

BCA & DDA Capability Statement

67 Pacific Parade, Dee Why

Prepared for:

Adjani

Revision 0

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Reference: S240116



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BCA & DDA Capability Statement

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This statement has been prepared to verify that Blackett Maguire + Goldsmith Pty Ltd have undertaken a review of the architectural documentation that will accompany the Development Application (DA) to City of Canada Bay Council for the proposed residential apartment building at 67 Pacific Parade, Drummoyne NSW against the Building Code of Australia 2022 (BCA).

The proposed development comprises the construction of the residential apartment building including seven luxury apartments and parking located at 67 Pacific Parade, Dee Why.

1.1 Capability Statement Objectives

The objectives of this statement are to:

- + Confirm that the DA architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Accredited Certifier.
- + Confirm that the proposed new building works can readily achieve compliance with the BCA pursuant to section 19 of the *Environmental Planning & Assessment (Development Certification & Fire Safety) Regulation 2021*.
- + Accompany the Development Application submission to enable the Consent Authority to be satisfied that subsequent compliance with the fire & life safety and health & amenity requirements of the BCA, will not necessarily give rise to design changes to the building which may necessitate the submission of an application under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.

It should be noted that it is not the intent of this statement to identify all BCA provisions that apply to the subject development. The development will be subject further assessment following receipt of more detailed documentation at Construction Certificate stage.

This statement has been prepared pursuant to clause 18 of the *Building Professionals Regulation 2007*.

1.2 Relevant Version of the BCA

Pursuant to Section 19 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* the proposed building is subject to compliance with the relevant requirements of the BCA as in force at the day on which the application for the Construction Certificate is made. The current version of the BCA is BCA 2022, with the next revision of the BCA coming into effect 1 May 2025. As it is understood the Construction Certificate application will be lodged after 1 May 2023 and before 1 May 2025, this report assesses the design against compliance with the requirements of BCA 2022.

Where the building is a multi-storey building and multiple Construction Certificates will be issued under the same development consent, the relevant version of the BCA may be 'locked in' based on the day in which the application is made for the Construction Certificate which involves the ***entrance floor***.

1.3 Referenced Documentation

This report has been prepared based on a review of the preliminary DA architectural plans prepared by DKO Architects:

+ Drawing No.	+ Revision	+ Date
DA000	A	17/07/2024
DA100	A	17/07/2024
DA200	A	17/07/2024
DA201	A	17/07/2024
DA202	A	17/07/2024
DA203	A	17/07/2024
DA204	A	17/07/2024
DA205	A	17/07/2024
DA206	A	17/07/2024
DA207	A	17/07/2024
DA300	A	17/07/2024
DA301	A	17/07/2024
DA302	A	17/07/2024
DA303	A	17/07/2024
DA304	A	17/07/2024
DA400	A	17/07/2024
DA401	A	17/07/2024
DA500	A	17/07/2024
DA501	A	17/07/2024
DA502	A	17/07/2024
DA503	A	17/07/2024
DA504	A	17/07/2024
DA505	A	17/07/2024
DA506	A	17/07/2024
DA507	A	17/07/2024
DA508	A	17/07/2024
DA509	A	17/07/2024
DA510	A	17/07/2024
DA511	A	17/07/2024
DA600	A	17/07/2024

1.4 Building Classification

The new building works have been classified as follows:

+ BCA Classification(s)	Class 2 (Residential Apartment Building) Class 7a (Carpark)
+ Rise in Storeys	Six (6)
+ Storeys Contained	Seven (7)
+ Type of Construction	Type A Construction
+ Importance Level (Structural)	TBC – To be confirmed by structural engineer
+ Sprinkler Protected Throughout	Yes – Required by BCA Clause E1D6
+ Effective Height	>12m & <25m (RL47.05 – RL28.550 = 18.50m)
+ Max. Fire Compartment Size*	Class 7a: 5,000m ² & 30,000m ^{3**}
+ Climate Zone	Zone 5

*Fire compartment sizes do not apply to the levels containing only Class 2 Sole Occupancy units.

** A sprinklered carpark does not have a maximum fire compartment size

2.0 BCA Assessment – Key Issues

We note the following BCA compliance matters with relation to proposed building works are capable of complying with the BCA. Please note that this is not a full list of BCA clauses, they are the key requirements that relate to the proposed work and the below should be read in conjunction with the BCA.

2.1 Section B – Structure

Part B1

- + New building works are to comply with the structural provisions of the BCA 2022 and referenced standards including AS 1170.
- + The Importance Level provisions of BCA (Section B) are to be acknowledged by the Structural Engineer and addressed to the degree necessary.

Comment: A Chartered Professional structural engineer who is registered on the NER is required to provide structural certification at the Construction Certificate stage of the project.

2.2 Section C – Fire Resistance

C2D10

Non-Combustible Building Elements: All materials and or components incorporated in an external wall must be non-combustible. This includes but not limited to:

- + Any external wall claddings.
- + Any framing or integral formwork systems, i.e. timber framing, sacrificial formwork, etc.
- + Any external linings or trims, i.e. external UPVC window linings, timber window blades, etc.
- + Any sarking or insulation contained within the wall assembly.

This is not an exhaustive list, and any element incorporated within any external wall assembly must be identified and approved prior to the issue of a Construction Certificate

Comment: Compliance Readily Achievable.

Materials that are incorporated within the external wall of the building are required to be of non-combustible material. An external wall disclosure statement identifying the proposed external wall materials is to be submitted with the Construction Certificate application.

C2D11 & Spec. 7

Fire Hazard Properties: A schedule of all walls, floor, and ceiling linings along with associated test reports are to be provided for review to ensure compliance with the fire hazard property requirements of the BCA. Noting:

- + Minimum Group Numbers apply to wall and ceiling linings. AS 5637 test reports must be provided to determine compliance.
- + Minimum Critical Radiant Flux values apply to floor linings. AS ISO 9239.1 test reports must be provided to determine compliance

Comment: Compliance Readily Achievable.

A schedule of all internal wall, floor, and ceiling linings proposed within the building and associated test reports is to be provided to the project certifier for review at the Construction Certificate stage.

TABLE S7C3 OF SPECIFICATION 7– CRITICAL RADIANT FLUX OF FLOOR LININGS AND FLOOR COVERINGS

+ Class of building	+ Building not fitted with a sprinkler system	+ Building fitted with a sprinkler system (other than a FPAA101D or FPAA101H system)	+ Fire-isolated exits and fire control rooms
Class 2, 3, 5, 6, 7, 8 or 9b	2.2 kW/m ²	1.2 kW/m ²	2.2 kW/m ²

TABLE S7C4 OF SPECIFICATION 7 – WALL AND CEILING LINING MATERIALS (MATERIALS GROUPS PERMITTED)

+ Class of building	+ Fire-isolated exits and fire control rooms	+ Public corridors	+ Specific areas	+ Other areas
Class 2 or 3, Sprinklered Excluding accommodation for the aged, people with disabilities, and children	Walls: 1 Ceilings: 1	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3

C2D14

Ancillary Elements: An ancillary element must not be fixed, installed or attached to the internal parts or external face of an external wall that is required to be non-combustible, unless it is in accordance with this clause.

