



**BCA**



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# **BCA ASSESSMENT REPORT**

**ISSUED FOR DEVELOPMENT APPLICATION**

**Mixed Use Development**

**160 Oxford Street, Paddington NSW**

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## DOCUMENT CONTROL

| Report Reference<br>Description                                                                                 | Date       | Prepared by                                        | Reviewed/Approved by                                                                  |
|-----------------------------------------------------------------------------------------------------------------|------------|----------------------------------------------------|---------------------------------------------------------------------------------------|
| 250647C BCA Report-r1<br>DA<br><i>Issued for review</i>                                                         | 12/12/2025 | Tatenda Makurumidze<br>Senior Building<br>Surveyor | Christopher Ward<br>Associate<br>Building Surveyor –<br>Unrestricted (A1)<br>BDC 2789 |
| 250647C BCA Report-r1<br>DA<br><i>Issued for SSDA<br/>submission</i>                                            | 18/12/2025 | Tatenda Makurumidze<br>Senior Building<br>Surveyor | Christopher Ward<br>Associate<br>Building Surveyor –<br>Unrestricted (A1)<br>BDC 2789 |
| 250647C BCA Report-r2<br>SSDA<br><i>Issued for review for the<br/>assessment of the<br/>revision C drawings</i> | 13/05/2026 | Tatenda Makurumidze<br>Senior Building<br>Surveyor | Christopher Ward<br>Associate<br>Building Surveyor –<br>Unrestricted (A1)<br>BDC 2789 |
| 250647C BCA Report-r2<br>SSDA<br><i>Issued for SSDA<br/>submission to adopt<br/>revision C drawings</i>         | 26/05/2026 | Tatenda Makurumidze<br>Senior Building<br>Surveyor | Christopher Ward<br>Associate<br>Building Surveyor –<br>Unrestricted (A1)<br>BDC 2789 |

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## 1. INTRODUCTION

### 1.1 OBJECTIVES

The purpose of this report is to provide an assessment against Volume One of the Building Code of Australia 2022 Amendment 2 (BCA) addressing all relevant Deemed-to-Satisfy Clauses therein.

The report will identify where the subject building achieves compliance and non-compliance with the BCA and provide instances where a Performance Solutions may be available. Any recommended Performance Solutions are required to be prepared under separate cover.

Part 3 'Assessment Summary' of this report outlines the identified compliance matters that require further information or consideration and/or assessment as a Performance Solution (to be prepared separately).

It is presumed the assumptions, content, and limitations of this report are reviewed, noted, and understood by the reader. Credwell Consulting are to be contacted to clarify any queries or assumptions made in relation to the contents of this report and further, Credwell Consulting take no responsibility for misinterpretation of any of the content herein.

### 1.2 LIMITATIONS

This report does not include, nor imply, any assessment of, or compliance with:

1. The National Construction Code – Plumbing Code of Australian Volume 3;
2. The Disability Discrimination Act 1992 including the Disability ((Access to Premises – Buildings) Standards 2010 – unless specifically referred to),
3. The provision of disabled access to the subject development, being any assessment of the Deemed-to-Satisfy provisions of Part D4, and Clauses E3D7, E3D8, F4D5, F4D6, F4D7, and F4D12, and Specifications 14, 15, 16, and 27;
4. Any Development Consent conditions;
5. The Liquor Act 2007;
6. The Work Health and Safety Act 2011;
7. The Swimming Pools Act 1992; and
8. 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.
9. Requirements of BCA Section J.
10. The structural design of the building;
11. The design of any electrical, fire, hydraulic or mechanical services;
12. The inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to).
13. Wet area and external area waterproofing. (unless specifically referred to).
14. Surface water management and rising damp under Part F1 of the BCA. (unless specifically referred to).

15. Sound transmission and insulation under Part F7 of the BCA.
16. Condensation management under part F8 of the BCA.
17. Energy Efficiency requirements under Section J of the BCA.
18. Construction in alpine areas under part G4 of the BCA.
19. Bushfire requirements under part G5 of the BCA.

### **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 existing site comprises seven dwellings, which are proposed to be amalgamated into one building listed below:

| Address                        | Register    |
|--------------------------------|-------------|
| 160 Oxford Street, Paddington  | SP 13018    |
| 148 Oxford Street, Paddington  | 1/DP 263685 |
| 146 Oxford Street, Paddington  | 2/DP 263685 |
| 144 Oxford Street, Paddington  | 3/DP 263685 |
| 142 Oxford Street, Paddington  | 4/DP 263685 |
| 6 Shadforth Street, Paddington | DP 70235    |
| 13 Gipps Street, Paddington    | 5/DP 263685 |



Figure 1 | Satellite image of the proposed site | Source: Nearmaps

2.2 PROPOSAL

The proposed development involves the demolition of existing buildings, excavation of 4 basement levels and construction of 44 apartments over 8 levels. The project will also offer affordable housing and a ground floor retail space.



Figure 2 | 3D perspective of the proposed development |Source: Smart Studio Design architect

2.3 BUILDING DESCRIPTION

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

|                                                              |           |                                                                         |                                  |
|--------------------------------------------------------------|-----------|-------------------------------------------------------------------------|----------------------------------|
| Building Classification<br><i>As per Part A6 of the BCA</i>  | 2,6,7a,7b | Levels Contained<br><i>Total number of floor levels in the building</i> | 12                               |
| Rise in Storeys<br><i>As per BCA Clauses C2D3 &amp; C2D4</i> | 9         | Effective Building Height (m)<br><i>As per BCA definition</i>           | 31.67m<br>(RL 80.650 –48.980)    |
| Type of Construction<br><i>As per BCA Clause C2D2</i>        | Type A    | Climate Zone<br><i>As per BCA Map</i>                                   | 5<br>Woollahra Municipal Council |
| Sprinkler System proposed                                    | AS 2118.1 |                                                                         |                                  |

## 2.4 CLASSIFICATION

The building is assessed to contain the following classifications:

| Location                                                | Class            | Use                                 | Floor Area (approx.)                                                         | Occupants |
|---------------------------------------------------------|------------------|-------------------------------------|------------------------------------------------------------------------------|-----------|
| <b>Basement B4 (total)</b>                              | <b>7a&amp;7b</b> | <b>Carpark and Storage</b>          | <b>1,535m<sup>2</sup></b>                                                    | <b>50</b> |
| (allocation of classification, area and occupant calcs) | 7a               | Carpark                             | 1,366 m <sup>2</sup>                                                         | 45        |
|                                                         | 7b               | Storage                             | 168m <sup>2</sup>                                                            | 5         |
| <b>Basement B3 (total)</b>                              | <b>7a&amp;7b</b> | <b>Carpark and Storage</b>          | <b>1,537m<sup>2</sup></b>                                                    | <b>50</b> |
| (allocation of classification, area and occupant calcs) | 7a               | Carpark                             | 1,377 m <sup>2</sup>                                                         | 45        |
|                                                         | 7b               | Storage                             | 166.59m <sup>2</sup>                                                         | 5         |
| <b>Basement B2 (total)</b>                              | <b>7a&amp;7b</b> | <b>Carpark and Storage</b>          | <b>1,529m<sup>2</sup></b>                                                    | <b>50</b> |
| (allocation of classification, area and occupant calcs) | 7a               | Carpark                             | 1,377 m <sup>2</sup>                                                         | 45        |
|                                                         | 7b               | Storage                             | 152.71m <sup>2</sup>                                                         | 5         |
| <b>Basement B1 (total)</b>                              | <b>7a&amp;7b</b> | <b>Carpark and Storage</b>          | <b>1,362</b>                                                                 | <b>44</b> |
| (allocation of classification, area and occupant calcs) | 7a               | Carpark                             | 1,275 m <sup>2</sup>                                                         | 42        |
|                                                         | 7b               | Storage                             | 87m <sup>2</sup>                                                             | 2         |
| <b>Level LG (total)</b>                                 | <b>2&amp;6</b>   | <b>Residential lobby and Retail</b> | <b>704m<sup>2</sup></b>                                                      | <b>3</b>  |
| (allocation of classification, area and occupant calcs) | 2                | Residential                         | 537m <sup>2</sup>                                                            |           |
|                                                         | 6                | Retail                              | 167m <sup>2</sup>                                                            | 3         |
| <b>Level 00 to Roof</b>                                 | <b>2</b>         | <b>Residential</b>                  | <i>Note: Class 2 is not subject to area and volume limitation under C3D3</i> |           |

**Notes:**

In accordance with Clause A6G1 [2019: A6.0], Exemption 1 of the BCA, for the purposes of determining a building classification, where an ancillary use does not occupy more than 10% of the floor area of the storey which it is situated on, it may be absorbed into the dominate use for that level.

Storage areas (Class 7b) includes: general storage areas, cleaners' rooms, garbage rooms, bicycle parking areas and the like.

