D23	Egress from Primary Schools	N/A				\checkmark

3.2.2 Part D3 – Construction of exits

BCA Clause	Title	Assessment & Comment	Capable of Compliance	Does Not Comply	Note	N/A
D3D3	Fire-isolated stairways and ramps	N/A				✓

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D3D4	Non-fire-isolated stairways and ramps	If proposed a non-fire isolated stair serving the building must be: (a)reinforced or prestressed concrete; or (b) steel in no part less than 6 mm thick; or (c)timber that—: (i) has a finished thickness of not less than 44 mm; and (ii) has an average density of not less than 800 kg/m3 at a moisture content of 12%; and has not been joined by means of glue unless it has been laminated and glued with resorcinol formaldehyde or resorcinol phenol formaldehyde glue. Construction drawings to show compliance			V	
D3D5	Separation of rising and descending stair flights	Complies	~			
D3D6	Open access ramps and balconies	N/A				✓
D3D7	Smoke lobbies	N/A				\checkmark
D3D8	Installations in exits and paths of travel	Electrical distribution boards that are located within a path of travel to an exit must be contained within non- combustible construction (metal cabinet) and smoke sealed. Can readily comply – Plans are to detail the location and extent of elements within paths of travel			√	
D3D9	Enclosure of space under stairs and ramps	Cupboards beneath required stairs are to be fire rated with a FRL of 60/60/60. Cupboards are not permitted below stairs within a fire isolated exit Update Construction drawings to show compliance if any cupboards are proposed			~	
D3D10	Width of required stairways and ramps	N/A				✓
D3D11	Pedestrian ramps	N/A				\checkmark
D3D12	Fire-isolated passageways	N/A				✓
D3D13	Roof as open space	N/A				\checkmark
D3D14	Goings and risers	A stairway must have no winders in lieu of a landing, The main external stair does not comply. Its possible a performance solution may address this noncompliance		×		

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D3D15	Landings	Landing to have a maximum 1:50 gradient and be minimum 750mm long Can readily comply Further details required on architectural plans confirming compliance.	x		
D3D16	Thresholds	Steps are not permitted at door thresholds unless at an external door with max change in level of 190mm. The threshold of all the entries must comply with AS 1428.1-2009. This is likely to require: 1:8 threshold ramp with a maximum height of 35mm; or 1:10 step ramp, with a maximum height of 190mm; or 1:14 ramp if more than 190mm.		~	
D3D17	Barriers to prevent falls	Balustrades must be provided to: - Internal stairs; - Unit balconies; Can readily comply. Further details required on architectural plans confirming compliance.		~	
D3D18	Height of Barriers	The height of a barrier required by D3D17 must be not less than the following: (a)For stairways or ramps with a gradient of 1:20 or steeper — 865 mm. (b) For landings to a stair or ramp where the barrier is provided along the inside edge of the landing and does not exceed 500 mm in length — 865 mm. (c) In front of fixed seating on a mezzanine or balcony within an auditorium in a Class 9b building, where the horizontal projection extends not less than 1 m outwards from the top of the barrier — 700 mm. For all other locations — 1 m.		~	
D3D19	Openings in Barriers	Balustrades must not permit a 125mm sphere to pass through. Construction drawings to show compliance		~	
D3D20	Barrier Climbability	A barrier required by D3D17, located on a floor more than 4 m above the surface beneath, must not incorporate horizontal or near horizontal elements that could facilitate climbing between 150 mm and 760 mm above the floor. Construction drawings to show compliance		~	
D3D21	Wire Barriers	N/A			\checkmark

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D3D22	Handrails	One hand rail is required to all stairs as per this clause. Stairs that form part of the accessible path of travel must have two hand rails to AS 1428.1-2009 and are subject to detailed design at construction certificate stage.		√	
D3D23	Fixed platforms, walkways, stairways and ladders	N/A			✓
D3D24	Doorways and doors	N/A			✓
D3D25	Swinging doors	Swinging exit doorways must swing in the direction of egress, unless they: - are the only exit from that part; - serve area less than 200m2; have a hold open device to the back of the door.		✓	
D3D26	Operation of latch	Applicable to the basement exit doors. Construction drawings to show compliance		~	
D3D27	Re-entry from fire-isolated exits	Note - doors of a fire-isolated exit to not be locked from the inside in a Class 9b early childhood centre.		✓	
D3D28	Signs on doors	Construction drawings to show compliance		\checkmark	
D3D29	Protection of openable windows	Bedroom windows that: - - do not open to a balcony; and - have a window sill less than 1.7m; and - are 2m above the finished floor level; must be restricted to 125mm opening or have a screen that can resist a force of 250 Newtons. Construction drawings to show compliance		~	
D3D30	Timber stairways: Concession	N/A			✓