Comment: Compliance Readily Achievable.

BM+G Recommend that a disclosure statement be provided to the project certifier at the Construction Certificate stage confirming the proposed materials that are making up the attachments to the external walls.

C3D3

General Floor Area and Volume Limitations: The building is to achieve fire compartment sizes not in excess of the DtS requirements of this clause.

The following maximum fire compartment sizes apply to the building:

+ **Class 7a:** 5,000m² & 30,000m³

Comment: No further action required.

The maximum floor area assessment is not applicable for a Class 2 building part, nor to a fire separated sprinklered carpark.

C3D7

Vertical Separation of Openings in External Walls: In a building of Type A construction, any part of a window or other opening in an external wall is above another opening in the storey next below and its vertical projection falls no further than 450 mm outside the lower opening (measured horizontally), the openings must be separated by a fire-rated spandrel or a horizontal fire-rated extension.

Comment: Not applicable. It is noted that the BCA requires a Class 2 building that has a rise in storeys of more than 4 is required to be provided with a sprinkler system throughout. In this regard, given the building consists of a rise in storeys greater than 4, fire rated spandrels are not required to be provided in this instance.

C3D9 & C3D10

Separation of Classifications: Separate classifications will either need to be separated by a fire wall achieving the higher FRL requirement between the two classes, or alternatively the higher FRL must apply to both areas subject to Spec 5.

Comment: Noted and the design is to ensure that compliance is illustrated.

The higher FRL is required to be applied to provide adequate separation between the Class 2 and 7a parts located on Ground Floor and Level 1, i.e. 120/120/120 FRL to the wall and a -/120/30 fire door as per the image below.

Also, the floor slab that separates the carpark from the Class 2 building part above is to achieve an FRL of 120/120/120.



C3D11

Lifts: Any lift that connects 2 storeys or more than 3 storeys if the building is sprinkler protected, must be separated from the remainder of the building.

Comment: Compliance Readily Achievable.

It is noted that the hydraulic car lift only connects 3 storeys in a sprinkler-protected building and therefore is not required to be provided in a fire-rated shaft. The passenger lift provided to the building serves more than 3 storeys and is required to fire separate from the remainder of the building.

C3D13

Separation of Equipment: Equipment as listed below must be separated from the remainder of the building with construction that achieves an FRL of 120/120/120 (or that required by Spec 5, whichever is greater) and doorways being self-closing -/120/30 fire doors:

- + Lift motors and lift control panels; or
- + A battery or batteries installed in the building that have a voltage exceeding 24 volts and a capacity exceeding 10 ampere hours.

Comment: Compliance Readily Achievable.

Confirmation has been provided that there will not be batteries installed in the building.

C3D15

Public Corridors in Class 2 Buildings: Public corridors must not exceed 40m in length, or otherwise be divided at 40m intervals with smokeproof construction.

Comment: Complies.

Corridors within the Class 2 parts do not exceed 40m in length, and therefore no further action is required for smoke separation.

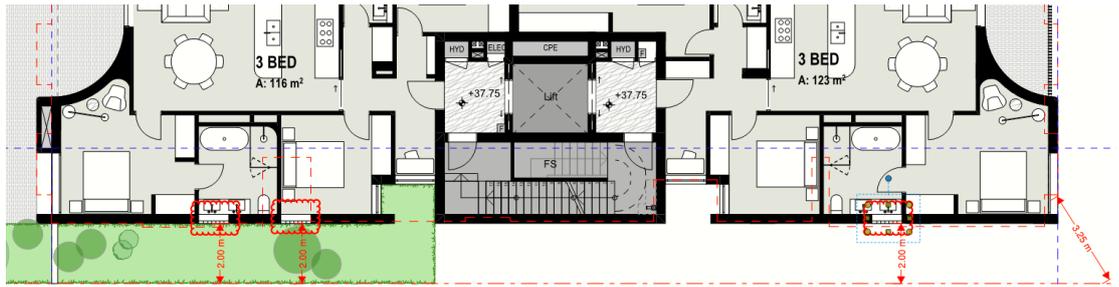
C4D3 & C4D5

Protection of Openings in External Walls: Openings that are less than 3m from the allotment boundary are required to be protected in accordance with BCA Clause C4D5. It is noted that there are currently no openings within 3m from the allotment boundary or 6m from an otherwise considered fire source feature.

Comment: Compliance is required to be achieved and illustrated on the design.

There are several window openings to the Eastern Façade that are required to be protected in accordance with C4D5 via one of the following measures:

- + Internal or external wall-wetting sprinklers used with automatic or fixed closed windows.
- + -/60/- fire windows that are automatic or fixed closed.
- + -/60/- automatic closing fire shutters.



Alternatively, a fire-engineered performance solution can be pursued to address the above. In this instance we are of the view that a **Performance Solution** that utilises a thick gauge radiant heat attenuation screen permanently fixed to the subject windows can be readily justifiable, rather than the traditional method of providing external wall wetting drenchers or fire shutters.

Spec. 5

Fire-Resisting Construction: The building is required to comply with Table 3 as relevant to FRLs required for buildings of Type A Construction.

Comment: Compliance Readily Achievable.

The building is required to comply with table 3 as relevant to the FRLs of the building components

Spec. 12

Fire Doors, Smoke Doors, Fire Windows and Shutters: Fire doors and smoke doors must comply with the requirements of this specification.

Comment: Compliance Readily Achievable.

2.3 Section D – Access and Egress

D2D3

Number of exits required:

Comment: The building comprises an effective height of <25m. Therefore, a single exit from the Class 2 storeys addresses the DTS provisions of the BCA.

The below-ground basement car park however has made available the single exit stair that ascends to the level above before discharging to the road. Unless a secondary exit is provided as per the image below, this will need to be addressed as a Fire Engineering **Performance Solution**.



