



CREDWELL



Project	22-26 Addison Road, Manly
Report	BCA Assessment Report (BCA 2022)
Reference	230300-BCA-r2
Date	25/09/2023
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Document Control

Reference/Revision	Date	BCA Assessment Report	
230300-BCA-r1 Draft DA report issued for review	27/06/2023	Prepared by	Quan Pham Building Surveyor
		Reviewed by	Robert Briant Building Surveyor – Unrestricted (A1) BDC 0048
230300-BCA-r2 Final Report	25/09/2023	Prepared by	 Quan Pham Building Surveyor
		Reviewed by	 Robert Briant Building Surveyor – Unrestricted (A1) BDC 0048

1 Introduction

1.1 Objectives

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 Australia Volume 3;
2. The Disability Discrimination Act 1992 including the Disability ((Access to Premises – Buildings) Standards 2010 – unless specifically referred to), Note: The provision of disabled access to the subject development has been assessed against the Deemed-to-Satisfy provisions of Part D3 and Clauses E3.6, F2.4 & F2.9 of BCA 2022 only;
3. Any Development Consent conditions;
4. The Liquor Act 2007;
5. The Work Health and Safety Act 2011;
6. The Swimming Pools Act 1992; and
7. 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.
8. 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 22-26 Addison Road, Manly.



Figure 1 | Satellite Image of the Site | source: Architect

2.2 Proposal

The proposed development consists of additions and alterations to balconies and external areas of existing residential flat building.



Figure 2 | Image of the proposed development | source: Architect

2.3 Building description

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

Building Classification	2, 7a*	Levels Contained	5
Rise in Storeys	5	Effective Building Height (m)	11.6m (RL 21.4 – RL 9.8)
Type of Construction	Type A	Climate Zone	5 Northern Beaches Council

*The existing swimming pool is a freestanding Class 10b structure in the rear yard.

2.4 Classification

Location	Class	Use	Floor Area
Subfloor 02	2, 10b	Residential & swimming pool	249m ²
	2	Residential	211m ² (full floor plan for this level wasn't provided)
	10b	Swimming pool	38m ²
Subfloor 01	2, 7a	Residential and carpark	XXm ²
	2	Residential	149m ²
	7a	Carpark	- (no plan provided for carpark)
Ground floor	2	Residential	375m ²
First Floor	2	Residential	344m ²
Mezzanine	2	Residential	220m ²

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 and bicycle parking areas.

The floor areas identified within the 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

The following fire compartments have been assumed:

- (a) Subfloor 2
- (b) Subfloor 1
- (c) Ground floor
- (d) First floor

(e) Mezzanine floor

The existing units are separated and do not connect multiple storeys.

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.

Annexure B 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.

Where a Fire Engineered Performance Solution is proposed, the solution is to be prepared by a *Certifier – Fire Safety (C10)* in consultation with all stakeholders.

Referral to Fire Rescue NSW under Clause 21 of the Environmental planning and Assessment (Development Certification and Fire Safety) Regulation 2021 is required where the Fire Engineering Report contains any performance solution to address Performance Requirement C1P2 (CP2) (for class 2, 3 or 9), C1P9 (CP9), E1P3 (EP1.3), E1P4 (EP1.4), E1P6 (EP1.6), E2P2 (EP2.2) or E3P2 (EP3.2). This process is to be coordinated by the certifier as part of the Construction Certificate assessment process.

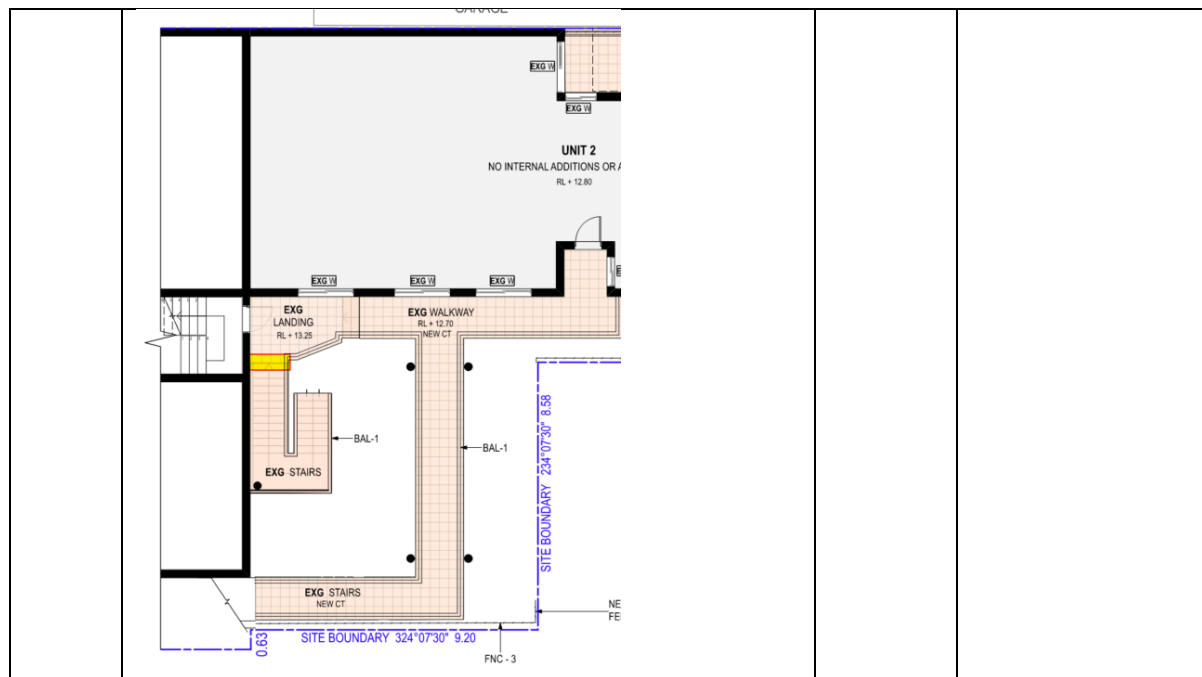
Item	Possible Performance Solution	DtS Provision	Performance Requirements
1.	Covered structures over entry/exit gate as it could not strictly be determined as 'open space'	D2D3	-