Occupant numbers have been calculated in accordance with Clause D2D18 [2019:D1.13] of the BCA

The floor areas identified within the above table are in accordance with the BCA definition which may vary from the GFA as determined in accordance with NSW planning legislation.

The common areas, including swimming pool and communal facilities considered as ancillary to Class 2, as these areas will be accessed by residents of the building, and not open to the general public.

## 2.5 FIRE COMPARTMENTATION

A detailed FRL and fire compartmentation review has not been undertaken at this stage due to the level of documentation provided for DA. Pending further engagement this will be assessed upon receipt of Construction Documentation.

In accordance with the BCA, the floor area of a fire compartment includes all covered areas which contribute to fire load, and is measured to the inner face of fire rated walls (bounding walls) where applicable.

In accordance with Clause C3D3 of the BCA, as the building is of Type A Construction, and based on the building classification, the size of any fire compartment must not exceed:

- Floor Area: 5,000 m<sup>2</sup>
- Volume: 30,000 m<sup>3</sup>

Note: Class 2 parts of the building are not subject to maximum compartment sizes.

The following fire compartments have been assumed:

1. Basement 4, Basement 3, Basement 2, Basement 1 form one fire compartment, and ground level carpark entry.
2. The western retail tenancy form one fire compartment.
3. The eastern retail tenancy form one fire compartment.
4. The residential unit, lobby and communal areas on the ground floor form one fire compartment.
5. Each level containing Class 2 residential units from Ground Floor to the roof level forms one fire compartment on a storey by storey basis.

## 2.6 REQUIRED EXITS AND DISCHARGE FROM EXITS

The following are considered the required exits for the purpose this assessment:

- Fire Isolated Stairways which in the basement connects to the ground level and discharge onto Oxford Street.
- Fire Isolated Stairways which in the basement connects to the ground level and discharge onto Shadforth street.
- Fire-isolated Stairway serves Levels 8 down to Ground (9 storeys total) and discharges to open space on the southern side of the building, providing egress to Oxford Street.
- Fire-isolated Stairway 02 serves Levels 8 down to Ground (9 storeys total) and discharges to open space on the eastern side of the building, providing egress to Shadforth Street.
- Perimeter Doorways that discharge onto oxford street.

## 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.

### 3.2 POSSIBLE PERFORMANCE SOLUTIONS (FIRE SAFETY)

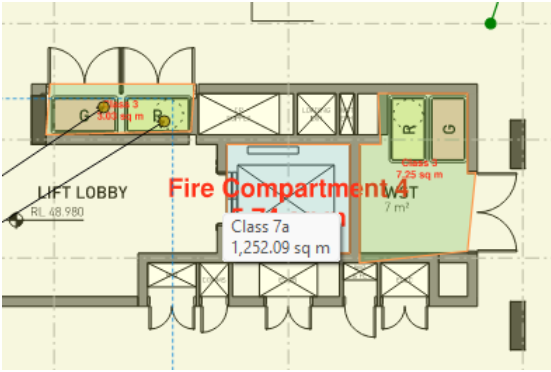
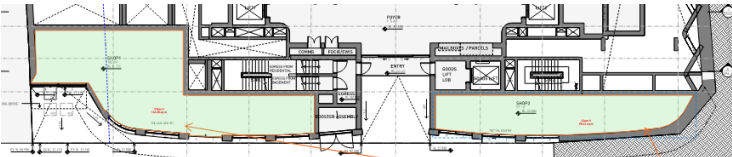
The following items relate to areas where a Performance Solution may be available to justify a deviation from the DtS requirements of the BCA. This report does not form a Performance Solution.

Clause A2G2 of the BCA specifies that where a performance solution is proposed, the first step is to prepare a *performance-based design brief* in consultation with relevant stakeholders. Where the performance solution relates to a fire safety requirement, Fire and Rescue NSW consider themselves as a relevant stakeholder and they must be consulted in the *performance-based design brief* process. Fire and Rescue NSW require the performance-based-design brief to be submitted using their FEBQ template and process. Further information about Fire and rescue NSWs opinion and FEBQ process can be found on their website.

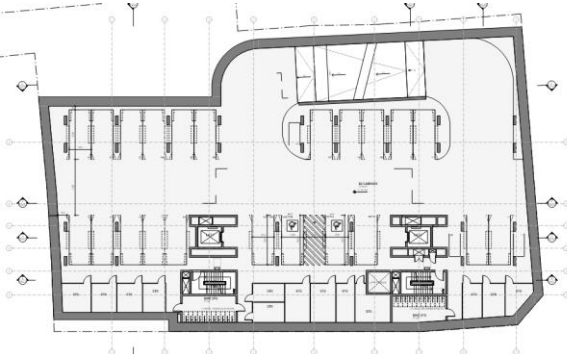
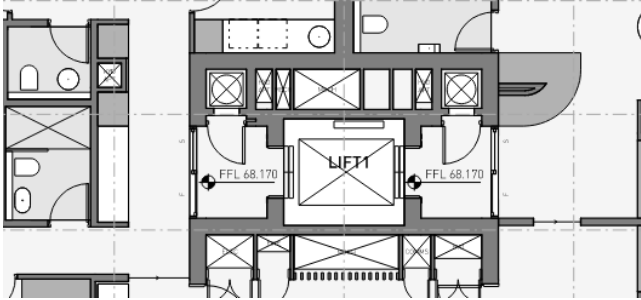
Fire Engineered Performance Solutions must be prepared by a certifier – fire safety (C10).

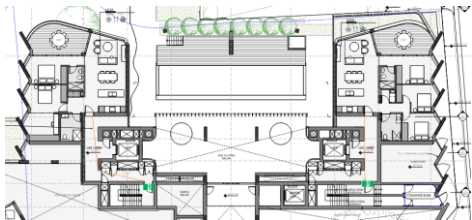
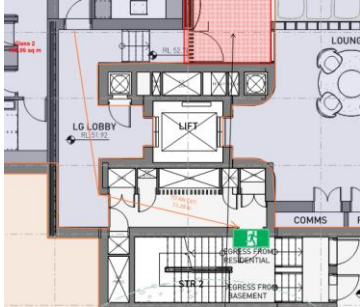
As the development contains Class 2 parts and is subject to the Design and Building Practitioners Act, the Fire Engineer must also be registered as an *accredited practitioner (fire safety)*.

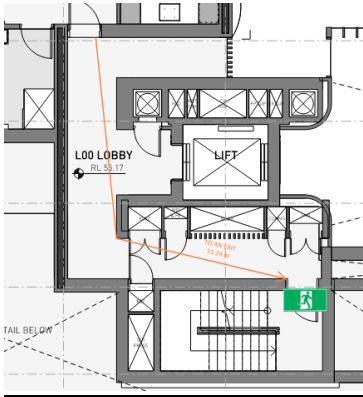
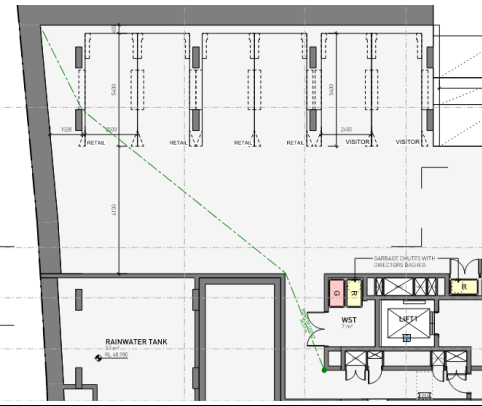
Furthermore, as part of the construction certificate assessment, the registered certifier must refer Fire Engineered Performance Solutions to Fire Rescue NSW in accordance with *Part 3, Division 3 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021*. Referral under this legislation is required where the Fire Engineered Performance Solution relates to a fire safety requirement. This process is to be coordinated by the certifier as part of the Construction Certificate assessment.