D2D4

When Fire-Isolated Stairways and Ramps are Required: This clause sets out the requirements for stairways and ramps to be fire-isolated in buildings. It is generally permitted for a required stair to connect up to 3 storeys in a sprinkler protected building, provided that the sprinkler system is

	<p>not a FPAA101D system. The main central stair is required to be fire-isolated, and we understand it has been designed as such.</p> <p>Comment: Compliance Readily Achievable.</p> <p>It is noted that the fire stair provided to the building is fire-isolated.</p>
<p>D2D5</p>	<p>Exit Travel Distances: Exit travel distances within the building are required to be not more than 20m to a point of choice between alternative exits and 40m to the nearest one from <u>Class 7 areas</u>.</p> <p>For <u>Class 2</u> floors, travel distances must be no more than 12m from a point of choice between two exits. On a storey at the level of egress, this may be increased to 20m to a single exit.</p> <p>Comment: Class 2 – Complies.</p> <p>The exit travel distances within the Class 2 parts achieve compliance with this clause for a Sprinklered Class 2 building that is 4 storeys or more and less than 25m in effective height.</p> <p>Class 7a: Performance Solution.</p> <p>A fire-engineered performance solution is required to address the following extended travel distances from the Class 7a parts:</p> <ul style="list-style-type: none"> + 29m to a single exit on the ground floor. + 26m to a single exit on level 1.
<p>D2D7/ D2D8/ D2D9/ D2D10/ D2D11</p>	<p>Dimensions of Paths of Travel to an Exit: The minimum clear height through all egress paths is required to be no less than 2m, and a minimum of 1m wide (this width dimension is measured clear of any obstructions such as handrails and joinery) or 1.8m in a passageway, corridor or ramp normally used for the transportation of patients in beds within a treatment area.</p> <p>Comment: Compliance Readily Achievable.</p> <p>It is noted that the paths of travel to an exit are greater than 1m in width. Reflected ceiling plans are to be provided at the construction certificate stage to determine that the heights of paths of travel are no less than 2m.</p>
<p>D3D14/ D3D15/ D3D16/ D3D22</p>	<p>Stairways, Barriers, and Handrails: Stairways, balustrades, and handrails are to be upgraded to achieve compliance with the current provisions of the BCA and AS 1428.1-2009.</p> <p>Floor finishes will be required to achieve the correct slip resistance in accordance with AS 4586, and associated handbooks HB197 and HB198. This will need to be confirmed compliant at the Occupation stage and as such, the selection of materials will need to be considered in relation to these requirements.</p> <p>Comment: Compliance Readily Achievable.</p> <p>The proposed stairs identify the maximum number of stairs in a flight, and they include an indication of handrails in the appropriate locations. It appears that the external barriers are capable of complying with the minimum requirements of this clause, i.e. with respect to minimum height, and also to avoid horizontal or near horizontal elements in the barrier that could facilitate climbing in the zone between 150mm and 760mm above the floor.</p> <p>It is expected that the details and geometry of the stairs, landings, and barriers/handrails will be documented in detail as part of the regulated design with the Construction Certificate application.</p>
<p>D3D25/ D3D26</p>	<p>Doors and Latching: All egress doorways must swing in the direction of egress and must be readily openable without a key from the side that faces a person seeking egress, by a single-handed downward or pushing action on a single device which is located between 900mm and 1100mm from the floor.</p> <p>Comment: Compliance Readily Achievable.</p> <p>The regulated design and design compliance declaration process is to identify the respective door hardware</p>

Part D4

Access for People with a Disability: The extent of access required depends on the classification of the building. Buildings and parts of buildings must be accessible as set out in Clause D4D2 unless exempted by Clause D4D5. The building is required to comply with AS1428.1-2009.

Comment: Refer to section 2.8 of this report for BM+Gs assessment of the building against the Disability Access to Premises standard, Part D4 and AS1428.1-2009.

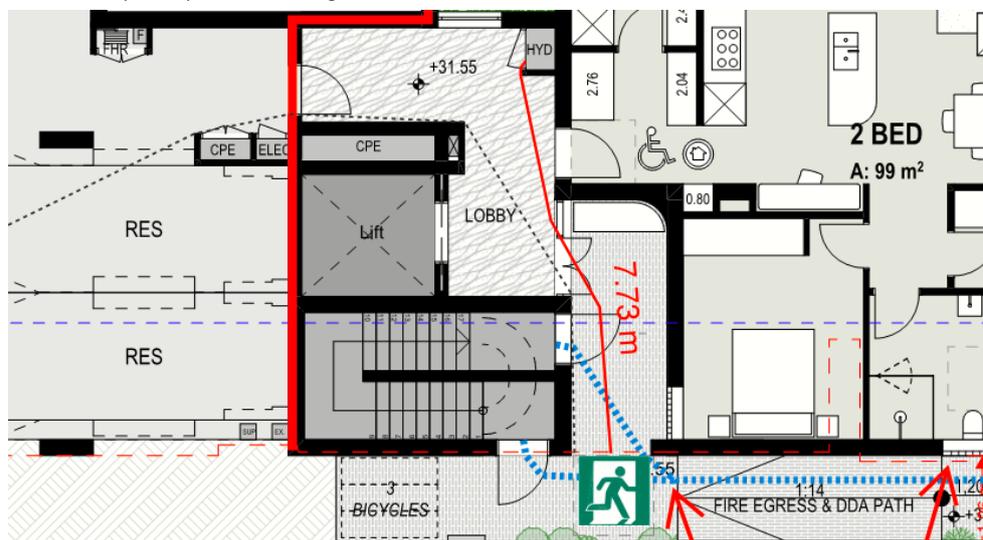
2.4 Section E – Services and Equipment

E1D2

Fire Hydrants: Fire hydrant coverage is required to be provided to the building in accordance with AS2419.1 – 2021. Design consultant to confirm compliance at the Construction Certificate stage.

Comment: It is noted that hydrant coverage is to be provided in accordance with AS2419.1-2021.

Performance Solution: A performance solution is required to justify the internal fire hydrant to be located greater than 4m from the exit on ground level. Noting that the exit is once occupants have reached open space on the ground floor.



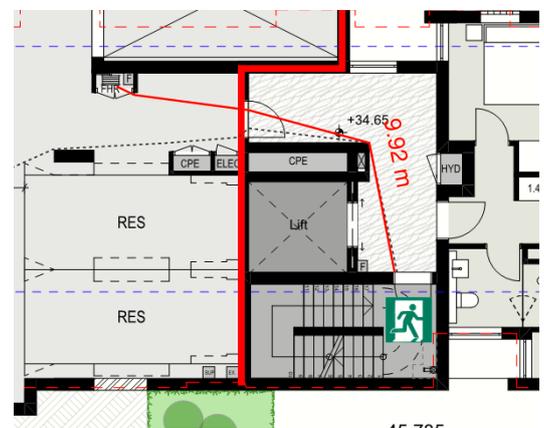
It is also noted that the orientation of the fire hydrant and sprinkler booster is in the direction of the driveway entry. Accredited designer is to ensure this meets the requirements of AS2419.1-2021 and also the operational requirements of FR NSW. Further, the walkway gradient in front of the booster assembly is to be addressed for compliance with AS2419.1-2021.

E1D3

Fire Hose Reels: Fire hose reel coverage is required to be provided to the basement car park levels only. Where required to be provided, fire hose reels are to comply with AS 2441 – 2005. Design consultant to confirm compliance at the Construction Certificate stage.

Comment: It is noted that fire hose reel coverage in accordance with AS2441-2005 is provided to the Class 7a carparks.

Performance Solution: A performance solution is required to address the fire hose reels on the ground floor and level 1 to be located greater than 4m from an exit.



E1D4 – E1D13

Sprinklers: An automatic fire sprinkler system is required to be provided to the building. Depending on the rise in storeys, there are a number of options available.