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.	Ceiling height above a stairway below the required 2000mm minimum (Existing issue)	D2D7	-



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.	N/A	

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. This would include details of the proposed glass balustrades in accordance with AS1288 and may require a performance solution from a façade / structural engineer.

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 Annexure B 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 Legislative Requirements

The following legislation outline some of the pertinent requirements which must be reviewed and satisfied prior to the issue of a Development Application.

5.1 Clause 62 of the Environmental Planning & Assessment Regulation 2021

Clause 62 of the Environmental Planning and Assessment Regulations 2021 applies to existing buildings subject to a Development Application for the change of building use, where the proposal does not seek the rebuilding or alteration of the building.

This clause does not apply to the development as the proposal does not involve the change of use of the building but does involve building work.

5.2 Clause 64 of the Environmental Planning & Assessment Regulation 2021

Clause 64 of the Environmental Planning and Assessment Regulations 2021 applies to existing buildings subject to a Development Application for the rebuilding or alteration of the building where:

Clause 64 (1)

(a) the proposed building work and previous building work together represent more than half of the total volume of the building, or

(b) the measures contained in the building are inadequate—

(i) to protect persons using the building, if there is a fire, or

(ii) to facilitate the safe egress of persons using the building from the building, if there is a fire, or

(iii) to restrict the spread of fire from the building to other buildings nearby.

Where this clause applies to the development:

(2) The consent authority must consider whether it is appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia.

The total building work, including previous building work, affects a volume well less than half of the buildings total volume and therefore clause (64(1)(a) does not apply. An assessment to determine whether the measures contained within the building are adequate is provided below to address Clause 64 (1)(b)

The local Consent Authority (Council) have at the Development Approval stage discretion on the level of fire safety upgrading deemed necessary, being either a total upgrade to satisfy the provisions of the BCA or partial upgrading depending on the design, construction extent of alterations and additions and circumstances of the particular building.

It should be noted that under Clauses 64 above, the primary concern with existing buildings is that of protecting persons using the building and to facilitate their egress from the building in the event of a fire or to restrict the spread of fire from the building to other buildings nearby.

Element	Credwell Assessment
<i>(1)(b)(i) to protect persons using the building, if there is a fire</i>	Fire collars and seals.
<i>(1)(b)(ii) to facilitate the safe egress of persons using the building from the building, if there is a fire</i>	Smoke alarms are recommended to be upgraded to the current standard.
<i>(1)(b)(iii) to restrict the spread of fire from the building to other buildings nearby</i>	Boundary setbacks, existing windows on northern and southern walls less than 3m from lot boundary but similar to a house, see Annexure C of report for required FRLs.

Given the proposed works we recommend the following upgrading works to the existing building, with it noted that the building is not proposed to be sprinkler protected and some discretion has been applied to the fire resistance levels recommended in the following upgrading strategy:

As a part of the new works we note that it is expected that the fire services, such as fire hydrant coverage, smoke detection and alarm systems, emergency lighting and exit signage systems will be modified to suit the new layout.

6 Disability (Access to Premises - Buildings) Standards 2010

The Disability (Access to Premises – Buildings) Standards 2010 (the “Premises Standards”) was created under the DDA and is also Commonwealth legislation (applies nationally). The Premises Standards identifies buildings to which it applies before specifying construction standards that those buildings are required to comply with. In summary, the Premises Standards are applicable to a new building, a new part of a building, and an affected part of a building, and the construction standards applicable are contained within “Schedule 1 Access Code for Buildings”.