3.2.3 Part D4 – Access for people with disabilities

BCA Clause	Title	Assessment & Comment	Capable of Compliance	Does Not Comply	Note	N/A
D4D2	General building access requirements	Disabled access is a requirement of BCA 2022 and Federal legislation.			✓	
D4D3	Access to buildings	Access to be provided through the principal entrance and any from the allotment boundary, any other accessible building on the allotment and from accessible parking space.	~			

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D4D4	Parts of buildings to be accessible	All common areas must be accessible	✓			
D4D5	Exemptions	Disabled access need not be provided to service areas / metres rooms etc. - Store rooms; - Water metre room; - Electricity metre room; - Fire service / pump rooms.	~			
D4D6	Accessible carparking	Accessible car parking is to be provided	✓			
D4D7	Signage	Accessible signage will be required to the: Doorways used as exits.	✓			
D4D8	Hearing augmentation	N/A				\checkmark
D4D9	Tactile indicators	Tactiles required to small ramps that have a gradient of 1:14-20 and intermediate stairs. Tactiles to comply with sections 1 and 2 of AS/NZS 1428.4.1.	✓			
D4D10	Wheelchair seating spaces in Class 9b assembly buildings	N/A				✓
D4D11	Swimming pools	N/A				\checkmark
D4D12	Ramps	The accessible ramps must comply with AS 1428.1- 2009. On an accessway— (a) a series of connected ramps must not have a combined vertical rise of more than 3.6 m; and (b) a landing for a step ramp must not overlap a landing for another step ramp or ramp.	~			
D4D13	Glazing on an accessway	N/A				✓

3.3 SECTION E - SERVICES AND EQUIPMENT

3.3.1 Part E 1 – Firefighting equipment

BCA Clause	Title	Assessment & Comment	Capable of Compliance	Does Not Comply	Note	N/A
E1D2	Fire hydrants	Fire hydrant coverage is required as the building is greater than 500m2. Hydrant coverage must comply with E1D2 and AS 2419.1-2021. The design of fire hydrant system and coverage is to be undertaken by an accredited practitioner (fire safety). Design certificate declaration to be provided.		X		

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E1D3	Fire hose reels	Fire hose reels are required for the Class 7a parts in accordance with AS 2441. Coverage to be obtained from a 36m hose, with 4m spray. Hose reels to be within 4m of an exit, but not every exit.	√			
E1D4	Sprinklers	N/A				\checkmark
E1D5	Where sprinklers are required: all classifications	N/A				✓ ✓
E1D6	Sprinklers: Class 2 & 3 buildings other than residential care buildings	N/A				✓
E1D7	Sprinklers: Class 3 building used as a residential care building	N/A				✓
E1D8	Sprinklers: Class 6 buildings	N/A				✓
E1D9	Sprinklers: Class 7a building, other than an open- deck carpark	N/A				✓
E1D10	Sprinklers: Class 9a health-care building used as a residential care building and Class 9c buildings	N/A				1
E1D11	Sprinklers: Class 9b buildings	Sprinkler protection is required for buildings containing a Class 9b early childhood centre. An exemption has been included for certain Class 9b early childhood centres.				✓
E1D12	Sprinklers: additional requirements	N/A				✓
E1D13	Sprinklers: occupancies of excessive hazard	N/A				✓
E1D14	Portable fire extinguishers	Portable fire extinguishers must be installed throughout the building in accordance with this clause and AS 2444- 2001. Portable fire extinguishers must be installed to cover Class AE or E fire risks associated with emergency services switchboards.			~	
E1D15	Fire control centres	N/A				\checkmark
E1D16	Fire precautions during 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.			~	

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E1D17	Provision for special hazards	N/A			