	<p>Comment 1: The building is <25m in effective height and there will be two sprinkler systems that be used:</p> <ul style="list-style-type: none"> + FPAA101H System (Fed from Fire Hydrant mains) + AS 2118.1 – 2017 System (Conventional sprinkler system fed from dedicated infrastructure). <p>Whilst the FPAA101H system is more cost effective from a system design / install point of view, there are benefits in the additional compliance concessions afforded to the AS 2118.1 system. The main additional concessions being:</p> <ul style="list-style-type: none"> + Omission of Spandrel Protection (not currently achieved in the building). + Smoke detectors not required in public corridors / other internal public spaces. + Increased reduction of FRLs. <p>Comment 2: Compliance is readily achievable.</p> <p>It is noted that the building consists of a rise in storeys greater than 4 and in this regard an automatic sprinkler system is required throughout. Accordingly, confirmation of the type of sprinkler system proposed to the building is needed, the most critical item being the need to resolve spandrels as any changes post-DA to the façade would more than likely warrant a S4.55.</p> <p>Note: There is a proposed hydraulic car lift, and therefore it is expected that sprinkler location may be compromised, possibly requiring a Performance Solution to be formulated.</p>
<p>E2D4 – E2D20</p>	<p>Smoke Hazard Management: The following smoke hazard management systems are to be installed to the building and will be required throughout:</p> <ul style="list-style-type: none"> + An Automatic Fire Detection and Alarm System complying with AS 1670.1 – 2018 and S20C6. + Stairway Pressurisation complying with AS 1668.1 – 2015 to Stairs 1 & 2 + Automatic shut-down of mechanical air handling systems upon fire trip in accordance with Section 5 and 6 of AS 1668.1. <p>Comment: Compliance Readily Achievable.</p> <p>Design consultant to confirm the requirements based on a building that is sprinkler protected throughout and I less than 25m effective height.</p>
<p>E1D17 / E2D21</p>	<p>Provisions for Special Hazards: It is noted that there are Electrical Vehicle (EV) charging stations proposed and are considered a special hazard. This is proposal is to be assessed in the trial design or separate fire safety assessment for the Fire Engineering assessment.</p> <p>Comment: Compliance Readily Achievable.</p> <p>We note that EV charging stations or provisions for EV charges are proposed in the basement. The proposal of EV chargers is to be assessed in the trial design for the Fire Engineering Assessment.</p>
<p>E4D2 - E4D8</p>	<p>Emergency Lighting and Exits Signs: Emergency lighting and exit signage to be provided in accordance with E4D2 E4D5 complying with AS 2293.1 – 2018.</p> <p>Comment: Compliance Readily Achievable.</p> <p>An emergency lighting and exit sign system is required to be installed in accordance with AS2293.1-2018. The design consultant will provide a design compliance declaration to support at the time of the application for a Construction Certificate.</p>
<p>E4D9</p>	<p>Emergency Warning & Intercom Systems (EWIS): In a Class 2 building having an effective height greater than 25m, an EWIS system complying with AS 1670.4 must be installed.</p> <p>Comment: Not Applicable. The building does not constitute an effective height greater than 25m.</p>

2.5 Section F – Health and Amenity

Part F1	<p>Damp and Weatherproofing: Damp and weatherproofing to comply with the prescriptive requirements of clauses F1D1-F1D8.</p> <p>Comment: Compliance Readily Achievable.</p>
Part F3	<p>Roof and Wall Cladding: Roof coverings, external wall cladding, and associated materials comply with the prescriptive requirements of part F3D2 – F3D5.</p> <p>Performance Solution: An F3P1 performance solution report is required to be developed to address the weatherproofing of the external walls of the building.</p>
Part F4	<p>Sanitary Facilities: Sanitary facilities must be provided to comply with the relevant requirements of this part, as applicable to the building’s classification and use.</p> <p>Comment: Compliance Readily Achievable. Each SOU is required to provide the necessary facilities in accordance with F4D2 for a Class 2 building.</p>
F5D2	<p>Ceiling Heights: The floor-to-ceiling heights must be as follows:</p> <p><i>The ceiling minimum heights for a Class 2 building are as follows:</i></p> <ul style="list-style-type: none"> + Kitchen, laundry or the like – 2.1m + Corridor or passageway – 2.1m + A habitable room, excluding kitchen – 2.4m <p><i>The minimum ceiling heights in a Class 7 building are as follows:</i></p> <ul style="list-style-type: none"> + Generally - 2.4m. + Corridor, passageways, or the like - 2.1m. <p><i>In any building:</i></p> <ul style="list-style-type: none"> + Bathrooms, sanitary compartments, tea preparations rooms, pantries, store rooms or the like – 2.1m, + A commercial kitchen – 2.4m, <p>Above a stairway, ramp, landing or the like – 2m.</p> <p>Comment: Compliance Readily Achievable. Reflected ceiling plans are to be provided at the Construction Certificate Stage to confirm compliance with this clause.</p>
Part F6	<p>Light and Ventilation: Artificial lighting systems are required to comply with Clause F6D5 and AS 1680. All mechanical or air-conditioning installations must be undertaken in accordance with AS 1668.2.-2012.</p> <p>Comment: Compliance Readily Achievable. Natural light is required to be provided to all bedrooms in Class 2 SOUs.</p>

2.6 Section G – Ancillary Provisions

Part G6	<p>Occupiable Outdoor Areas: Occupiable Outdoor Areas (such as the communal rooftop space) are required to comply with the fire hazard property, provision for escape, construction of exits, firefighting equipment, lift installations, visibility in an emergency, exit signs and warning systems, and light and ventilation provisions of the BCA (as specifically prescribed under this part) as if it were an internal building part.</p> <p>Comment: Not applicable. There are no communal terraces constituting an occupiable outdoor area.</p>
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2.7 Section J – Energy Efficiency

Part J

Energy Efficiency: The new building works subject to compliance with the Energy Efficiency Provisions of BCA 2022 Section J (and NSW Section J where relevant). It is expected that a consolidated report will be commissioned to confirm all relevant requirements have been complied and coordinated:

Performance Requirements

- + NSW J1P1 – This Performance Requirement does not apply to a Class 2 building or a Class 4 part.
- + NSW J1P5 only applies to a Class 2 and a Class 4 part;
- + NSW J1P6 (Building Sealing) applies to a Class 2 and a Class 4 part, except in climate zones 2 and 5 where the only means of air conditioning is via evaporative cooling; and a permanent building opening in a space where a gas appliance is located, that is necessary for the safe operation of a gas appliance; and parts that cannot be fully enclosed.
- + NSW J1P7 (Services) only applies to a Class 2 and a Class 4 part.

DTS requirements relating to Class 2

- + NSW J2D1 and J2D2:
- + NSW J3D2 to J3D15 (Elemental provisions for Class 2)
- + *NSW J4D2: the building envelope provisions do not apply to a Class 2 building*
- + NSW J5D2 to J5D8: Building Sealing requirements apply in most circumstances.
- + NSW J6D2 to J2D9: (Air-conditioning and ventilation); J2D10 does not apply to a Class 2 building.
- + NSW J7D2 to J7D9: Air-Conditioning and Ventilation applies to Class 2 buildings
- + NSW J8 (Heated water apply)
- + NSW J9: Energy Monitoring and On-Site Distributed Energy Resources

The Construction Certificate documentation from the architect, mechanical, electrical, and hydraulic engineers are to incorporate details demonstrating compliance with the above provisions (as applicable to their respective disciplines).