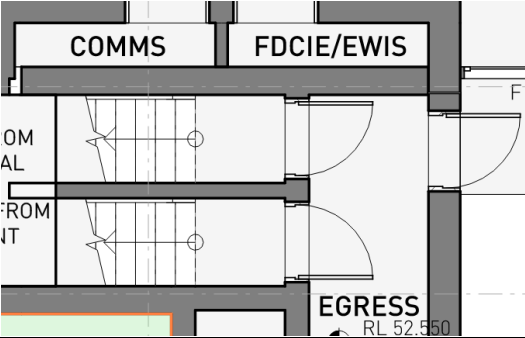
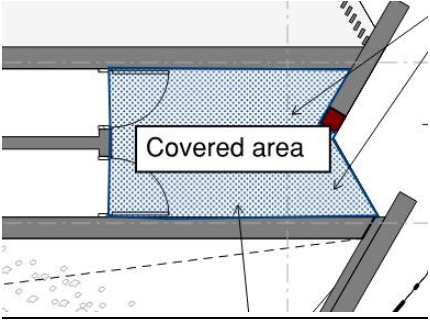
| Item | Possible Performance Solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | DtS Provision           | Performance Requirements |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------|
| 1.   | <p><b><u>Enclosure of shafts</u></b></p> <p>Clause S5C8 of Spec 5 specifies that shafts required to have an FRL must be enclosed at the top and bottom by construction having an FRL as applicable to non-loadbearing shaft walls. The FRL required for this construction is - 240/240(Class 7b).</p> <p>The buildings contain garbage chutes which run vertically through the building and discharge into the waste room on within the basement level</p> <p>The bottom of the garage chute discharges at the ceiling level of the waste room and due to this arrangement, the shaft is not enclosed at the bottom with an FRL of -- /240/240.</p> <p>A fire safety engineer is to carry out the feasibility of addressing this via a performance solution at the construction certificate stage.</p>  | Spec 5<br>S5C8          | C1P2                     |
| 2.   | <p><b><u>Separation of classifications in the same storey</u></b></p> <p>The retail fire compartment (the ground floor) will be required to either be built to highest FRL of 180/18/180 or alternatively the project fire safety engineer can carry out the feasibility to rationalise the fire resistance levels of the basement building elements, ground floor building elements to be less than the required 180/180/180 at the construction stage.</p>                                                                                                                                                                                                                                                                                                                                           | C2D2,<br>C2D9,<br>C2D10 | C1P1<br>C1P2             |



| Item | Possible Performance Solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | DtS Provision           | Performance Requirements |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------------|
| 3.   | <p><b><u>Separation of classifications in the same storey</u></b></p> <p>The carpark fire compartment (basement level to ground floor) was identified to have storage cages that are more than 10% of the floor area.</p> <p>Subsequently the basement will be required to either be built to highest FRL of 240/240/240 or alternatively the project fire safety engineer can carry out the feasibility to rationalise the fire resistance levels of the basement building elements to be less than the required 240/240/240 at the construction stage.</p>  | C2D2,<br>C2D9,<br>C2D10 | C1P1<br>C1P2             |
| 4.   | <p><b><u>Bounding construction: Class 2 and 3 buildings and Class 4 parts</u></b></p> <p>The sole occupancy units from level 5 to level 7 are proposed to be rationalised and the doorways are proposed to be not protected in accordance with BCA Clause C4D12 (4)(a). At the Construction Certificate stage, a fire safety engineer will be required to assess the feasibility of addressing this departure using a performance-based solution in accordance with the BCA</p>                                                                              | C4D12                   | C1P2                     |
| 5.   | <p><b><u>Number of exits required</u></b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | D2D3<br>(2)(a)(i)       | D1P4<br>E2P2             |

| Item | Possible Performance Solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | DtS Provision            | Performance Requirements |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|
|      | <p>The building has been determined to have an effective height exceeding 25 m. The proposed design for the residential levels includes a single exit from a sole occupancy unit, which represents a departure from BCA Clause D2D3 (2)(a)(i). At the Construction Certificate stage, a fire safety engineer will be required to assess the feasibility of addressing this departure using a performance-based solution in accordance with the BCA.</p>                                                                                                                                                                                                                                                                              |                          |                          |
| 6.   | <p><b><u>Exit travel distances (Ground Floor)</u></b></p> <p>The following travel distance non compliances have been identified within the ground class parts:</p> <ul style="list-style-type: none"> <li>• The ground level has been measured to have a non-compliant travel distance to a point choice of 34m in lieu of the permitted 20m from part not in a sole occupancy unit.</li> <li>• The travel distance from the ground floor unit was measured to be 11m in lieu of 6m to an exit being the doorway of the fire isolated stairway.</li> </ul> <p>At the construction certificate stage, a fire engineer will need to carry out the feasibility of addressing the above DtS departure via a performance solution.</p>  | D2D5<br>(3)(a)<br>(3)(b) | D1P4<br>E2P2             |
| 7.   | <p><b><u>Exit travel distances (Residential levels Level 00 to Level)</u></b></p> <p>The residential units on Levels 00 to 03 have a measured travel distance of 14 m to the single provided exit, which</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | D2D5<br>(3)(a)           | D1P4<br>E2P2             |

| Item | Possible Performance Solution                                                                                                                                                                                                                                                                                                                                                                                                                                                 | DtS Provision  | Performance Requirements |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------------------------|
|      | <p>exceeds the allowable maximum distance of 6 m for sole-occupancy units.</p> <p>At the construction certificate stage, a fire engineer will need to carry out the feasibility of addressing the above DtS departure via a performance solution.</p>                                                                                                                                        |                |                          |
| 8.   | <p><b><u>Exit travel distances (Basement Levels)</u></b></p> <p>The basement levels B1 to B4 have been measured to have a non-compliant travel distance to a point choice of 36m in lieu of the permitted 20m.</p> <p>At the construction certificate stage, a fire engineer will need to carry out the feasibility of addressing the above DtS departure via a performance solution.</p>  | D2D5<br>(3)(a) | D1P1<br>E2P2             |
| 9.   | <p><b><u>Travel via fire-isolated exits</u></b></p> <p>The fire stairways from residential levels and basement have been shown to discharge directly into the same fire isolated stairway. This is a DtS departure from BCA Clause D2D12 (2)</p>                                                                                                                                                                                                                              | D2D12<br>(2)   | D1P4<br>E2P2             |

| Item | Possible Performance Solution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | DtS Provision | Performance Requirements |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------|
|      | <p>At the construction certificate stage, a fire engineer can carry out the feasibility of addressing the above DtS departure via a performance solution.</p>                                                                                                                                                                                                                                                                                                                                 |               |                          |
| 10.  | <p><b><u>D2D12 Travel via fire-isolated exits</u></b></p> <p>Fire isolated stairway 03 discharges into open space that is not open for at least <math>\frac{1}{3}</math> of its perimeter and into covered area that has an unobstructed clear height throughout, including the perimeter openings, of not less than 3m.</p> <p>At the construction certificate stage, a fire engineer can carry out the feasibility of addressing the above DtS departure via a performance solution.</p>  | D2D12<br>(2)  | D1P4<br>E2P2             |
| 11.  | <p><b><u>Roof as Open Space   Service Penetrations</u></b></p> <p>Clause D3D13(b) requires roof being used as open space to not have any openings within 3.0m of the path of travel of persons using the exit to reach the road.</p> <p>The open space on ground level located above the basement level (as highlighted in the diagram below) is deemed to be a roof as open space and is required to comply with D3D13.</p>                                                                                                                                                   | D3.13         | C1P2<br>E1P2             |

| Item | Possible Performance Solution                                                                                                                                                                                                                                                                                                                                                                                                      | DtS Provision | Performance Requirements |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------|
|      | The deemed-to-satisfy provisions of D3D13(b) cannot be achieved where openings in the slab for services are located within this area. The service openings must be protected in accordance with C415, however as an opening, they technically will not apply with D3D13(b). At the construction certificate stage, the project fire safety engineer will need to carry out the feasibility to address this on a performance basis. |               |                          |

### 3.3 POSSIBLE PERFORMANCE SOLUTIONS (OTHER)

There are no performance solutions (other) proposed at this time.

### 3.4 FURTHER INFORMATION REQUIRED

For the purposes of this report, general arrangement floor plans, elevations and sections have been reviewed to determine whether the building is capable of complying with the BCA.

Construction Documentation is to be provided and reviewed by Credwell prior to the issuance of the BCA Report for the purposes of the Construction Certificate application. A detailed list of information required for review will be provided by Credwell upon engagement for the Construction Certificate stage assessment.



## 4 CLAUSE BY CLAUSE ASSESSMENT

An assessment of the proposal has been undertaken against each Clause of the BCA and the following abbreviations have been used.

|                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PS</b>                  | A Performance Solution is proposed to achieve compliance with this Clause.                                                                                                                                                                                                                                                                                                                                                                              |
| CRA                        | “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.<br>Additional information or documentation is necessary to confirm compliance. This may be in the form of additional drawing, a specification or design certification. |
| Complies                   | The proposal shows compliance with the Deemed-to-Satisfy Clause.                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>DNC</b>                 | The design does not comply with the Deemed-to-Satisfy Clause and design amendments are required                                                                                                                                                                                                                                                                                                                                                         |
| <b>FI</b>                  | Further information is required for assessment of the proposal relative to the DtS Clause                                                                                                                                                                                                                                                                                                                                                               |
| N/A                        | The DtS Clause is not applicable at this stage to this design.                                                                                                                                                                                                                                                                                                                                                                                          |
| Noted                      | The DtS Clause provides information not requiring specific assessment of the proposed design.                                                                                                                                                                                                                                                                                                                                                           |
| To be assessed at CC stage | An assessment against this provision is not included in a DA stage report due to the level of documentation provided. Pending further engagement, this will be assessed upon receipt of Construction Documentation.                                                                                                                                                                                                                                     |

## 5 SECTION B – STRUCTURE

An assessment against Section B 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.