The Premises Standards provides a definition for a new building, a new part of a building, and an affected part of a building. The definition of a new building and a new part of a building is currently considered to be in line with standard dictionary definitions (unless a building or part obtained construction approvals prior to 1 May 2011). However, the term “affected part” is specific to the Premises Standards and is defined by clause 2.1(5) as follows –

- a) the principal pedestrian entrance of an existing building that contains a new part; and*
- b) any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.*

The upgrade requirements of the Premises Standards are founded on determining whether a development within an existing building result in the creation of an affected part.

As previously mentioned, the construction standards of the Premises Standards are contained within “Schedule 1 Access Code for Buildings”. It should be noted that this part of the Premises Standards was prepared in consultation with the Australian Building Codes Board (ABCB – publisher of the BCA). As such, the requirements outlined in each document are the same. Therefore, assessment of the proposed development against the relevant requirements of the BCA applicable to access for people with a disability ensures that it also complies with the Premises Standards.

The subject proposed development results in the creation of an affected part within the existing building. Therefore, the new part, the principal pedestrian entry to the building, and the continuous accessible path of travel from the principal pedestrian entry to the new part must all comply with the Premises Standards. This may require upgrading existing parts of the building to achieve compliance.

An assessment of the building against the relevant requirements of the BCA applicable to access for people with a disability, as outlined in this Report, is equivalent to an assessment against “Schedule 1 Access Code for Buildings” of the Premises Standards. Therefore, confirmation of compliance with the BCA should also be taken as confirmation of compliance with the Premises Standards.

7 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.

PS	A Performance Solution is proposed to achieve compliance with this Clause.
CRA	“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. 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
Complies	The proposal shows compliance with the Deemed-to-Satisfy Clause.
DNC	The design does not comply with the Deemed-to-Satisfy Clause and design amendments are required
FI	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
Part B1 – Structural Provisions				
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).				

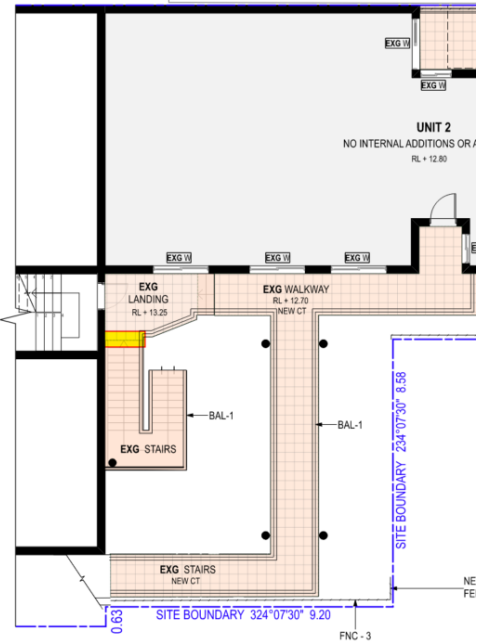
SECTION C – FIRE RESISTANCE

Clause	[2019]	Description	Comments	Assessment
Part C1 – Fire resistance				
This part details the objectives, functional statements, performance requirements and verification methods relevant to this Section.				
Part C2 – Fire resistance and stability				
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.	Noted
C2D5	C1.4	Mixed types of construction	The building will be a single Type of construction – Type A	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	Lightweight construction must comply with Specification 6.	To be assessed at CC stage
C2D10	C1.9	Non-combustible building elements	Elements of a Building of Type A 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. 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.	To be assessed at CC stage
C2D11	C1.10	Fire hazard properties	Materials requiring fire hazard properties are not proposed as part of this development	N/A
C2D12	C1.11	Performance of external walls in fire	1-2 storey buildings with external walls constructed with tilt-up panels or the like must comply with specification 8	N/A
C2D13	C1.13	Fire-protected timber: Concession	Fire-protected timber is not proposed as part of this development.	N/A
C2D14	C1.14	Ancillary elements	Ancillary elements are not proposed as part of this development.	N/A
C2D15	-	Fixing of bonded laminated cladding panels	Bonded laminated cladding is not proposed as part of this development.	N/A
Part C3 – Compartmentation and separation				
C3D1	C2.0	DtS Provisions	Information only.	Noted

Clause	[2019]	Description	Comments	Assessment
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 existing floor area and volume is not proposed to be altered.	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.	N/A
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	No changes are proposed to the openings in the external wall.	N/A
C3D8	C2.7	Separation by fire walls	No proposed changes to fire walls.	N/A
C3D9	C2.8	Separation of classifications in the same storey	The proposal does not contain any internal alterations to the existing building.	N/A
C3D10	C2.9	Separation of classifications in different storeys	The proposal does not contain any internal alterations to the existing building.	N/A
C3D11	C2.10	Separation of lift shafts	No lift is proposed and the existing building does not contain a lift.	N/A
C3D12	C2.11	Stairways and lifts in one shaft	No alterations to the existing fire-isolated stairway.	N/A
C3D13	C2.12	Separation of equipment	The proposal does not contain any equipment alterations to the existing building.	N/A
C3D14	C2.13	Electricity supply system	The proposal does not contain any electrical supply alterations to the existing building.	N/A
C3D15	C2.14	Public corridors in a Class 2 and 3 buildings		N/A
Part C4 – Protection of openings				
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	The proposal does not contain any alterations to the existing openings.	N/A
C4D4	C3.3	Separation of external walls and associated openings in different fire compartments	The proposal does not contain any alterations to the existing external walls and associated openings.	N/A
C4D5	C3.4	Acceptable methods of protection	The proposal does not contain any alterations to the existing openings.	N/A
C4D6	C3.5	Doorways in fire walls	The proposal does not contain any alterations to the existing openings.	N/A
C4D7	C3.6	Sliding fire doors	The proposal does not contain any alterations to the existing openings.	N/A
C4D8	C3.7	Protection of doorways in horizontal exits	The proposal does not contain any alterations to the horizontal exits	N/A