3.3.2 Part E2 – Smoke hazard management

BCA Clause	Title	Assessment & Comment	Capable of Compliance	Does Not Comply	Note	N/A
E2D3	General requirements	The automatic smoke alarm system as per S20C4 and AS 1670.1, AS3786 and occupant warning system as per S20C7 is to be designed by an accredited practitioner (fire safety). A Class 7a part, 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. Design declaration certification and design plans provided by the Fire Service Practitioner confirming compliance.	✓			
E2D4	Fire-isolated exits	N/A				\checkmark
E2D5	Buildings > 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building	N/A				~
E2D6	Buildings >25 m in effective height: Class 5, 6, 7b, 8 and 9b buildings	N/A				~
E2D7	Buildings >25 m in effective height: Class 9a buildings	N/A				~
E2D8	Buildings < 25 m in effective height: Class 2, 3 and Class 4 part of a building	The Class 2 part must be provided with an automatic smoke detection and alarm system complying with Specification 20. The automatic smoke alarm system as per S20C4 and AS 1670.1, AS3786 and occupant warning system as per S20C7 is to be designed by an accredited practitioner (fire safety).	✓			
E2D9	Buildings < 25 m in effective height: Class 5, 6, 7b, 8 and 9b buildings					~
E2D10	Buildings < 25 m in effective height: large isolated buildings					✓

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E2D11	Buildings < 25 m in effective height: Class 9a and 9c buildings					√
E2D12	Class 7a buildings					✓
E2D13	Basements (other than 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. The car park mechanical exhaust system is to comply with clause 5.5 of AS/NZS 1668.1-2015 and incorporate non fire rated power and control cabling and metal blade fans suitable for normal temperature operation. The mechanical design consultant is to confirm compliance with the car park exhaust system including manual controls located at the FIP. The mechanical ventilation system is to be designed by an accredited practitioner (fire safety)	*			
E2D14	Class 6 buildings – in fire compartments > 2000 m2: not containing an enclosed common walkway or mall serving more than one SOU	N/A				~
E2D15	Class 6 buildings – in fire compartments > 2000 m2: containing an enclosed common walkway or mall serving more than one SOU	N/A				✓
E2D16	Class 9b – nightclubs, discotheques and the like	N/A				✓
E2D17	Class 9b – exhibition halls	N/A				\checkmark
E2D18	Class 9b – theatres and public halls	N/A				✓
E2D19	Class 9b – theatres and public halls (not listed in E2D18)	N/A				✓

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E2D20	Class 9b: other assembly buildings (not listed in E2D16 to E2D19)	N/A			✓
E2D21	Provision for special hazards	Additional smoke hazard management measures may be necessary due to the— special characteristics of the building; or (a) special function or use of the building; or (b) special type or quantity of materials stored, displayed, or used in a building; or (c) special mix of classifications within a building or fire compartment, (d) which are not addressed in E2D4 to E2D20. The building is not considered to be subject to special hazards, which are not already addressed via the previous provisions.		✓	

BCA Clause	Title	Assessment & Comment	Capable of Compliance	Does Not Comply	Note	N/A
E3D2	Lift installations	The electric passenger lift must comply with Specification 24.	\checkmark			
E3D3	Stretcher facility in lifts	N/A				✓
E3D4	Warning against use of lifts in fire	Signage will be provided to comply with this clause.			✓	
E3D5	Emergency lifts	N/A				\checkmark
E3D6	Landings	Landings to the lift will comply with this clause.			✓	
E3D7	Passenger lift types and their limitations	The lifts proposed will comply with E3D7(1)(a), being a of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts.			~	
E3D8	Accessible features required for passenger lifts	The passenger lift must comply with this clause. The required disabled access provisions. Hand rail to AS 1735.12; Can readily comply			~	
E3D9	Fire service controls	N/A				✓
E3D10	Residential care buildings	N/A				✓
E3D11	Fire service recall control switch	N/A				\checkmark

3.3.3 Part E3 – Lift installations

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E3D12	Lift car fire service drive control switch	N/A			✓

3.3.4 Part E4 – Emergency lighting, exit signs and warning systems

BCA Clause	Title	Assessment & Comment	Capable of Compliance	Does Not Comply	Note	N/A
E4D2	Emergency lighting requirements	Required in common areas			✓	
E4D3	Measurement of distance	Noted			✓	
E4D4	Design and operation of emergency lighting	Emergency lighting must be installed in accordance with AS 2293.1-2018.	~			
E4D5	Exit signs	Exit signs to be installed on all levels above or adjacent to the exit. The electrical design to incorporate exit signs as per AS/NZS 2293.1-2018			✓	
NSW E4D6	Direction signs	If the exit is not readily apparent, additional directional exit signs must be installed to guide occupants to the exit.			✓	
E4D7	Class 2, 3 and Class 4 parts: exemptions	 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. 			*	
E4D8	Design and operation of exit signs	Every required exit sign must comply with— AS 2293.1; or for a photoluminescent exit sign, Specification 25;	✓			
E4D9	Emergency warning and intercom systems	N/A				✓