## 6 SECTION C – FIRE RESISTANCE

### 6.1 PART C1 – FIRE RESISTANCE

This part details the objectives, functional statements, performance requirements and verification methods relevant to this Section.

### 6.2 PART C2 – FIRE RESISTANCE AND STABILITY

| Clause | [2019] | Description                                      | Comments                                                                                                                                                                         | Assessment |
|--------|--------|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 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 9.<br><br>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            | Where the building contains multiple classifications the type of construction is determined based on classification on the top level of the building subject to the highest FRL. | Noted      |
| C2D5   | C1.4   | Mixed types of construction                      | The building will be a single Type of construction and therefore this Clause does not apply                                                                                      | N/A        |
| 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        |

| Clause | [2019] | Description                           | Comments                                                                                                                                                                                                                                                                                                                                                                                                             | Assessment                        |
|--------|--------|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| C2D9   | C1.8   | Lightweight construction              | Where applicable lightweight construction must comply with Specification 6.                                                                                                                                                                                                                                                                                                                                          | <b>To be assessed at CC stage</b> |
| C2D10  | C1.9   | Non-combustible building elements     | <p>Elements of a Building of Type A or B Construction are required to be non-combustible as listed within this Clause. This Clause also provides a list of materials permitted to be used wherever non-combustible materials are required.</p> <p>Details of materials are to be provided to enable assessment, including AS 1530 test reports for each product must be provided as part of the CC stage.</p>        | <b>To be assessed at CC stage</b> |
| C2D11  | C1.10  | Fire hazard properties                | <p>Fire hazard properties of all materials to comply with this Clause and Specification 7.</p> <p>Details of proposed floor, wall and ceiling linings, air-handling ductwork, sarking and insulation type materials, including AS 1530.3 test reports are to be provided to enable a full assessment.</p>                                                                                                            | <b>To be assessed at CC stage</b> |
| C2D12  | C1.11  | Performance of external walls in fire | <p>1-2 storey buildings that contain tilt-up / precast concrete panels that can collapse as completed panels must comply with specification 8.</p> <p>Where applicable, confirmation of compliance with specification 8 must be provided by a suitably qualified structural engineer as part of their Design Documentation and prior to construction.</p>                                                            | <b>To be assessed at CC stage</b> |
| C2D13  | C1.13  | Fire-protected timber: Concession     | Where applicable, Fire-protected timber may be used wherever an element is required to be non-combustible if in accordance with this provision.                                                                                                                                                                                                                                                                      | <b>To be assessed at CC stage</b> |
| C2D14  | C1.14  | Ancillary elements                    | <p>In a Building of Type A or B Construction, ancillary elements other than those listed in this Clause are not to be fixed, installed or attached to internal parts or external face of an external wall that is required to be non-combustible.</p> <p>Details of materials are to be provided to enable assessment, including AS 1530 test reports for each product must be provided as part of the CC stage.</p> | <b>To be assessed at CC stage</b> |

| Clause | [2019] | Description                                | Comments                                                                                                                                                               | Assessment                        |
|--------|--------|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| C2D15  | -      | Fixing of bonded laminated cladding panels | In a Building of Type A or B Construction, bonded laminated cladding must be in accordance with this provision and details are to be provided as part of the CC Stage. | <b>To be assessed at CC stage</b> |

### 6.3 PART C3 – COMPARTMENTATION AND SEPARATION

| Clause | [2019] | Description                                       | Comments                                                                                                                                                                                                                                                                                                                    | Assessment                        |
|--------|--------|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| C3D1   | C2.0   | DtS Provisions                                    | Information only.                                                                                                                                                                                                                                                                                                           | Noted                             |
| C3D2   | C2.1   | Application of Part                               | C3D3, C3D4, C3D5 do not apply to a carpark provided with an AS 2118 sprinkler system complying with Specification 17, an open deck carpark, or an open spectator stand.                                                                                                                                                     | Noted                             |
| C3D3   | C2.2   | General floor area and volume limitations         | Refer to part 2.5 of this report for a review of Fire Compartmentation.                                                                                                                                                                                                                                                     | 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.                                                                                                                                                                                                       | Noted                             |
| C3D6   | C2.5   | Class 9 buildings                                 | The building does not contain a Class 9 part and therefore this Clause does not apply.                                                                                                                                                                                                                                      | Noted                             |
| C3D7   | C2.6   | Vertical separation of openings in external walls | The building is not of Type A construction and therefore this Clause does not apply.                                                                                                                                                                                                                                        | N/A                               |
| C3D8   | C2.7   | Separation by fire walls                          | Where fire walls are utilised, they must comply with this Clause.                                                                                                                                                                                                                                                           | <b>To be assessed at CC stage</b> |
| C3D9   | C2.8   | Separation of classifications in the same storey  | Each storey must be constructed to achieve the FRLs applicable to a higher class, or the different classifications must be separated from one another by fire walls.<br><br>Where separation is required, FRL plans are to be provided as part of the Construction Documentation to confirm compliance with this provision. | <b>PS</b>                         |

| Clause | [2019] | Description                                        | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Assessment                                         |
|--------|--------|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
|        |        |                                                    | <b>Refer to section 3.2 of this report for the possible performance solution at the construction stage.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                    |
| C3D10  | C2.9   | Separation of classifications in different storeys | <p>Each storey must be separated from the storey below by construction having the FRL applicable to a floor for the classification in the lower storey.</p> <p>This requires the floor between the ground floor and level LG to achieve a FRL of 240/240/240.</p> <p>This requires the floor between the LG and level 00 to achieve a FRL of 180/180/180.</p> <p>Where separation is required, FRL plans are to be provided as part of the Construction Documentation to confirm compliance with this provision.</p> <p><b>Refer to section 3.2 of this report for the possible performance solution at the construction stage.</b></p> | <p>To be assessed at CC stage</p> <p><b>PS</b></p> |
| C3D11  | C2.10  | Separation of lift shafts                          | FRL plans are to be provided as part of the Construction Documentation to confirm compliance with this provision.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>To be assessed at CC stage</b>                  |
| C3D12  | C2.11  | Stairways and lifts in one shaft                   | The fire-isolated stairway and the lift are in separate shafts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Complies                                           |
| C3D13  | C2.12  | Separation of equipment                            | Where separation is required, FRL plans are to be provided as part of the Construction Documentation to confirm compliance with this provision.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>To be assessed at CC stage</b>                  |
| C3D14  | C2.13  | Electricity supply system                          | Where separation is required, FRL plans are to be provided as part of the Construction Documentation to confirm compliance with this provision.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>To be assessed at CC stage</b>                  |
| C3D15  | C2.14  | Public corridors in a Class 2 and 3 buildings      | The public corridors are not greater than 40m in length and comply with this provision                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Complies                                           |

## 6.4 PART C4 – PROTECTION OF OPENINGS

| Clause | [2019] | Description                                                                         | Comments                                                                                                                                                                                                                                                                              | Assessment                        |
|--------|--------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| C4D1   | C3.0   | DtS Provisions                                                                      | Information only.                                                                                                                                                                                                                                                                     | Noted                             |
| C4D2   | C3.1   | Application of Part                                                                 | Information only.                                                                                                                                                                                                                                                                     | Noted                             |
| C4D3   | C3.2   | Protection of openings in external walls                                            | <p>Openings within external walls that are required to have an FRL and are within the limitations of this provision must be protected in accordance with C4D5.</p> <p>The development does not incorporate any openings in external walls subject to compliance with this Clause.</p> | <b>To be assessed at CC stage</b> |
| C4D4   | C3.3   | Separation of external walls and associated openings in different fire compartments | The development does not contain different fire compartments separated by a fire wall and therefore this Clause does not apply.                                                                                                                                                       | N/A                               |
| C4D5   | C3.4   | Acceptable methods of protection                                                    | The development does not incorporate any openings that require protection and therefore this Clause does not apply.                                                                                                                                                                   | N/A                               |
| C4D6   | C3.5   | Doorways in fire walls                                                              | The development does not incorporate any fire walls and therefore this Clause does not apply.                                                                                                                                                                                         | N/A                               |
| C4D7   | C3.6   | Sliding fire doors                                                                  | The development does not incorporate any sliding fire doors and therefore this Clause does not apply.                                                                                                                                                                                 | N/A                               |
| C4D8   | C3.7   | Protection of doorways in horizontal exits                                          | The development does not incorporate any horizontal exits and therefore this Clause does not apply.                                                                                                                                                                                   | N/A                               |
| C4D9   | C3.8   | Openings in fire-isolated exits                                                     | The doorways to fire-isolated exits are to be self-closing -/60/30 fire door sets.                                                                                                                                                                                                    | <b>To be assessed at CC stage</b> |
| C4D10  | C3.9   | Service penetrations in fire-isolated exits                                         | Fire-isolated exits may not be penetrated by any service other than electrical wiring for lighting and intercom systems, water supply for fire services and other fire related services.                                                                                              | <b>To be assessed at CC stage</b> |
| C4D11  | C3.10  | Openings in fire-isolated lift shafts                                               | Lift doors are to achieve an FRL of not less than -/60/- and be in accordance with this Clause. Lift indicator panels are also to comply with this Clause.                                                                                                                            | <b>To be assessed at CC stage</b> |