Clause	[2019]	Description	Comments	Assessment
C4D9	C3.8	Openings in fire-isolated exits	The proposal does not contain any alterations to the existing fire-isolated exits.	N/A
C4D10	C3.9	Service penetrations in fire-isolated exits	The proposal does not contain any alterations to the existing fire-isolated exits.	N/A
C4D11	C3.10	Openings in fire-isolated lift shafts	No lift is proposed and the existing building does not contain a lift.	N/A
C4D12	C3.11	Bounding construction: Class 2 and 3 buildings and Class 4 parts	The proposal does not contain any internal alterations to the existing building.	N/A
C4D12	C3.12	Openings in floors and ceilings for services	The proposal does not contain any alterations to the openings in floors and ceilings for services.	N/A
C4D14	C3.13	Openings in shafts	The proposal does not contain any alterations to any shafts.	N/A
C4D15	C3.15	Openings for service installations	The proposal does not contain any openings for service installations.	N/A
C4D16	C3.16	Construction joints	The proposal does not contain any fire rated elements.	N/A
C4D17	C3.17	Columns protected with lightweight construction to achieve an FRL	The proposal does not contain any fire rated columns.	N/A
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
	2	General Requirements	-	-
S5C2	2.1	Exposure to FSF	Clause not applicable for the proposed works.	N/A
S5C3	2.2	Fire protection for support of another part	Clause not applicable for the proposed works.	N/A
S5C4	2.3	Lintels	The proposal does not contains any lintels.	N/A
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	The proposal does not contain any shafts.	N/A
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

Clause	[2019]	Description	Comments	Assessment
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	If a floor of a Class 5 or 9b building is designed for a live load not exceeding 3kPa then reductions in FRLs are available.	To be assessed at CC stage
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
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.	
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	This concession may be applied where applicable	To be assessed at CC stage
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	This concession may be applied where applicable	To be assessed at CC stage
	4	Type B Construction		
The proposal is for a Type A Construction building.				
	5	Type C Construction		
The proposal is for a Type A Construction building.				
Specification 6 – Structural tests for lightweight construction [2019: Spec C1.8]				
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.				
Specification 7 – Fire hazard properties [2019: Spec C1.10]				
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.				
Specification 8 – Performance of external walls in fire [2019: Spec C1.11]				
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.				
Specification 9 – Cavity barriers for fire-protected timber [2019: Spec C1.13]				
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.				
Specification 10 – Fire-protected timber [2019: Spec C1.13a]				
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.				
Specification 11 – Smoke-proof walls in health-care and residential care buildings [2019: Spec C2.5]				
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.				
Specification 12 – Fire doors, smoke doors, fire windows and shutters [2019: Spec C3.4]				
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.				
Specification 13 – Fire doors, smoke doors, fire windows and shutters [2019: Spec C3.15]				
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
Part D1 – Access and egress				
This part details the objectives, functional statements, performance requirements and verification methods relevant to this Section.				
Part D2 – Provision for escape				
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 proposal does not impact the number of exits from the existing building. The structure over the path to the road may be considered as affecting 'open space' and this should be checked with your certifier.	FI
D2D4	D1.3	When fire-isolated stairways and ramps are required	The proposal does not include any fire-isolated stairways or ramps.	N/A
D2D5	D1.4	Exit travel distances	The proposal does not impact the existing travel distances.	N/A
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. The following area does not meet the minimum requirements of this clause. 	PS
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. 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	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.	CRA
D2D10	D1.6(g)	Exit width not to diminish in	The unobstructed width of a required exit must not diminish in the direction of travel.	Complies