Comment: Compliance Readily Achievable. Section J or JV3 report to be submitted at the Construction Certificate stage to have compiled all the relevant Section J compliance items, in chronological order. .

2.8 Disability (Access to Premises Building) Standards 2010

DDA

The Disability (Access to Premises-Buildings) Standards 2010 (the Access to Premises Standards) requires the building to comply with the Access Code (BCA Part D4 & AS 1428.1-2009).

With respect to the proposed new building, compliance with the Access Code is achieved if the building complies with:

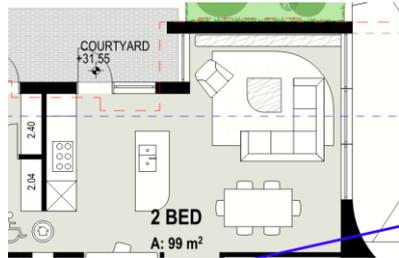
- + BCA clauses D4D1 to D4D13;
- + BCA clauses E3D7 & E3D8;
- + BCA clauses F4D3, F4D5 to F4D7 and F4D12.

Detailed documentation demonstrating compliance with the above BCA provisions and AS 1428.1-2009 will be required for assessment at Construction Certificate stage. In the event that DTS compliance is not achieved, a redesign will be required or a Performance Solution will need to be documented by an appropriately qualified Access Consultant.

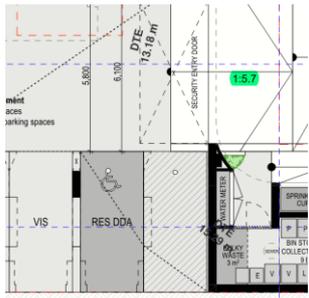
'Affected' Part Upgrade Requirements

	<p>It is noted that there is no existing building and this is a new building in its entirety. In this regard the 'Affected Part' provisions of the Access to Premises Standard are not applicable.</p>
<p>D4D2</p>	<p>General Building Access Requirements</p> <p>Access is required to be provided to common areas as follows:</p> <ul style="list-style-type: none"> + From a pedestrian entrance required to be accessible to at least 1 floor containing SOUs and to the entrance doorway of each SOU located on that level. + Where a ramp complying with AS1428.1-2009 or a passenger lift is installed. <p>Comment: Compliance Readily Achievable.</p>
<p>D4D3</p>	<p>Access to Buildings</p> <p>An accessway must be provided to a building required to be accessible –</p> <ul style="list-style-type: none"> + 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 car parking space on the allotment. <p>Comment: Compliance Readily Achievable. It is noted that an accessway is provided from the pedestrian entry at the allotment boundary to the lift lobby where access to all SOUs is provided.</p>
<p>D4D4</p>	<p>Parts of Buildings to be Accessible:</p> <ul style="list-style-type: none"> + Every ramp and stairway (except for fire-isolated stairways) are required to comply with AS 1428.1 – 2009. + Accessways must have turning and passing space complying with AS 1428.1 – 2009. <p>Comment: Compliance Readily Achievable.</p> <p>Final dimensioned details are to be included in the regulated design by the architect to be provided at the Construction Certificate stage to determine compliance with AS1428.1-2009, for example, the stair design, handrail design, ramps/walkways, door hardware to common area doors.</p>
<p>D4D6</p>	<p>Accessible Parking: Accessible car parking spaces are to be detailed on the plan in conformance with D4D6.</p> <p>Comment: Not Applicable to this building due to the Class 2 building not triggering the need for the BCA to regulate accessible carspaces.</p> <p>However, see below in Section 2.9 the Accessibility Assessment associated with Adaptable Housing, where the entry to the shared space is compromised in part by the intersecting ramp from the main vehicular driveway.</p>
<p>D4D12</p>	<p>Ramps: Ramps are readily able to meet compliance with AS 1428.1 – 2009.</p>
<p>E3D7</p>	<p>Passenger Lifts: Passenger lifts provided within the building are required to conform with the requirements of E3D7 for</p> <p>Comment: Lift dimensions are to be provided at the Construction Certificate stage to confirm that the lift car conforms with the requirements of E3D7 for a passenger lift.</p>
<p>F4D5</p>	<p>Accessible Sanitary Facilities: The provision of Unisex Accessible Sanitary Facilities and facilities suitable for use for persons with an ambulant disability satisfy the requirements of this clause.</p> <p>Comment: Not applicable. There are no common areas where it would necessitate an Accessible Sanitary Facility to be installed.</p>

2.9 DCP & Adaptable Housing – AS 4299-1995

+ Clause	+ Reference	+ Comment
Development Control Plan		
City of Canada Bay Council	It is understood that the City of Canada Bay Council requires that 10% of the total number of SOUs be adaptable in accordance with AS4299-1995.	Complies: The ground floor SOU layout is an adaptable SOU in accordance with AS4299-1995 and AS1428.1-2009. This satisfied that 10% of SOUs within the building are adaptable.
Section 2		
Objectives and performance requirements		
Part 2.2		
Performance Requirements		
(a) Visitability	At least one wheelchair accessible entry and path of travel is to be provided to the building.	Compliance Readily Achievable: It is noted that the plans demonstrate a DDA path of travel with a gradient of 1:14 from the allotment boundary to the adaptable SOU on ground floor is proposed.
(b) Avoidance of level changes	The building is to be designed to the degree necessary to have no steps and to avoid level changes where possible.	Compliance Readily Achievable: Details are to be included in the design and confirmed at the Construction Certificate stage.
(c) Manoeuvrability	Sufficient space to manoeuvre a wheelchair shall be provided to: <ul style="list-style-type: none"> + Living areas, + Kitchen, + Bedroom + Bathroom + Toilet and + The accessible path linking these spaces to the entry. 	Compliance Readily Achievable: The configuration of the living and dining areas is to permit a wheelchair user to complete a 360-degree turn. 
(d) Ease of adaption	If the adaption requires the demolition of walls. These walls must be non-loadbearing and free of electrical and plumbing services.	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
(e) Ease of reach	Electrical controls, taps, shelves, and cupboards should be provided at levels to suit wheelchair users.	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
(f) Future laundry facilities	Laundry facilities are to be provided accessible to people in wheelchairs.	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.