| Clause | [2019] | Description                                                       | Comments                                                                                                                                                                                                                                                                                            | Assessment                        |
|--------|--------|-------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| C4D12  | C3.11  | Bounding construction: Class 2 and 3 buildings and Class 4 parts  | The doorways to the units, and rooms off the public corridors, are to be self-closing -/60/30 fire door sets.                                                                                                                                                                                       | <b>PS</b>                         |
| C4D13  | C3.12  | Openings in floors and ceilings for services                      | All service shafts are to have FRLs as set by Tables S5C11a- S5C11g of Specification 5.                                                                                                                                                                                                             | <b>To be assessed at CC stage</b> |
| C4D14  | C3.13  | Openings in shafts                                                | Access openings in fire rated service shafts are to be through an access panel, or self-closing fire door, having an FRL of not less than - /60/30.                                                                                                                                                 | <b>To be assessed at CC stage</b> |
| C4D15  | C3.15  | Openings for service installations                                | Service penetrations through fire rated building elements are to be sealed in accordance with a tested system and the manufacturers specifications in accordance with this Clause.<br><br>Details of fire seals to service penetrations must be provided as part of the Construction Documentation. | <b>To be assessed at CC stage</b> |
| C4D16  | C3.16  | Construction joints                                               | Construction joints in fire rated building elements are to be appropriately treated to maintain the integrity and insulation of the element in which they are located.                                                                                                                              | <b>To be assessed at CC stage</b> |
| C4D17  | C3.17  | Columns protected with lightweight construction to achieve an FRL | Any columns protected with lightweight fire rated materials to achieve a required FRL are to comply with this Clause.                                                                                                                                                                               | <b>To be assessed at CC stage</b> |

## 6.5 SECTION C SPECIFICATIONS (SPECIFICATIONS 5 TO 13)

### 6.5.1 SPECIFICATION 5 - FIRE-RESISTING CONSTRUCTION [2019: SPEC C1.1]

| Clause | [2019] | Description | Comments                                                                                           | Assessment |
|--------|--------|-------------|----------------------------------------------------------------------------------------------------|------------|
| S5C1   | 1      | Scope       | This Specification contains the requirements for fire resisting construction of building elements. | Noted      |



| Clause | [2019] | Description                                                         | Comments                                                                                                                                                                                                                                                                                                          | Assessment                            |
|--------|--------|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| S5C2   | 2.1    | Exposure to FSF                                                     | The building is not exposed to FSF to the from neighbouring properties.<br><br>Therefore the requirements of this Clause are not applicable.                                                                                                                                                                      | N/A                                   |
| S5C3   | 2.2    | Fire protection for support of another part                         | Where a part of a building required to have a FRL depends on direct vertical or lateral support from another part to maintain its FRL. That supporting part must have a FRL not less than that required by other provisions as set out in this Clause.                                                            | <b>To be assessed at CC stage</b>     |
| S5C4   | 2.3    | Lintels                                                             | A lintel must have the FRL required for the part of the building in which it is situated unless it does not contribute to the support of a fire door, fire window or fire shutter and it otherwise complies with this Clause.                                                                                     | <b>To be assessed at CC stage</b>     |
| 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.                                                                                                            | <b>To be assessed at CC stage</b>     |
| S5C6   | 2.5    | General concessions                                                 | Information only                                                                                                                                                                                                                                                                                                  | <b>To be assessed at CC stage</b>     |
| S5C7   | 2.6    | Mezzanine floors: Concession                                        | The building does not contain a mezzanine and therefore this Clause does not apply.                                                                                                                                                                                                                               | N/A                                   |
| S5C8   | 2.7    | Enclosure of Shafts                                                 | Shafts required to have an FRL must be enclosed at the top and bottom by construction having an FRL not less than that required for the walls of a non-loadbearing shaft in the same building.<br><br><b>Refer to section 3.2 of this report for the possible performance solution at the construction stage.</b> | To be assessed at CC stage/ <b>PS</b> |
| 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                                                 |                                                                                                                                                                                                                                                                                                                   |                                       |

| Clause | [2019] | Description                                                  | Comments                                                                                                                    | Assessment                        |
|--------|--------|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| 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.                          | <b>To be assessed at CC stage</b> |
| S5C12  | 3.2    | Concessions for floors                                       | A floor need not have an FRL in accordance with the concessions given in this Clause.                                       | <b>To be assessed at CC stage</b> |
| S5C13  | 3.3    | Floor loading of Class 5 and 9b buildings: Concession        | The building does not contain any Class 5 or 9b parts and therefore this Clause does not apply.                             | N/A                               |
| S5C14  | 3.4    | Roof superimposed on concrete slab: Concession               | A roof superimposed on a concrete slab need not have an FRL if it complies with this Clause.                                | <b>To be assessed at CC stage</b> |
| 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.     | <b>To be assessed at CC stage</b> |
| S5C16  | 3.6    | Rooflights                                                   | The building does not contain any roof lights and therefore this Clause does not apply.                                     | N/A                               |
| S5C17  | 3.7    | Internal columns and walls: Concession                       | This concession may be applied where applicable                                                                             | <b>To be assessed at CC stage</b> |
| S5C18  | 3.8    | Open spectator stands and indoor sports stadiums: Concession | The building does not have an open spectator stands and indoor sports stadiums therefore this concession is not applicable. | <b>To be assessed at CC stage</b> |
| S5C19  | 3.9    | Carparks                                                     | The development does not contain a carpark and therefore this Clause does not apply.                                        | <b>To be assessed at CC stage</b> |
| S5C20  | 3.10   | Class 2 and 3 buildings: Concession                          | The building has 10 storeys therefore this concession is not applicable                                                     | N/A                               |

## 6.5.2 SPECIFICATIONS 6 TO 13

An assessment against the below listed specifications are 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, unless covered by others.

- Specification 6 – Structural tests for lightweight construction [2019: Spec C1.8]
- Specification 7 – Fire hazard properties [2019: Spec C1.10]
- Specification 12 – Fire doors, smoke doors, fire windows and shutters [2019: Spec C3.4]
- Specification 13 – Penetration of walls, floors and ceilings by services [2019: Spec C3.15]

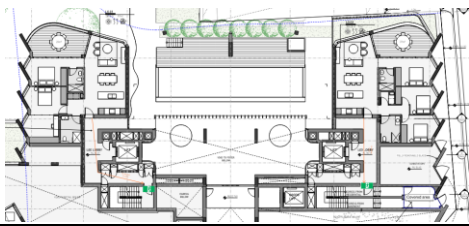


## 7 SECTION D – ACCESS AND EGRESS

### 7.1 PART D1 – ACCESS AND EGRESS

This part details the objectives, functional statements, performance requirements and verification methods relevant to this Section.