Clause	[2019]	Description	Comments	Assessment
		direction of travel		
D2D11	D1.6(h) & (i)	Determination and measurement of exits and paths of travel to exits	The required stairway and/or ramp must have an unobstructed width (measured clear of handrails) of no less than 1,000mm.	CRA
D2D12	D1.7	Travel via fire-isolated exits	The proposal does not include any fire-isolated stairways or ramps.	N/A
D2D13	D1.8	External stairways or ramps in lieu of fire-isolated exits	The proposal does not include any fire-isolated stairways or ramps in lieu of fire-isolated stairways.	N/A
D2D14	D1.9	Travel by non-fire-isolated stairways or ramps	The proposal does not include any travel by non-fire-isolated stairways or ramps.	N/A
D2D15	D1.10	Discharge from exits	The proposal does not affect the discharge from exits to the existing building.	N/A
D2D16	D1.11	Horizontal exits	There are no horizontal exits in the development.	N/A
D2D17	D1.12	Non-required stairways, ramps or escalators	There are no escalator, moving walkway or non-required non fire-isolated stairway or pedestrian ramp proposed in the development.	
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	The proposal does not impact the access to the areas mentioned in this clause	N/A
D2D22	D1.17	Access to lift pits	There are no lifts in the development.	N/A
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
Part D3 – Construction of Exits				
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 proposal does not contain any fire-isolated stairs	N/A
D3D4	D2.3	Non-fire-isolated stairways and ramps	No proposed works to the existing stairways	N/A
D3D5	D2.4	Separation of rising and descending stair flights	The building does not incorporate 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

Clause	[2019]	Description	Comments	Assessment
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.	N/A
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.	N/A
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 proposal does not contain any fire-isolated stairs	N/A
D3D13	D2.12	Roof as open space	There is no roof that has been assessed as open space.	N/A
D3D14	D2.13	Goings and risers	The proposal does not include any new stairs.	N/A
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.	CRA
D3D17	D2.16(a), (b) and (c)	Barriers to prevent falls	Trafficable surfaces above a meter in height are to be provided with a barrier.	CRA
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.	CRA
D3D19		Openings in barriers	The openings are to comply with the requirements of this clause.	CRA
D3D20		Barrier climbability	Barriers required on a floor more than 4m above the surface beneath must not incorporate climbable elements between 150mm to 760mm.	CRA
D3D21		Wire barriers	Wire barriers not part of this proposal.	N/A
D3D22	D2.17	Handrails	Handrails are not part of this proposal.	N/A
D3D23	D2.18	Fixed platforms, walkways, stairways and ladders	Not proposed in the development.	N/A
D3D24	D2.19	Doorways and doors	The doorways and doors throughout the building comply.	Complies
D3D25	D2.20	Swinging doors	The swinging exit doors throughout the building comply.	To be assessed at CC stage
D3D26	D2.21	Operation of latch	All doorways must be provided with latches compliant with the requirements of this clause.	To be assessed at CC stage
D3D27	D2.22	Re-entry from fire-isolated exits	There are no fire-isolated stairways proposed on the current plans.	N/A
D3D28	D2.23	Signs on doors	There are no doors proposed which require signage as part of this clause.	N/A
D3D29	D2.24	Protection of openable windows	The proposal does not include any new windows.	N/A
D3D30	D2.25	Timber stairway: Concession	No fire-isolated stairways provided on the current plans therefore this concession is not available.	N/A
Part D4 – Access for People with a Disability				

Clause	[2019]	Description	Comments	Assessment
D4D1	D3.0	DtS Provisions	Information only.	Noted
D4D2	D3.1	General building access requirements	Access must be provided to each Classification within the building in accordance with the following: <u>Class 2</u> From a pedestrian entrance required to be accessible to at least one (1) floor containing sole-occupancy units, and to the entrance doorway of each sole-occupancy unit located on that level. To and within not less than one (1) of each type of room or space for use in common by the residents. Where a ramp complying with AS 1428.1-2009 or a passenger lift is installed - - to the entrance doorway of each sole-occupancy unit; and - to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp. The current design of the building does not provide access in accordance with these requirements. The current building does not provide an accessible path to 1 floor containing sole-occupancy units. The building may have been built at a time where accessibility was not required. <u>Class 7a</u> To and within any level containing accessible carparking spaces. Clause D3.5 does not require the provision of accessible carparking spaces to a carpark associated with a Class 2 building, therefore, access is not required to this part of the building. The current building carpark does not provide an accessible carparking space.	DNC
D4D3	D3.2	Access to buildings	An accessway must be provided to a building required to be accessible - - from the main points of a pedestrian entry at the allotment boundary; and - from another accessible building connected by a pedestrian link; and - from any required accessible carparking space on the allotment. Also, access must be provided through the principal pedestrian entrances of the building. The current building does not provide an accessible path to the building from the lot boundary and does not currently have an accessible carparking space.	DNC
D4D4	D3.3	Part of buildings to be accessible	Parts of the building must comply with the relevant requirements of this clause. The existing building does not comply with this clause and may have been built at a time where accessibility was not required. The proposed works do not include any works to the existing stairways.	DNC
D4D5	D3.4	Exemptions	No part of the building is exempt under this clause.	Noted