+ Clause	+ Reference	+ Comment
Section 3	Siting	
3.2	Siting	
3.2.1 Site location	<p>When selecting a site for lifetime accommodation, the following factors should be considered.</p> <ul style="list-style-type: none"> + Community facilities + Transport + Road and footpaths + Location in relation to a busy road 	<p>Compliance Readily Achievable:</p> <p>Confirmation is to be provided that the development has considered one of the following factors at the Construction Certificate stage.</p>
3.2.2 Site gradient	<p>The external circulation areas should involve a gently sloping site of up to 1:14 maximum gradient to assist in the manoeuvrability of wheelchair users.</p>	<p>Compliance Readily Achievable:</p> <p>Details to be included in the design at the Construction Certificate stage.</p>
3.3	Access within the site	
3.3.1 General	<p>As a minimum, the site should be suitable for access for people with disabilities to at least one entry to the adaptable housing unit.</p>	<p>Complies:</p> <p>It is noted that access to the site is designed to accommodate a person with disabilities to the entry of the ground floor</p>
3.3.2 Accessible pathway	<p>An accessible path of travel from the street frontage area or drop-off point shall comply with the requirements of AS1428.1-2009.</p>	<p>Compliance Readily Achievable:</p> <p>It is noted that a path of travel from the street to the entry of the building is provisioned. The 1:14 ramp is to detail handrails and TGSIs in accordance with AS1428.1-2009 at the Construction Certificate stage</p>
3.3.3 Residential developments	<p>For residential developments, design consideration should be given to the following:</p> <ul style="list-style-type: none"> + Access for people with disabilities to all common-use facilities. + Street Names showing house numbers be provided at each intersection. + Pedestrian networks in residential developments shall be separate from vehicular access. Where adjacent, they shall be distinguished by the use of colour or texture. 	<p>Not Applicable:</p> <p>There are no housing units located within a residential development.</p>
3.4	Building location	
3.4 Building location	<p>Where located within a residential estate, the building is to be sited for residents to enjoy a reasonable balance between neighbourhood security and privacy.</p>	<p>Not Applicable:</p> <p>The building is not located within a residential estate.</p>

+ Clause	+ Reference	+ Comment
3.5	Landscaping	
3.5 Landscaping	<p>The following considerations should be given regarding the landscaping of the allotment:</p> <ul style="list-style-type: none"> + Paths and walkways to the entry of the SOU shall be continuous and a hard surface in accordance with AS1428.1-2009. The surface must be slip resistant in accordance with AS3661.1 + Accessibility of private gardens or allotments. + The effects of plant selection on security, natural lighting, and ease of circulation. 	<p>Compliance Readily Achievable:</p> <p>It is noted that a hard-surface path of travel from the street to the adaptable SOU on ground floor is proposed. Details to be provided at the Construction Certificate stage confirming compliance with AS1428.1-2009.</p>
3.6	Security	
3.6.1 External lighting	An even degree of light as referred to in clause 3.2.2 shall be provided to the accessible path.	<p>Compliance Readily Achievable:</p> <p>Details to be included in the design at the Construction Certificate stage.</p>
3.6.2 Line of Sight	A clear line of sight should be provided from a well-lit vehicular drop-off point to a safe pedestrian entry point.	<p>Compliance Readily Achievable:</p> <p>Details to be included in the design at the Construction Certificate stage.</p>
3.7	Car parking	
3.7.1 General	Private car parking spaces shall be large enough to enable a person in a wheelchair to have sufficient space to get in and out of the car. The car parking space must have a minimum width of 3.8m.	<p>Complies:</p> <p>It is noted that an accessible car parking space shared in accordance with AS2890.6 is proposed which satisfies the requirements of this clause. Given that the building is of Class 2 (D4D6 does not require a Class 2 buildings to provide accessible car parking in accordance with AS2890.6) and AS4299-1995 does not refer to compliance with AS2890.6 for accessible car parking spaces. Therefore, the ramp located at the front of the shared space on the basement level is not required to be addressed via a performance.</p> 

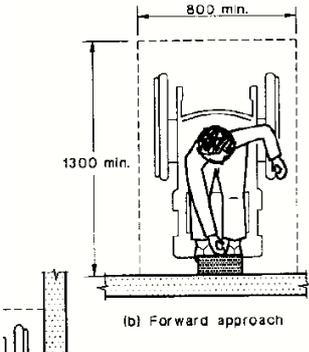
+ Clause	+ Reference	+ Comment
3.7.2 Garages and carports	Garages and carports shall have a minimum dimension of 6.0m x 3.8m and an internal vertical clearance of 2.5m. The garage may be reduced if a hard surfaced level outside space of a minimum of 5.4m x 3.8m is provided as a sheltered carpark.	Not Applicable: There are no garages or carports proposed for the development.
3.7.3 Residential estate developments	<ul style="list-style-type: none"> + One parking space per adaptable SOU shall comply with Clause 3.7.2 and AS2890.1. + Multi-storey carparking should be in accordance with AS1428.2 in terms of clearances. 	Not Applicable: The development does not constitute a residential estate development.
3.8	Letterboxes	
3.8 Letterboxes	<ul style="list-style-type: none"> + Letter boxes centrally located in a residential estate shall be adjacent to the street entry and lockable. + External letterboxes shall be located in a hard stand area and connected to an accessible pathway to the SOU. 	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
3.9	Signage	
3.9 Signage	<p>Signage to the SOU shall include:</p> <ul style="list-style-type: none"> + 70-80mm high letters and raised 6-8mm from the background. + Sans serif upper case font in light colour (e.g. white/yellow) against a dark background. + Be positioned 1500-1650mm from ground height. + Be placed centrally on the door or letterbox. + Be well-lit with a matt or non-reflecting finish. 	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
Section 4	Design of housing unit	
4.2	Floor level	
4.2 Floor Level	<p>A level floor shall be provided unless split levels are used where –</p> <ul style="list-style-type: none"> + A ramp complying with AS1428.1-2009; + Or, all essential features are located on one level. 	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
4.3	Entrances, doorways and circulation spaces	
4.3.1 Accessible entrance	At least one accessible door entry shall be provided in accordance with AS1428.2.	Compliance Readily Achievable: The entry doorway does not achieve sufficient circulation space in accordance with AS1428.1 as required by AS1428.2.

+ Clause	+ Reference	+ Comment
		
4.3.2 Landing	Where the accessible entry is exposed to weather, a landing with a maximum fall of 1:40 and a low threshold to exclude water to the entry door shall be provided whilst maintaining a smooth transition of a wheelchair.	Not Applicable: The entry to the SOU is located within the building and is not exposed to weather.
4.3.3 Doors	Doors throughout the SOU shall have a minimum clear opening of 820mm wide.	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage. Currently, the doorways are a minimum of 820mm as measured on the plan.
4.3.4 Door handles and hardware	Door handles and hardware shall be located not less than 900-100mm from the finished floor level and in accordance with AS1428.1-2009.	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
4.3.5 Security	External doors should provide both security and ventilation in accordance with the requirements of this clause.	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
4.3.6 Circulation spaces	Circulation spaces shall be capable of modification to comply with AS1428.1 and AS1428.2.	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
4.3.7 Internal corridors	Internal corridors shall have a minimum width of 1m. Circulation spaces at doorways shall comply with AS1428.1.	Complies: It is noted that a minimum of 1m to internal corridors is provided.
4.4	Sanitary facilities	
4.4.1 General	All sanitary facilities shall comply with AS1428.1 as a minimum and preferably with AS1428.2.	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
4.4.2 Floor surface	Floor surfaces shall be slip resistant in accordance with AS/NZS 3661.1.	Compliance Readily Achievable: Certification and a schedule of all floor surfaces and associated test reports are to be provided to the project certifier at the Construction Certificate stage.
4.4.3 Toilet	Each adaptable SOU shall be provided with a visitable or accessible toilet.	Compliance Readily Achievable: A visitable bathroom is provided within the SOU. Further details are to be provided at the Construction Certificate stage demonstrating