### 7.2 PART D2 – PROVISION FOR ESCAPE

| Clause | [2019] | Description                                         | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Assessment                     |
|--------|--------|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| D2D1   | D1.0   | DtS Provisions                                      | Information only.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Noted                          |
| D2D2   | D1.1   | Application of Part                                 | Information only.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Noted                          |
| D2D3   | D1.2   | Number of exits required                            | <p>The building must be provided with at least 2 exits from all areas.</p> <p>The building has been determined to have an effective height exceeding 25 m. The proposed design for the residential levels includes a single exit from a sole occupancy unit, which represents a departure from BCA Clause D2D3 (2)(a)(i). At the Construction Certificate stage, a fire safety engineer will be required to assess the feasibility of addressing this departure using a performance-based solution in accordance with the BCA.</p>  | PS                             |
| D2D4   | D1.3   | When fire-isolated stairways and ramps are required | The stairway is required to be fire-isolated and details of the proposed FRLs are to be provided as part of the Construction Documentation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | To be assessed at CC stage     |
| D2D5   | D1.4   | Exit travel distances                               | The distances to an exit are within the limitations of this Clause except where subject to a possible performance solution as outlined in part 3.2 of this report.                                                                                                                                                                                                                                                                                                                                                                                                                                                      | To be assessed at CC stage /PS |
| D2D6   | D1.5   | Distance between                                    | The distances between alternative exits are within the limitations of this Clause except                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | To be assessed at              |

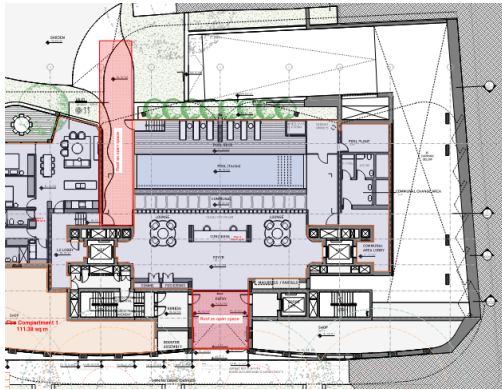
| Clause | [2019]                    | Description                                                         | Comments                                                                                                                                                                                                                                                                         | Assessment                            |
|--------|---------------------------|---------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
|        |                           | alternative exits                                                   | where subject to a possible performance solution as outlined in Part 3.2 of this report.                                                                                                                                                                                         | <b>CC stage</b>                       |
| 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.                                                                                                                                | CRA                                   |
| D2D8   | D1.6(b), (c), (d) and (e) | Width of exits and paths of travel to exits                         | A minimum clear width of 1m is required for each exit and path of travel to exits. The 1m is to be clear of all obstructions such as handrails, PFE, hydrants etc.                                                                                                               | CRA                                   |
| D2D9   | D1.6(f)                   | Width of doorways in exits or paths of travel to exits              | The minimum width of 750mm through a doorway is required unless otherwise specified in this Clause. Given that the access requirements in Part 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 direction of travel                   | The unobstructed width of a required exit must not diminish in the direction of travel.                                                                                                                                                                                          | CRA                                   |
| D2D11  | D1.6(h) & (i)             | Determination and measurement of 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 discharge of the fire isolated exits are within the limitations of this Clause except where subject to a possible performance solution as outlined in Part 3.2 of this report.                                                                                               | <b>To be assessed at CC stage /PS</b> |
| D2D13  | D1.8                      | External stairways or ramps in lieu of fire-isolated exits          | The building does not contain external stairways in lieu of fire-isolated stairways and therefore this Clause does not apply.                                                                                                                                                    | N/A                                   |
| D2D14  | D1.9                      | Travel by non-fire-isolated stairways or ramps                      | The building does not contain required non-fire isolated exits and therefore this Clause does not apply.                                                                                                                                                                         | N/A                                   |
| D2D15  | D1.10                     | Discharge from exits                                                | The discharge of alternative exits must be located as far apart as practical, and where they discharge to open space, a path of travel to the public road must be in                                                                                                             | <b>To be assessed at CC stage</b>     |

| Clause | [2019] | Description                                                                  | Comments                                                                                                                                                               | Assessment                        |
|--------|--------|------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
|        |        |                                                                              | accordance with this provision.                                                                                                                                        |                                   |
| D2D16  | D1.11  | Horizontal exits                                                             | The development does not contain any horizontal exits and therefore this Clause does not apply.                                                                        | N/A                               |
| D2D17  | D1.12  | Non-required stairways, ramps or escalators                                  | The development does not contain any escalator, moving walkway or non-required non fire-isolated stairway or pedestrian ramp and therefore this Clause does not apply. | N/A                               |
| D2D18  | D1.13  | Number of persons accommodated                                               | Occupant calculations have been provided in Part 2.4 of this report.                                                                                                   | Noted                             |
| D2D19  | D1.14  | Measurement of distances                                                     | Information only.                                                                                                                                                      | Noted                             |
| D2D20  | D1.15  | Method of measurement                                                        | Information only.                                                                                                                                                      | Noted                             |
| D2D21  | D1.16  | Plant rooms, lift machine rooms, electricity network substations: Concession | Access for maintenance must be in accordance with this provision.                                                                                                      | <b>To be assessed at CC stage</b> |
| D2D22  | D1.17  | Access to lift pits                                                          | If the building incorporates a lift pit, access to it must comply with this Clause.                                                                                    | <b>To be assessed at CC stage</b> |
| 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                               |

### 7.3 PART D3 – CONSTRUCTION OF EXITS

| Clause | [2019] | Description                       | Comments                                                                                                                                        | Assessment                        |
|--------|--------|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| 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 | Where required, fire isolated stairs are required to be non-combustible and not cause structural damage to the shaft if there is local failure. | <b>To be assessed at CC stage</b> |

| Clause | [2019] | Description                                       | Comments                                                                                                                                                                                | Assessment                        |
|--------|--------|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| D3D4   | D2.3   | Non-fire-isolated stairways and ramps             | The construction of the non-fire-isolated exit stairway(s) must be in accordance with this provision.                                                                                   | <b>To be assessed at CC stage</b> |
| D3D5   | D2.4   | Separation of rising and descending stair flights | Rising and descending stair flights must be separated with non-combustible and smoke-proof construction.                                                                                | <b>To be assessed at CC stage</b> |
| D3D6   | D2.5   | Open access ramps and balconies                   | The building is not proposed to be provided with open access ramp or balconies to meet the smoke hazard management requirements of E2D4-E2D13 and therefore this Clause does not apply. | N/A                               |
| D3D7   | D2.6   | Smoke lobbies                                     | The building is not required to be provided with a smoke lobby required by Clause 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.                                                                                                                           | <b>To be assessed at CC stage</b> |
| 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 development does not contain any stair or ramps therefore this Clause does not apply.                                                                                               | 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                         | Where applicable, fire-isolated passageways must be constructed in accordance with this Clause.<br>therefore this Clause does not apply.                                                | <b>To be assessed at CC stage</b> |

| Clause | [2019] | Description        | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Assessment                            |
|--------|--------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| D3D13  | D2.12  | Roof as open space | <p>Where an exit discharges onto a roof, the roof is to maintain an FRL of 180/180/180. This applies to ground floor.</p> <p>Clause D3D13(b) requires roof being used as open space to not have any openings within 3.0m of the path of travel of persons using the exit to reach the road.</p> <p>The open space on ground level located above the basement level (as highlighted in the diagram below) is deemed to be a roof as open space and is required to comply with D3D13.</p>  <p>The deemed-to-satisfy provisions of D3D13(b) cannot be achieved where openings in the slab for services are located within this area. The service openings must be protected in accordance with C415, however as an opening, they technically will not apply with D3D13(b). At the construction certificate stage, the project fire safety engineer will need to carry out the feasibility to address this on a performance basis</p> | To be assessed at CC stage/ <b>PS</b> |
| D3D14  | D2.13  | Goings and risers  | <p>Stair geometry and treads slip resistance must comply with this Clause.</p> <p>Based on a review of the floor plans, the proposed stairs are capable of complying with this provision.</p> <p>Stair construction details must be provided as part of the Construction documentation to enable further review.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | To be assessed at CC stage            |



| Clause | [2019]                | Description                                      | Comments                                                                                                                                                                                                                                                                        | Assessment                        |
|--------|-----------------------|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| 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.<br><br>Stair construction details must be provided as part of the Construction documentation to enable further review. | <b>To be assessed at CC stage</b> |
| 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.                                                                                                                  | <b>To be assessed at CC stage</b> |
| D3D17  | D2.16(a), (b) and (c) | Barriers to prevent falls                        | Trafficable surfaces 1 m or more above the surface beneath are to be provided with a barrier in accordance with Clauses D3D18-D2D21.                                                                                                                                            | <b>To be assessed at CC stage</b> |
| 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.                                                                                                                                   | <b>To be assessed at CC stage</b> |
| D3D19  |                       | Openings in barriers                             | The openings are to comply with the requirements of this Clause.                                                                                                                                                                                                                | <b>To be assessed at CC stage</b> |
| D3D20  |                       | Barrier climbability                             | Barriers required on a floor more than 4m above the surface beneath must not incorporate climbable elements between 150mm to 760mm.                                                                                                                                             | <b>To be assessed at CC stage</b> |
| D3D21  |                       | Wire barriers                                    | Barriers are not required as per Clause D3D17 and therefore this Clause does not apply.                                                                                                                                                                                         | N/A                               |
| D3D22  | D2.17                 | Handrails                                        | Handrails are to comply with this Clause.                                                                                                                                                                                                                                       | <b>To be assessed at CC stage</b> |
| D3D23  | D2.18                 | Fixed platforms, walkways, stairways and ladders | Where used must comply with AS1657, not proposed in the development.                                                                                                                                                                                                            | <b>To be assessed at CC stage</b> |