Clause	[2019]	Description	Comments	Assessment
D4D6	D3.5	Accessible carparking	Class 2 In a Class 2 building where car parking is not provided to the public, an accessible space need not be provided.	Noted
D4D7	D3.6	Signage	Braille and tactile signage is to be provided in accordance with this Clause and Specification D3.6, throughout the building. Signage will need to be located to achieve compliance. Signs with single lines of characters must have: a) the line of tactile (braille) characters not less than 1250 mm and not higher than 1350 mm above the floor; and b) be located on the latch side of the door 50-300mm from the architrave. Where this is not possible and only when this is not possible the sign may be placed on the door itself. Where illuminated exit signage is provided to an exit door a braille and tactile sign complying with this Clause is to be provided stating "Exit" and the level number and/or both descriptors, for example "Basement Level, Carpark".	N/A
D4D8	D3.7	Hearing augmentation	Required in auditoriums, conference room, or the like, ticket booths, reception areas, areas where the public is screened off from the service provider and in class 9b buildings.	N/A
D4D9	D3.8	Tactile indicators	Tactile indicators are to be provided to warn people that they are approaching a stairway, ramp or overhead obstruction. Tactiles are to comply with this Clause and AS/NZS1428.4.1-2009.	To be assessed at CC stage
D4D10	D3.9	Wheelchair seating spaces in Class 9b assembly buildings	There is no Class 9b part in the development.	N/A
D4D11	D3.10	Swimming pools	Perimeter of the existing swimming pool does not exceed 40m.	N/A
D4D12	D3.11	Ramps	No ramps are proposed.	N/A
D4D13	D3.12	Glazing on an accessway	No proposed glazing on an accessway	N/A
Specification 14 - Non-required stairways, ramps and escalators [2019: Spec D1.12]				
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.				
Specification 15 – Braille and tactile signs [2019: Spec D3.6]				
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.				
Specification 16 – Accessible water entry/exit from swimming pools [2019: Spec D3.10]				
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 E – SERVICES AND EQUIPMENT

Clause	[2019]	Description	Comments	Assessment
Part E1 – Fire fighting equipment				
E1D1	E1.0	DtS Provisions	Information only.	Noted
E1D2	E1.3	Fire hydrants	The proposal does not include any alterations to the existing building which require new fire services.	N/A
E1D3	E1.4	Fire hose reels	The proposal does not include any alterations to the existing building which require new fire services.	N/A
NSW E1D4 - E1D13	E1.5	Sprinklers	The proposal does not include any alterations to the existing building which require new fire services.	N/A
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.	N/A
E1D6	Table E1.5	Where sprinklers are required: Class	The proposal does not include any alterations to the existing building which require new fire services.	Noted

Clause	[2019]	Description	Comments	Assessment
		2 and 3 buildings other than residential care buildings		
E1D7	Table E1.5	Where sprinklers are required: Class 3 building used as a residential care building	The building does not contain 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 proposal does not include any alterations to the carpark	N/A
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 proposal does not include any alterations to the existing building which require new fire services.	N/A
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 ² . 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. and When over 12m: After the building has reached an effective height of 12m the fire hydrant and hose reels are to be operational in at least every storey covered by a roof or floor, except the 2 uppermost storeys. The fire hydrant booster connections must also be installed.	Noted
E1D17	E1.10	Provisions for special hazards	No special hazards have been identified at this time.	To be assessed at CC stage
Part E2 – Smoke hazard management				
E2D1	E2.0	DtS Provisions	Information only.	Noted
E2D2	E2.1	Application of Part	Information only.	Noted

Clause	[2019]	Description	Comments	Assessment
E2D3	E2.2	General requirements	The building has an effective height of less than 25m and therefore this clause does not apply.	N/A
E2D4	Table E2.2a	Fire-isolated exits	The building is not required to be provided with fire isolated exits and therefore this clause does not apply.	N/A
E2D5	Table E2.2a	Buildings more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building	The building has an effective height of less than 25m and therefore this clause does not apply.	N/A
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	The proposal does not include any alterations to the existing building which require new fire services however it should be noted the smoke alarms are required in the common areas and outside bedrooms in each unit. Any existing smoke alarms should be checked as smoke alarms only last 10 years after installation.	CRA
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
E2D10	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	The development is not a Class 7a building.	N/A
E2D13	Table E2.2a	Basements (other than Class 7a buildings)	This clause does not apply to this development as it does not contain a basements other than Class 7a buildings.	N/A
E2D14	Table E2.2b	Class 6 buildings – in fire compartments more than 2000 m2: Class 6 building (not containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit)	This clause does not apply to this development as it does not contain a Class 6 buildings in fire compartments more than 2000 m2 containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit.	N/A
E2D15	Table E2.2b	Class 6 buildings – in fire compartments	This clause does not apply to this development as it does not contain Class 6 buildings in fire compartments more	N/A