+ Clause	+ Reference	+ Comment
		compliance with AS1428.1 for an accessible bathroom.
4.4.4 Bathroom	The bathroom of an SOU shall be adaptable to conform with the requirements of this clause, AS1428.1 and AS1428.2.	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
4.5	Kitchen areas	
4.5.1 General	The potential configuration of the kitchen after adaption shall be demonstrated prior to certification.	Compliance Readily Achievable: Design certification is to be provided to the project certifier at the Construction Certificate stage.
4.5.2 Circulation prior to adaption	<ul style="list-style-type: none"> + A minimum clear floor space of 1500mm x 820mm that allows either a forward or parallel approach shall be provided at the sink and all appliances. + A minimum clearance of 1550mm shall be maintained between all opposing base cabinets. 	Complies: Circulation spaces provided in the kitchen area comply with the requirements of this clause.
4.5.3 Circulation after adaption	Circulation spaces at doors shall comply with AS1428.1.	Complies: The design currently achieves compliance with the requirements of AS1428.1 for circulation within the kitchen.
4.5.4 Floor surfaces	The floor surfaces shall be slip-resistant in accordance with AS/NZS 3661.1	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
4.5.5 Work surfaces	<p>At least one section of the work surface that is not less than 800mm in length shall be:</p> <ul style="list-style-type: none"> + Adjustable or replaceable as a unit at variable heights of 750-850mm. + Base cabinets shall be removable over the full 800mm length of the work surface. + The required clear space noted in clause 4.5.2 should allow for a forward approach to the work surface. + No sharp, abrasive, or heat-transferring surfaces or corners protruding into travel paths under the work surface, sink, or cooktop. + A refrigerator shall be located adjacent to a work surface. 	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage. It is noted that there is sufficient bench space provided to accommodate a work surface for a person in a wheelchair.
4.5.6 Sinks	<p>The sink adjacent to the work surface shall be:</p> <ul style="list-style-type: none"> + Adjustable or replaceable as a unit at variable heights of 750-850mm. 	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage. It is noted that there is sufficient bench space provided

+ Clause	+ Reference	+ Comment
	<ul style="list-style-type: none"> + Plumbing shall be installed to accept supply and drainage connections for sinks remounted at any height. + The maximum depth of the bowl of the sink should be 150mm. + A clear floor space of 1500mm x 820mm should be provided to permit a forward approach. + Taps are to comply with AS1428.1. + Hot water systems are to deliver hot water at a maximum of 50 degrees. 	<p>adjacent to the sink to accommodate a work surface for a person in a wheelchair.</p>
4.5.7 Cooktops	<p>Circulation spaces and clearances shall be as for sinks as described in clause 4.5.6.</p> <p>The controls must be located where operation does not require reaching over hot plates.</p> <p>Cooktops shall be located with isolating switches or gas stop valves which can be easily and safely operated.</p>	<p>Compliance Readily Achievable:</p> <p>Details to be included in the design at the Construction Certificate stage. It is noted that there is sufficient bench space provided adjacent to the cooktop to accommodate a work surface for a person in a wheelchair.</p>
4.5.8 Ovens	<p>Ovens shall be located adjacent to a work surface in accordance with Clause 4.5.5.</p>	<p>Compliance Readily Achievable:</p> <p>Details to be included in the design at the Construction Certificate stage.</p>
4.5.9 Microwave ovens	<p>Provision is to be made for a microwave shelf to be installed or replaced at a height of 750-1200mm above floor level.</p>	<p>Compliance Readily Achievable:</p> <p>Details to be included in the design at the Construction Certificate stage.</p>
4.5.10 Storage	<p>Cabinets, drawers and shelf storage shall be installed as follows:</p> <ul style="list-style-type: none"> + Depth of shelving up to 800mm above FFL should not exceed 600mm. + Shelving from 800mm up to 1500mm should not exceed 450mm in depth. + Shelving above 1500mm shall not exceed 300mm in depth. + At least one shelf of all cabinets and storage shelves mounted above a work surface should have a maximum depth of 400mm and located no higher than 1200mm above floor level. + Door pulls or handles are to be installed within 150mm from the bottom edge of cabinet doors and a minimum 50mm clearance between the handle at any obstruction be provided. 	<p>Compliance Readily Achievable:</p> <p>Details to be included in the design at the Construction Certificate stage.</p>
4.5.11 Power outlets	<p>General purpose outlets are to be provided per AS1428.1. At least one double general-purpose outlet should be provided to the work surface.</p>	<p>Compliance Readily Achievable:</p> <p>Details to be included in the design at the Construction Certificate stage.</p>

+ Clause	+ Reference	+ Comment
4.5.12 Floor coverings	Refer to clause 4.9.	Compliance Readily Achievable: Certification and a schedule of all floor surfaces and associated test reports are to be provided to the project certifier at the Construction Certificate stage.
4.6	Bedrooms	
4.6.1 Bedroom areas	At least one bedroom shall accommodate a queen-sized bed whilst maintaining circulation spaces in accordance with AS1428.2.	Compliance Readily Achievable: At least one bedroom is provided with sufficient circulation space on either side of the bed.
4.6.2 Window sills	The windowsill should be at a maximum of 600mm above floor level.	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
4.6.3 Power outlets	A minimum of two double socket general purpose outlets shall be provided on the wall of the bedroom where the bedhead is likely to be located.	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
4.6.4 Light switches	Two-way light switches are to be provided, one located near the planned bed position.	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
4.6.5 Telephone	A telephone outlet should be provided in each bedroom next to the bed closest to the door.	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
4.6.6 Television outlet	A television outlet should be provided in each bedroom next to the bed on the side closest to the door.	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
4.6.7 Sliding doors to wardrobe	Sliding wardrobe doors are preferable with a full-length mirror on the most accessible door.	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
4.7	Living areas	
4.7.1 Circulation space	Provision shall be made within the living areas to permit a 360-degree wheelchair turn after the furniture has been placed.	Compliance Readily Achievable: Ensure sufficient wheelchair turnaround space is provided in the living areas to accommodate a 360-degree turn. Currently, the plans demonstrate less than 2250mm by 2250mm as required by AS1428.2.