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3.4 SECTION F - HEALTH AND AMENITY

3.4.1 Part F1 – Surface water management, rising damp and external waterproofing

BCA Clause	Title	Assessment & Comment	Capable of Compliance	Does Not Comply	Note	N/A
F1D3	Stormwater drainage	The stormwater must comply with AS/NZS 3500.3-2021.	✓			
F1D4	Exposed joints	Relates to specific requirements for exposed joints incorporated in a roof, balcony, podium or similar horizontal part of building.				
F1D5	External waterproofing membranes	A roof, balcony, podium, or similar horizontal surface part of a building must be provided with a waterproofing membrane— (a) consisting of materials complying with AS 4654.1; and (b) designed and installed in accordance with AS 4654.2. Construction drawings to show compliance	√			
F1D6	Damp-proofing	 Where required, damp-proofing must be installed as per this clause. Where a damp-proof course is provided, it must consist of— (a) a material that complies with AS/NZS 2904; or b) impervious sheet material in accordance with AS (a) 3660.1. Can readily comply – The building specification is to incorporate details to demonstrate suitable damp proofing systems 	✓			
F1D7	Damp-proofing of floors on the ground	 (1)If a floor of a room is laid on the ground or on fill, moisture from the ground must be prevented from reaching the upper surface of the floor and adjacent walls by the insertion of a vapour barrier in accordance with AS 2870. (2)The requirements of (1) do not apply where— (a) weatherproofing is not required; or (b) the floor is the base of a stair, lift or similar shaft which is adequately drained by gravitation or mechanical means. Can readily comply – The building specification is to incorporate details to demonstrate suitable damp proofing systems 	*			
F1D8	Subfloor ventilation	N/A				✓

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3.4.2 Part F2 – Wet areas and overflow protection

BCA Clause	Title	Assessment & Comment	Capable of Compliance	Does Not Comply	Note	N/A
F2D2	Wet area construction	 Note - A new specification has been inserted and contains the requirements of Table F1.7 of NCC 2019 Volume One Amendment 1. S26C3 - Amended to require walls in shower areas to be waterproof to not less than 1800 mm above the floor substrate. S26C4 and S26C5 - Sub-clause (1) has been amended to include fibre-cement sheet flooring. S26C6 - A new sub-clause (3) has been inserted to specify wet area requirements where a hand-held bidet spray is installed in a WC. Sub-clause (2) has been amended as a consequence of sub-clause (3). 	√			
F2D3	Rooms containing urinals	N/A				✓
F2D4	Floor wastes	A bathroom or laundry located at any level above a sole-occupancy unit or public space must have a floor waste. Construction drawings to show compliance	√			

3.4.3 Part F3 – Roof and wall cladding

BCA Clause	Title	Assessment & Comment	Capable of Compliance	Does Not Comply	Note	N/A
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F3D2	Roof coverings	A roof must be covered with— (a) roof tiles complying with AS 2049, fixed in accordance with AS 2050; or (b) metal sheet roofing complying with AS 1562.1; or (c) plastic sheet roofing designed and installed in accordance with AS 1562.3; or (d) terracotta, fibre-cement and timber slates and shingles designed and installed in accordance with AS 4597, except in cyclonic areas; or (e) an external waterproofing membrane complying with F1D5. Can readily comply Architectural and building specification to confirm compliance.	¥			
F3D3	Sarking	Sarking-type material used for weatherproofing of roofs and walls must comply with AS 4200.1 and AS 4200.2. Can readily comply Architectural and building specification to confirm compliance.	✓			
F3D4	Glazed assemblies	Glazed assemblies must comply with AS 1288-2021, and/or AS 2047, unless exempt by this clause. Can readily comply Architectural and building specification to confirm compliance.	1			
F3D5	Wall cladding	 (1) External wall cladding must comply with one or a combination of the following: (a) Masonry, including masonry veneer, unreinforced and reinforced masonry: AS 3700. (b) Autoclaved aerated concrete: AS 5146.3. (c) Metal wall cladding: AS 1562.1. (2) The following buildings need not comply with (1):. 	V			

3.4.4 Part F4 – Sanitary and Other Facilities

BCA Clause	Title	Assessment & Comment	Capable of Compliance	Does Not Comply	Note	N/A
F4D2	Facilities in residential buildings	Each residential SOU will be provided with a kitchen, bathroom, toilet, and shower. Laundry facilities are proposed via a washing machine. Clothes drying will be via dryer or 7.5m of clothes lines on balconies or rear yards.	✓			
F4D3	Calculation of number of occupants and facilities	The population is based on normal residential occupancy levels.			✓	