Clause	[2019]	Description	Comments	Assessment
		more than 2000 m2: Class 6 building (containing an enclosed common walkway or mall)	than 2000 m2 containing an enclosed common walkway or mall.	
NSW E2D16	Table E2.2b	Class 9b – assembly buildings: all	This clause does not apply to this development as it does not contain Class 9b assembly building.	N/A
NSW E2D17	Table E2.2b	Class 9b – assembly buildings: night clubs, discotheques and the like	This clause does not apply to this development as it does not contain a Class 9b night club, discotheque or the like.	N/A
NSW E2D18	Table E2.2b	Class 9b – assembly buildings: exhibition halls, museums and art galleries	This clause does not apply to this development as it does not contain a Class 9b exhibition hall, museum or art gallery.	N/A
NSW E2D19	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	No special hazards have been identified at this time.	To be assessed at CC stage
Part E3 – Lift installations				
E3D1	E3.0	DtS Provisions	Information only.	Noted
E3D2	E3.1	Lift installations	The proposal does not include any lifts.	N/A
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	The proposal does not include any lifts.	N/A
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	The proposal does not include any lifts.	N/A
E3D7	E3.6, table E3.6a, Table E3.6b	Passenger lifts and their limitations	The proposal does not include any lifts.	N/A
E3D8	Table E3.6a, Table E3.6b	Accessible features required for passenger lifts	The proposal does not include any lifts.	N/A
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

Clause	[2019]	Description	Comments	Assessment
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
Part E4 – Visibility in an emergency, exit signs and warning systems				
E4D1	E4.0	DtS Provisions	Information only.	Noted
E4D2	E4.2	Emergency lighting requirements	The proposal does not include any lifts.	N/A
E4D3	E4.3	Measurement of distance	Information only.	Noted
E4D4	E4.4	Design and operation of emergency lighting	The proposal does not include any alterations to the existing building which require new fire services.	N/A
E4D5	E4.5	Exit signs	The proposal does not include any alterations to the existing building which require new fire services.	N/A
E4D6	E4.6	Direction signs	The proposal does not include any alterations to the existing building which require new fire services.	N/A
E4D7	E4.7	Class 2 and 3 buildings and Class 4 parts: Exemptions	The proposal does not include any alterations to the existing building which require new fire services.	N/A
E4D8	E4.8	Design and operation of exit signs	The proposal does not include any alterations to the existing building which require new fire services.	N/A
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 for is not required to have an EWIS.	N/A
Specification 17 – Fire sprinkler systems [2019: Spec E1.5]				
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.				
Specification 18 – Class 2 and 3 buildings not more than 25 m in effective height [2019: Spec E1.5a]				
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.				
Specification 19 – Fire control centres [2019: Spec E1.8]				
This specification does not apply to the development as it is not required to have a fire control centre by clause E1D15.				
Specification 20 – Smoke detection and alarm systems [2019: Spec E2.2a]				
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.				
Specification 21 – Smoke exhaust systems [2019: Spec E2.2b]				
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.				
Specification 22 – Smoke and heat vents [2019: Spec E2.2c]				
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.				
Specification 23 – Residential fire safety systems [2019: Spec E2.2d]				
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.				
Specification 24 – Lift installations [2019: Spec E3.1]				
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.				
Specification 25 – Photoluminescent exit signs [2019: Spec E4.8]				
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**Part F1 – Surface water management, rising damp and external waterproofing**

An assessment against Part F1 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 stormwater drainage, and damp-proofing.

Part F2 – Wet areas and overflow protection

An assessment against Part F2 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 waterproofing and provision for floor wastes in wet areas of buildings.

Part F3 – Roof and wall cladding

An assessment against Part F3 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 roof coverings and weatherproofing of external walls.

Part F4 – Sanitary and other facilities

F4D1	F2.0	DtS Provisions	Information only.	Noted
F4D2	F2.1	Facilities in residential buildings	No proposed changes to existing units within the building.	N/A
F4D3	F2.2	Calculation of number of occupants and facilities	No proposed changes to existing units within the building.	N/A
F4D4	F2.3	Facilities in Class 3 to 9 buildings	No proposed changes to existing units within the building.	N/A
F4D5	F2.4	Accessible sanitary facilities	No proposed changes to existing units within the building.	N/A
F4D6	Table F2.4a	Accessible unisex sanitary compartments	No proposed changes to existing units within the building.	N/A
F4D7	Table F2.4B	Accessible unisex showers	No proposed changes to existing units within the building.	N/A
F4D8	F2.5	Construction of sanitary compartments	No proposed changes to existing units within the building.	N/A
F4D9	F2.6	Interpretation: Urinals and washbasins	No proposed changes to existing units within the building.	N/A
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	In a Class 9a health care building a slop hopper or other like device is to be provided in accordance with this Clause.	N/A
F4D12	F2.9	Accessible adult change facilities	Adult change facilities are not applicable to this development.	N/A

Part F5 – Room heights

F5D1	F3.0	DtS Provisions	Information only.	Noted
F5D2	F3.1	Height of rooms and other spaces	Heights of rooms and other spaces are to comply with this clause.	N/A

Part F6 – Light and ventilation

F6D1	F4.0	DtS Provisions	Information only.	Noted
F6D2	F4.1	Provisions of natural light	No proposed changes to the natural light provisions.	N/A
F6D3	F4.2	Methods and extent of natural light	No proposed changes to the natural light provisions.	N/A