| Clause | [2019] | Description                       | Comments                                                                                                                                                                                                                                                                                                                                                                               | Assessment                        |
|--------|--------|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| D3D24  | D2.19  | Doorways and doors                | The doorways and doors throughout the building comply.                                                                                                                                                                                                                                                                                                                                 | <b>To be assessed at CC stage</b> |
| D3D25  | D2.20  | Swinging doors                    | Doors must swing in the direction of egress<br><br>The swinging exit doors throughout the building comply.                                                                                                                                                                                                                                                                             | <b>To be assessed at CC stage</b> |
| D3D26  | D2.21  | Operation of latch                | All doorways must be provided with latches compliant with the requirements of this Clause.                                                                                                                                                                                                                                                                                             | <b>To be assessed at CC stage</b> |
| D3D27  | D2.22  | Re-entry from fire-isolated exits | Re-entry is required from the fire-isolated stairs.                                                                                                                                                                                                                                                                                                                                    | <b>To be assessed at CC stage</b> |
| D3D28  | D2.23  | Signs on doors                    | Signage is to be located on all fire and smoke doors in accordance with this Clause. For self-closing doors the sign is to stay "FIRE SAFETY DOOR DO NOT OBSTRUCT DO NOT KEEP OPEN" and for the door discharging from a fire-isolated exit "FIRE SAFETY DOOR – DO NOT OBSTRUCT". The text is to be a minimum of 20mm in height and a colour contrasting to the background of the sign. | <b>To be assessed at CC stage</b> |
| D3D29  | D2.24  | Protection of openable windows    | Windows to the bedrooms of the Class 2 part are to be provided with window locks in accordance with this Clause.                                                                                                                                                                                                                                                                       | <b>To be assessed at CC stage</b> |
| D3D30  | D2.25  | Timber stairway: Concession       | No fire-isolated stairways provided on the current plans therefore this concession is not available.                                                                                                                                                                                                                                                                                   | <b>To be assessed at CC stage</b> |

## 7.4 PART D4 – ACCESS FOR PEOPLE WITH A DISABILITY

An assessment of the accessibility provisions of the BCA have been provided in a separate report also prepared by Credwell.

## 7.5 SECTION D SPECIFICATIONS (SPECIFICATIONS 14 TO 16)

An assessment against the below listed specifications are 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, unless covered by others.

- Specification 14 - Non-required stairways, ramps and escalators [2019: Spec D1.12]
- Specification 15 – Braille and tactile signs [2019: Spec D3.6]
- Specification 16 – Accessible water entry/exit from swimming pools [2019: Spec D3.10]

## 8 SECTION E – SERVICES AND EQUIPMENT

### 8.1 PART E1 – FIRE FIGHTING EQUIPMENT

| Clause                 | [2019] | Description     | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Assessment                        |
|------------------------|--------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| E1D1                   | E1.0   | DtS Provisions  | Information only.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Noted                             |
| E1D2                   | E1.3   | Fire hydrants   | <p>The building is required to be provided with a Hydrant System in accordance with this provision and AS 2419.1</p> <p>Details of the proposed hydrant system is to be provided by a suitably qualified hydraulic consultant as part of the Construction Documentation. Any proposed deviations from DtS within the hydrant system design are to be raised by the hydraulic consultant for discussion with relevant stakeholders to determine whether a performance solution can be supported.</p>                | <b>To be assessed at CC stage</b> |
| E1D3                   | E1.4   | Fire hose reels | <p>The building is required to be provided with a Fire Hose Reel System in accordance with this provision and AS 2441.</p> <p>Details of the proposed fire hose reel system is to be provided by a suitably qualified hydraulic consultant as part of the Construction Documentation. Any proposed deviations from DtS within the hose reel system design are to be raised by the hydraulic consultant for discussion with relevant stakeholders to determine whether a performance solution can be supported.</p> | <b>To be assessed at CC stage</b> |
| NSW<br>E1D4 -<br>E1D13 | E1.5   | Sprinklers      | <p>The building is required to be provided with a sprinkler system to Spec 17 and AS 2118.1.</p> <p>Details of the proposed sprinkler system are to be provided by a suitably qualified hydraulic consultant as part of the Construction Documentation. Any proposed deviations from DtS within the sprinkler system design are to be raised by the hydraulic consultant for discussion with relevant stakeholders to determine whether a performance solution can be</p>                                          | <b>To be assessed at CC stage</b> |

| Clause | [2019]     | Description                                                                                                          | Comments                                                                                                                                                                                               | Assessment                        |
|--------|------------|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
|        |            |                                                                                                                      | supported.                                                                                                                                                                                             |                                   |
| E1D5   | Table E1.5 | Where sprinklers are required: all classifications                                                                   | The building has an effective height of more than 25m and therefore is required to be provided with a sprinkler system to Spec 17 and AS 2118.1                                                        | <b>To be assessed at CC stage</b> |
| E1D6   | Table E1.5 | Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings                         | The building has an effective height of more than 25m and therefore requires sprinklers as per the requirements of Clause E1D5.                                                                        | <b>To be assessed at CC stage</b> |
| E1D7   | Table E1.5 | Where sprinklers are required: Class 3 building used as a residential care building                                  | The building does not contain any Class 3 residential care areas and therefore this Clause does not apply.                                                                                             | <b>To be assessed at CC stage</b> |
| 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.                                                                                                                  | <b>To be assessed at CC stage</b> |
| E1D9   | Table E1.5 | Where sprinklers are required: Class 7a building, other than an open-deck carpark                                    | Sprinklers are required as the building contains a Class 7a carpark with a fire compartment that accommodates more than 40 vehicles.                                                                   | <b>To be assessed at CC stage</b> |
| 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.<br><br><b>Or</b><br>Sprinklers are required as the building contains a 9a/9c part subject to this provision | <b>To be assessed at CC stage</b> |
| 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.                                                                                                                   | <b>To be assessed at CC stage</b> |

| Clause | [2019]              | Description                                                    | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Assessment                        |
|--------|---------------------|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| 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.                                                                                                                                                                                                                                                                                                                                                                            | <b>To be assessed at CC stage</b> |
| E1D13  | Table E1.5 (note 4) | Where sprinklers are required: occupancies of excessive hazard | The building does not contain excessive hazards and therefore this Clause does not apply.                                                                                                                                                                                                                                                                                                                                                                                                                           | N/A                               |
| E1D14  | E1.6                | Portable fire extinguishers                                    | The building is to be provided with portable fire extinguishers in accordance with this provision and AS 2444.                                                                                                                                                                                                                                                                                                                                                                                                      | <b>To be assessed at CC stage</b> |
| E1D15  | E1.8                | Fire control centres                                           | As the building has an effective height of more than 25m, a fire control centre is required to comply with Spec 19.                                                                                                                                                                                                                                                                                                                                                                                                 | <b>To be assessed at CC stage</b> |
| E1D16  | E1.9                | Fire precautions during construction                           | <p>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.</p> <p>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.</p> | Noted                             |
| E1D17  | E1.10               | Provisions for special hazards                                 | <p>No special hazards have been identified at this time.</p> <p>Any proposed special hazards such as EV charging stations, or battery storage are to be detailed as part of the Construction Documentation.</p>                                                                                                                                                                                                                                                                                                     | <b>To be assessed at CC stage</b> |

## 8.2 PART E2 – SMOKE HAZARD MANAGEMENT

| Clause | [2019]      | Description                                                                                          | Comments                                                                                                                                                                                                                                                                                                                                             | Assessment                        |
|--------|-------------|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| E2D1   | E2.0        | DtS Provisions                                                                                       | Information only.                                                                                                                                                                                                                                                                                                                                    | Noted                             |
| E2D2   | E2.1        | Application of Part                                                                                  | Information only.                                                                                                                                                                                                                                                                                                                                    | Noted                             |
| E2D3   | E2.2        | General requirements                                                                                 | The development does not contain multiple fire compartments and therefore this Clause is not applicable to this assessment.<br><br>pressurisation and automatic air pressurisation for fire isolated exits.                                                                                                                                          | To be assessed at CC stage        |
| E2D4   | Table E2.2a | Fire-isolated exits                                                                                  | The fire-isolated exits are required to be provided with automatic air pressurisation system in accordance with AS 1668.1:2015.                                                                                                                                                                                                                      | <b>To be assessed at CC stage</b> |
| 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 contains a Class 2 part and has an effective height of 31.67m m (more than 25 m) and therefore must be provided with an automatic smoke detection and alarm system complying with Spec 20.                                                                                                                                              | <b>To be assessed at CC stage</b> |
| E2D6   | Table E2.2a | Buildings more than 25 m in effective height: Class 5, 6, 7b, 8 or 9b buildings                      | The development has an effective height of 31.67m m (more than 25 m) and contains Class 6, 7b parts on levels basement 1 & the ground floor (located in different fire compartments). The building is therefore required to be provided with zone pressurisation system between vertically separated fire compartments in accordance with AS 1668.1. | <b>To be assessed at CC stage</b> |
| E2D7   | Table E2.2a | Buildings more than 25 m in effective height: Class 9a buildings                                     | The development does not contain a Class 9a part and therefore this Clause is not applicable to this assessment.                                                                                                                                                                                                                                     | N/A                               |
| E2D8   | Table E2.2a | Buildings not more than 25 m in effective height: Class 2 and 3 buildings and Class 4                | The development has an effective height of 31.67m m (more than 25 m) and therefore this Clause is not applicable to this assessment.                                                                                                                                                                                                                 | N/A                               |