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F4D4	Facilities in Class 3 to 9 buildings	N/A			✓
F4D5	Accessible sanitary facilities	N/A			\checkmark
F4D6	Accessible unisex sanitary compartments	N/A			✓
F4D7	Accessible unisex showers	N/A			✓
F4D8	Construction of sanitary compartments	N/A			✓
F4D9	Interpretation: urinals and washbasins	N/A			✓
F4D10	Microbial (legionella) control	N/A			✓
F4D11	Waste management	N/A			✓
F4D12	Accessible adult change facilities	N/A			\checkmark

3.4.5 Part F7 – Sound Transmission and Insulation

BCA Clause	Title	Assessment & Comment	Capable of Compliance	Does Not Comply	Note	N/A
F7D3	Determination of airborne sound insulation ratings	A form of construction required to have an airborne sound insulation rating must— (a) have the required value for weighted sound reduction index (Rw) or weighted sound reduction index with spectrum adaptation term (Rw + Ctr) determined in accordance with AS/NZS ISO 717.1 using results from laboratory measurements; or (b) comply with Specification 28.	v			

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F7D4	Determination of impact sound insulation ratings	A floor in a building required to have an impact sound insulation rating must— (a) have the required value for weighted normalised impact sound pressure level (Ln,w) determined in accordance with AS ISO 717.2 using results from laboratory measurements; or (b) comply with Specification 28. A wall in a building required to have an impact sound insulation rating must— for a Class 2 or 3 building be of discontinuous construction. For the purposes of this Part, discontinuous construction means a wall having a minimum 20 mm cavity between 2 separate leaves, and— (a) for masonry, where wall ties are required to connect leaves, the ties are of the resilient type; and (b) for other than masonry, there is no mechanical linkage between leaves except at the periphery.	✓			
F7D5	Sound insulation rating of floors	A floor in a Class 2 or 3 building must have an Rw + Ctr (airborne) not less than 50 and an Ln,w (impact) not more than 62 if it separates— (a) sole-occupancy units; or a sole-occupancy unit from a plant room, lift shaft, stairway, public corridor, public lobby or the like, or parts of a different classification. Can readily comply – Further Retails required Floor types are detailed to Specification 28 or to be assessed by a suitably qualified acoustic consultant.	*			
F7D6	Sound insulation rating of walls	The walls separating Units must have an Rw + Ctr (airborne) not less than 50. Discontinuous construction will be required, where a wall separate: - a bathroom, sanitary compartment, laundry, or kitchen in one sole-occupancy unit from a habitable room (other than a kitchen) in an adjoining unit; or - a sole-occupancy unit from a plant room or lift shaft. Can readily comply – Further Retails required Wall types are detailed to Specification 28 or to be assessed by a suitably qualified acoustic consultant.	✓			

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F7D7	Sound insulation rating of internal services	 Pipework, including stormwater pipes, must have an Rw + Ctr (airborne) not less than— (i) 40 if the adjacent room is a habitable room (other than a kitchen); or (ii) 25 if the adjacent room is a kitchen or non-habitable room. 		✓	
		Can readily comply – Further Retails required Sound insulation of internal services is detailed to Specification 28 or to be assessed by a suitably qualified acoustic consultant.			
F7D8	Sound isolation of pumps	A flexible coupling must be used at the point of connection between the service pipes in a building and any circulating or other pump. Can readily comply – Further Retails required Separate Acoustic Report Required Confirming Compliance		✓	

3.4.6 Part F8 – Condensation Management

BCA Clause	Title	Assessment & Comment	Capable of Compliance	Does Not Comply	Note	N/A
F8D3	External wall construction	The Deemed-to-Satisfy Provisions of this Part only apply to a sole-occupancy unit of a Class 2 building and a Class 4 part of a building.	✓			
F8D4	Exhaust systems	 a) An exhaust system installed in a kitchen, bathroom, sanitary compartment, or laundry must have a minimum flow rate of— (i) 25 L/s for a bathroom or sanitary compartment; and (ii) 40 L/s for a kitchen or laundry. (b) Exhaust from a kitchen must be discharged directly or via a shaft or duct to outdoor air. Exhaust from a bathroom, sanitary compartment, or laundry must be discharged— (i) directly or via a shaft or duct to outdoor air; or (ii) to a roof space that is ventilated in accordance with F6. 	✓			