F6D4	F4.3	Natural light borrowed from adjoining room	No proposed changes to the natural light provisions.	N/A
F6D5	F4.4	Artificial lighting	No proposed changes to the artificial lighting provisions.	N/A
F6D6	F4.5	Ventilation of rooms	No proposed changes to the ventilation of rooms.	N/A
F6D7	F4.6	Natural ventilation	No proposed changes to the ventilation of rooms.	N/A
F6D8	F4.7	Ventilation borrowed from adjoining room	No proposed changes to the ventilation of rooms.	N/A
F6D9	F4.8	Restriction on location of sanitary compartments	No proposed changes to existing units within the building.	N/A
F6D10	F4.9	Airlocks	No proposed changes to existing units within the building.	N/A
F6D11	F4.11	Carparks	No proposed alterations to the existing carpark.	N/A
F6D12	F4.12	Kitchen local exhaust ventilation	The building does not contain a commercial kitchen and therefore this clause does not apply.	N/A
Part F7 – Sound transmission and insulation				
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.				
Specification 26 – Waterproofing and water-resistance requirements for building elements in wet area [2019: Table F1.7]				
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.				
Specification 27 – Accessible adult change facilities [2019: Spec F2.9]				
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.				
Specification 28 – Sound insulation for building elements [2019: Spec F5.2]				
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.				
Specification 29 – Impact sound – test of equivalence [2019: Spec F5.5]				
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
Part G1 – Minor structures and components				
G1D1	G1.0	DtS Provisions	Information only.	Noted
G1D2	G1.1	Swimming pools	No proposed alterations to the existing swimming pool.	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.	N/A
NSW G1D5	NSW G1.101	Provision for cleaning windows	No proposed alterations to the existing building.	N/A
Part G2 – Boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues				
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.				
Part G3 – Atrium construction				
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.				
Part G4 – Construction in alpine areas				

Clause	[2019]	Description	Comments	Assessment
The building is not within an alpine area and therefore an assessment against this part has not been undertaken.				
Part G5 – Construction in bushfire prone areas				
Development is not located in a bush fire prone area.				
Part G6 – Occupiable outdoor areas				
Development does not include any occupiable outdoor areas applicable to this clause.				
Part G7 – Livable housing design				
Part G7 does not apply in NSW and therefore this part has been removed from this report.				
Specification 30 – Installation of boilers and pressure vessels [2019: Spec G2.2]				
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.				
Specification 31 – Fire and smoke control systems in buildings containing atriums [2019: Spec G3.8]				
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 for further information.

Annexure A – Reviewed Documentation

This report has been based on the documentation listed below:

Architectural Details prepared by Bennett Murada Architects, Project reference 2149		
Drawing Number	Revision	Title
DA_00	1	COVERHSEET
DA_01	1	SITE ANALYSIS
DA_02	1	PROPOSED SITE PLAN
DA_10	1	EXISTING/DEMOLITION : LEVEL 02 & 01
DA_11	1	PROPOSED : LEVEL 02 & 01
DA_12	1	EXISTING/DEMOLITION : LEVEL 03 & 04
DA_13	1	PROPOSED : LEVEL 03 & 04
DA_14	1	EXISTING/DEMOLITION : LEVEL 05 & ROOF
DA_15	1	PROPOSED : LEVEL 05 & ROOF
DA_20	1	FRONT & BACK ELEVATIONS
DA_21	1	NORTH -EAST ELEVATION
DA_22	1	SOUTH-WEST ELEVATION
DA_30	1	PARTIAL SECTION + VIEWS/ MATERIAL PALLETE
DA_31	1	SHADOW ANALYSIS

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	Existing Vs Proposed
1.	Emergency lighting	BCA 2022 Clauses E4D2 and E4D4 AS/NZS 2293.1-2018 (amendment 1)	Existing
2.	Exit signs	BCA 2022 Clauses E4D5, NSW E4D6 and E4D8 AS/NZS 2293.1-2018 (amendment 1)	Existing
3.	Fire seals protecting openings in fire-resisting components of the building	BCA 2022 Clause C4D15 AS 1530.4-2014 Manufacturer's Specification	Existing/Proposed
4.	Fire doors	BCA 2022 Clauses C4D9, C4D12 and Specification 12 AS 1905.1-2015	Existing
5.	Fire hose reel systems	BCA 2022 Clause E1D3 AS 2441-2005 (amendment 1)	Existing
6.	Portable fire extinguishers	BCA 2022 Clause E1D14 AS 2444-2001	Existing
7.	Smoke alarms and heat alarms (internal alarms in residential units)	BCA 2022 Part E2 and Specification 20	Existing
8.	Performance Solutions	TBA – Performance Solution to be carried out at the CC stage of the development	-

The latest fire safety schedule has not been provided for the building. The table above references current standards of performance which may vary from the existing standards of performance in the building.

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, 3 or 4	Class 5, 7a or 9
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