+ Clause	+ Reference	+ Comment
		
4.7.2 Windows	Windowsill shall be located at a maximum of 730mm above floor level. Safety glazing materials are to be provided in accordance with AS 1288.	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
4.7.3 Power outlets	A minimum of four double GPOs are to be provided within the living room.	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
4.7.4 Telephone	A telephone outlet shall be provided in the living-dining area.	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
4.7.5 Television outlets	Two television outlets should be provided to the living area. One location must be viewable from the dining and kitchen.	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
4.7.6 Security screens	Exterior doors and windows should have the capability of fitting security screens.	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
4.8	Laundry areas	
4.8 Laundry areas	Circulation at doors shall be provided in accordance with AS1428.1 if a separate laundry is provided. Adequate circulation space shall be made in front of or beside appliances.	Compliance Readily Achievable: 1300mm of clear space is required to be achieved in front of appliances within the laundry to allow a wheelchair user to access the facilities. 

+ Clause	+ Reference	+ Comment
4.9	Floors	
4.9 Floors	Floor surfaces within internal and external areas shall be slip-resistant to comply with AS/NZS 3661.1	Compliance Readily Achievable: Certification and a schedule of all floor surfaces and associated test reports are to be provided to the project certifier at the Construction Certificate stage.
4.10	Lighting	
4.10 Lighting	An even amount of light is to be provided throughout the building and provide a level of maintenance illuminance in accordance with AS1680.1.	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
4.11	Ancillary items	
4.11.1 Switches and power points	Switches shall be located at a height of not less than 900mm and no greater than 1100mm from the finished floor and in line with door handles. GPOs shall be located between a height of 600mm-1000mm above finished floor level and should be not less than 500mm from an internal corner.	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
4.11.2 Electrical distribution board	The EDB board is to be located within the SOU and be accessible.	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
4.11.3 Additional telephone outlets	The main living area should be prewired for a second outlet.	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
4.11.4 Windows	Operating controls should be located in an accessible position.	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
4.11.5 Linen storage	A linen storage cupboard of a minimum 600mm width, with adjustable shelving, should be provided.	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.
4.11.6 External areas	The following facilities may be required after adaptation: <ul style="list-style-type: none"> + Garbage storage area accessible from the adaptable SOU. + Wheelchair storage that is weather-protected. + Charging facilities for recharging of wheelchairs. 	Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.

+ Clause	+ Reference	+ Comment
	<p>+ Guide dog accommodation including a paling fence minimum of 1500mm high with a grassed area.</p>	
<p>4.11.7 Fire safety items</p>	<p>Fire protection items such as fire blankets, extinguishers, and other measures, refer to HB 46.</p>	<p>Compliance Readily Achievable: Details to be included in the design at the Construction Certificate stage.</p>

3.0 Summary of Performance Solutions

The following comprises a summary of the BCA DtS non-compliances that Require Performance Solutions.

C4D3	<u>Fire Engineering</u> . Protection of openings that are exposed to a fire source feature may be addressed as a Performance Solution rather than a DTS design.
D2D3	<u>Fire Engineering</u> . Only one exit is provided from the carpark entry level when the egress stair involves a vertical rise within the building of more than 1.5m.
D2D5	<u>Fire Engineering</u> . To rationalise extended travel distances from the carpark on Ground Floor and Level 1.
E1D2	<u>Fire Engineering</u> . To justify internal fire hydrants to be located greater than 4m from exit on the ground floor.
E1D3	<u>Fire Engineering</u> . To justify fire hose reels to the carpark to be located greater than 4m from an exit on the ground floor and level 1.
F3P1	<u>Architectural / façade designer</u> . An F3P1 performance solution report is required to be developed to address the weatherproofing of the external walls.

4.0 Preliminary Fire Safety Schedule

The following table is a list of the required fire safety measures within the building. These measures may be subject to further change pending the outcomes of the final compliance review.

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Proposed
Access Panels, Doors & Hoppers	BCA 2022 Clause C4D14 AS 1530.4 – 2014 Manufacturer's Specifications	✓
Automatic Fail-Safe Devices	BCA 2022 Clause D3D26	✓
<i>Automatic Fire Detection & Alarm System (Possible 0 fire engineering)</i>	<i>BCA 2022 Spec. 20 & 23</i> <i>AS 1670.1 – 2018</i>	✓
Automatic Fire Suppression Systems	BCA 2022 Spec. 17 & 18 AS 2118.1 – 2017 or FPAA system - TBC	✓
Building Occupant Warning System activated by the Sprinkler System	BCA 2022 Spec. 17	✓
Emergency Lighting	BCA 2022 Clauses E4D2 & E4D4 AS 2293.1 – 2018	✓
Exit Signs	BCA 2022 Clauses E4D5, NSWE4D6 & E4D8 AS 2293.1 – 2018	✓
Fire Dampers	BCA 2022 Clause C4D15 AS 1668.1 – 2015 & AS 1682.1 & 2 – 2015 Manufacturer's Specification	✓
Fire Doors	BCA 2022 Clauses C3D13, C3D14, C4D3, C4D5, C4D6, C4D7, C4D8 & C4D12 AS 1905.1 – 2015 Manufacturer's Specification	✓
Fire Hose Reels (non-class 2 parts)	BCA 2022 Clause E1D3 AS 2441 – 2005	✓
Fire Hydrant Systems	BCA 2022 Clause E1D2 AS 2419.1 – 2021	✓
Fire Seals	BCA 2022 Clause C4D15 AS 1530.4 – 2014 & AS 4072.1 – 2014 Manufacturer's Specification	✓
<i>Fire Shutters (possible)</i>	<i>BCA 2022 Spec 12</i> <i>AS 1905.2 – 2005</i>	✓
Fire Windows (possible)	BCA 2022 Spec 12	✓
Lightweight Construction (probable)	BCA 2022 Clause C2D9 AS 1530.4 – 2014 Manufacturer's Specification	✓
Mechanical Air Handling Systems (automatic and manual override exhaust)	BCA 2022 Clause E2D3 AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012	✓

Portable Fire Extinguishers	BCA 2022 Clause E1D14 AS 2444 – 2001	✓
Smoke Alarms	BCA 2022 Spec. 20 AS 3786 – 2014	✓
Wall-Wetting Sprinklers (possible)	BCA 2022 Clause C4D5 AS 2118.2 – 2010	✓
Warning & Operational Signs	BCA 2022 Clause D3D28, D4D7, E4D4 AS 1905.1 – 2015 EP&A (DCFS) Regulation 2021 Section 108	✓

Please note that the above schedule will need to be revised prior to issue of the Construction Certificate to reference any proposed Fire Engineering Report and incorporate any additional measures required by the proposed Performance Solutions.

5.0 Conclusion

This report contains an assessment of the referenced architectural documentation for the proposed residential apartment building development located at 67 Pacific Parade Dee Why against the Deemed-to-Satisfy provisions and Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2022.

In view of the above assessment, we can confirm that subject to the above measures being appropriately addressed by the project design team, compliance with the provisions of the BCA is readily achievable.

In addition, it is considered that such matters can adequately be addressed in the preparation of the Construction Certificate documentation without giving rise to any inconsistencies with the Development Approval.