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F8D5	Ventilation of roof spaces	 (a)Where an exhaust system covered by F6.3 discharges directly or via a shaft or duct into a roof space, the roof space must be ventilated to outdoor air through evenly distributed openings. (b) Openings required by (a) must have a total unobstructed area of 1/300 of the respective ceiling area if the roof pitch is greater than 22°, or 1/150 of the respective ceiling area if the roof pitch is less than or equal to 22°. (c) 30% of the total unobstructed area required by (b) must be located not more than 900 mm below the ridge or highest point of the roof space, measured vertically, with the remaining required area provided by eave vents. 	V			

3.5 SECTION G - ANCILLARY PROVISIONS

3.5.1 Part G1 – Minor structures and components

BCA Clause	Title	Assessment & Comment	Complies	Does Not Comply	Note	N/A
G1D2	Swimming pools	N/A				\checkmark
G1D4	Outdoor play spaces	N/A				\checkmark
NSW G1D5	Provision for cleaning windows	N/A				\checkmark

4 **RECOMMENDATIONS**

Our overall recommendation are outlined below:

BCA Clause	Noncompliance	Recommendation
C4D3	Protection of openings in external walls	Openings within 3m of a side boundaries of 6m from other buildings are required to be protected as per C4D5 or via Performance Solution by Registered Fire Engineer.
D2D3	Number of exits required	2 exits are required in the basement. Provide another exit to the basement, or provide a performance solution
D3D15	Landings	Provide a landing to the external stair , or provide a performance solution
D3D14	Goings and risers	A stairway must have no winders in lieu of a landing, The main external stair does not comply. Its possible a performance solution may address this noncompliance
E1D2	Fire hydrants	Hydrant coverage must be provided, Engage a fire practitioner to provide plans

5 CONCLUSION

The proposed design is capable of achieving compliance with the deemed-to-satisfy provisions of the Building Code of Australia. The non-compliance items identified within this report have been provided with recommendations (Section 5) to achieve compliance with the BCA. The project will be subject to construction documentation that further provides the relevant details to demonstrate compliance as described within this report.

--- End of Report ---

APPENDIX A - PROPOSED FIRE SAFETY SCHEDULE

FIRE SAFETY MEASURES	STANDARD OF PERFORMANCE
Automatic fire detection and alarm systems	NCC E2D3, Specification 20, AS1670.1 Amdt 1 - 2018, AS3786-2014
Emergency lighting	NCC E4D2, AS/NZS 2293.1 Amdt 1 - 2018
Emergency Lifts	NCC E3D5
Exit signs	NCC E4D5, E4D5, E4D6, E4D8, AS/NZS 2293.1 Amdt 1 - 2018
Fire dampers	NCC C4D13 & C4D15, AS/NZS1668.1-2015, AS 1668.2- 2012 & AS 1682.1-2015 & AS 1682.2-2015
Fire doors	NCC Specification 12 4 & AS 1905.1-2015
Fire hydrant systems	NCC E1D2, AS 2419.1 - 2021
Fire seals protecting openings in fire-resisting components of the building	NCC C4D13 & C4D15, Spec 13
Fire shutters	NCC C4D5, Specification 12, AS 19055.2 - 2005
Fire windows	NCC Specification 12
Fire hose reel systems	NCC E1D3 & AS2441-2005
Lightweight construction	NCC C2D9 & Specification 6
Mechanical air handling systems	NCC E2D3, Specification 21 & AS/NZS 1668.1-2015
Portable fire extinguishers	NCC E1D14 & AS2444-2001
Solid core doors	NCC Specification 12 & NCC C4D12
Wall-wetting sprinkler and drencher systems	NCC C4D5, AS 2118.2 - 2021
Warning and operational signs	EP&A (DCFS) Regs 2021, Clause 108 (Fire Safety Notices)
Smoke detectors and heat detectors	NCC E2D3, Specification 20, AS1670.1 Amdt 1 - 2018, AS 3786-2014
Warning and operational signs	EP&A (DCFS) Regs 2021, Clause 108 (Fire Safety Notices)
Warning and operational signs	NCC E3D4 (Warning against use of lifts in fire)
Warning and operational signs	NCC C4D7 (Sliding fire doors)
Warning and operational signs	NCC NSW I4D14 (Load notice)
Warning and operational signs	NCC NSW D3D4(e)(iii) - Notices on doors in sight of audience
Warning and operational signs	NCC D3D28 (Signs on Doors)

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