| Clause    | [2019]          | Description                                                                                                                                                                      | Comments                                                                                                                                                                                                              | Assessment                        |
|-----------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
|           |                 | part of a building                                                                                                                                                               |                                                                                                                                                                                                                       |                                   |
| E2D9      | Table E2.2a     | Buildings not more than 25 m in effective height: Class 5, 6, 7b, 8 and 9b buildings                                                                                             | The development has an effective height of 31.67m m (more than 25 m) and therefore this Clause is not applicable to this assessment.                                                                                  | N/A                               |
| NSW E2D10 | NSW Table E2.2a | Buildings not more than 25 m in effective height: large isolated buildings subject to C3D4                                                                                       | This Clause does not apply to this development as it is not a large-isolated buildings subject to Clause C3D4.                                                                                                        | N/A                               |
| E2D11     | Table E2.2a     | Buildings not more than 25 m in effective height: Class 9a and 9c buildings                                                                                                      | The development does not contain a Class 9a or 9c part and therefore this Clause is not applicable to this assessment.                                                                                                | N/A                               |
| E2D12     | Table E2.2a     | Class 7a buildings                                                                                                                                                               | Where the Class 7a carpark areas are proposed to be provided with a mechanical ventilation system in accordance with AS 1668.2 (in lieu of natural ventilation), the system must comply with Clause 5.5 of AS 1668.1. | <b>To be assessed at CC stage</b> |
| E2D13     | Table E2.2a     | Basements (other than Class 7a buildings)                                                                                                                                        | The development contains a Class 7a that is not included in the rise in storeys and therefore this Clause is applicable.                                                                                              | <b>To be assessed at CC stage</b> |
| E2D14     | Table E2.2b     | Class 6 buildings – in fire compartments more than 2000 m <sup>2</sup> : Class 6 building (not containing an enclosed common walkway or mall serving more than one Class 6 sole- | The development does not contain any Class 6 parts and therefore this Clause is not applicable to this assessment.                                                                                                    | N/A                               |

| Clause    | [2019]          | Description                                                                                                                  | Comments                                                                                                                                     | Assessment                 |
|-----------|-----------------|------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
|           |                 | occupancy unit)                                                                                                              |                                                                                                                                              |                            |
| E2D15     | Table E2.2b     | Class 6 buildings – in fire compartments more than 2000 m2: Class 6 building (containing an enclosed common walkway or mall) | The development does not contain any Class 6 parts and therefore this Clause is not applicable                                               | N/A                        |
| NSW E2D16 | NSW Table E2.2b | Class 9b – assembly buildings: all                                                                                           | The development does not contain any Class 9b assembly buildings and therefore this Clause is not applicable to this assessment.             | N/A                        |
| NSW E2D17 | NSW Table E2.2b | Class 9b – assembly buildings: night clubs, discotheques and the like                                                        | The development does not contain any Class 9b night clubs, discotheques or the like and therefore this Clause does not apply.                | N/A                        |
| NSW E2D18 | NSW Table E2.2b | Class 9b – assembly buildings: exhibition halls, museums and art galleries                                                   | The development does not contain any Class 9b exhibition hall, museum or art galleries and therefore this Clause does not apply..            | N/A                        |
| NSW E2D19 | NSW Table E2.2b | Class 9b – assembly buildings: other assembly buildings (not listed in NSW E2D16-E2D18)                                      | This Clause does not apply to this development as it does not contain Class 9b uses other assembly buildings (not listed in NSW E2D16-E2D18) | N/A                        |
| NSW E2D20 | Table E2.2b     | Class 9b assembly buildings: other assembly buildings (not listed in E2D16 to E2D19)                                         | Clause E2D20 has not been adopted for NSW                                                                                                    | N/A                        |
| E2D21     | E2.3            | Provision for special hazards                                                                                                | No special hazards have been identified at this time.                                                                                        | To be assessed at CC stage |



| Clause | [2019] | Description | Comments                                                                                                                                    | Assessment |
|--------|--------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------|------------|
|        |        |             | Any proposed special hazards such as EV charging stations, or battery storage are to be detailed as part of the Construction Documentation. |            |

### 8.3 PART E3 – LIFT INSTALLATIONS

The development does not incorporate a lift and therefore, an assessment against this part has not been undertaken and the remaining Clauses have been removed from this report.

| Clause | [2019] | Description                          | Comments                                                                                                                                                                                                                                                                                                        | Assessment                        |
|--------|--------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| E3D1   | E3.0   | DtS Provisions                       | Information only.                                                                                                                                                                                                                                                                                               | Noted                             |
| E3D2   | E3.1   | Lift installations                   | An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification 24. The lift manufacturer is to ensure compliance with this Clause is achieved as part of the CC stage.                                                                              |                                   |
| E3D3   | E3.2   | Stretcher facility in lifts          | The lift must accommodate an area not less than 600mm wide x 2000mm long x 1400mm above the floor level for a stretcher. The lift manufacturer is to ensure compliance with this Clause is achieved as part of the CC stage.                                                                                    | <b>To be assessed at CC stage</b> |
| E3D4   | E3.3   | Warning against use of lifts in fire | Warning signage stating DO NOT USE LIFTS IF THERE IS A FIRE is to be provided in accordance with this Clause. The lift manufacturer is to ensure compliance with this Clause is achieved as part of the CC stage.                                                                                               | <b>To be assessed at CC stage</b> |
| E3D5   | E3.4   | Emergency lifts                      | The development has an effective height of 31.67m m (more than 25m), and therefore must be provided with an emergency lift to serve all levels served by the passenger lift.<br>As the development contains more than 1 passenger lift that serve the same levels, at least 2 emergency lifts must be provided. | <b>To be assessed at CC stage</b> |

| Clause | [2019]                         | Description                                      | Comments                                                                                                                                                                                                                                                                                                              | Assessment                        |
|--------|--------------------------------|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| E3D6   | E3.5                           | Landings                                         | An assessment of this Clause does not form part of the scope of this Report. Rather, it is covered by an Access Report prepared by this office.                                                                                                                                                                       | Noted                             |
| E3D7   | E3.6, table E3.6a, Table E3.6b | Passenger lifts and their limitations            | An assessment of this Clause does not form part of the scope of this Report. Rather, it is covered by an Access Report prepared by this office.                                                                                                                                                                       | Noted                             |
| E3D8   | Table E3.6a, Table E3.6b       | Accessible features required for passenger lifts | An assessment of this Clause does not form part of the scope of this Report. Rather, it is covered by an Access Report prepared by this office.                                                                                                                                                                       | Noted                             |
| E3D9   | E3.7                           | Fire service controls                            | The lift serves a storey above an effective height of 12m, therefore, must be provided with a fire service recall control switch and a lift car fire service drive control switch in accordance with this Clause. The lift manufacturer is to ensure compliance with this Clause is achieved as part of the CC stage. | <b>To be assessed at CC stage</b> |
| 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               | Where required by Clause E3D9 a fire service recall control switch is to be provided in accordance with this Clause. The lift manufacturer is to ensure compliance with this Clause is achieved as part of the CC stage.                                                                                              | <b>To be assessed at CC stage</b> |
| E3D12  | E3.10                          | Lift car fire service drive control switch       | Where required by Clause E3D9 a lift car fire service drive control switch is to be provided in accordance with this Clause. The lift manufacturer is to ensure compliance with this Clause is achieved as part of the CC stage.                                                                                      | <b>To be assessed at CC stage</b> |

#### 8.4 PART E4 – VISIBILITY IN AN EMERGENCY, EXIT SIGNS AND WARNING SYSTEMS

| Clause | [2019] | Description                     | Comments                                                                                                         | Assessment                        |
|--------|--------|---------------------------------|------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| E4D1   | E4.0   | DtS Provisions                  | Information only.                                                                                                | Noted                             |
| E4D2   | E4.2   | Emergency lighting requirements | The development is required to be provided with emergency lighting in accordance with this Clause and AS 2293.1. | <b>To be assessed at CC stage</b> |

| Clause | [2019] | Description                                           | Comments                                                                                                                                                                                                 | Assessment                        |
|--------|--------|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| E4D3   | E4.3   | Measurement of distance                               | Information only.                                                                                                                                                                                        | Noted                             |
| E4D4   | E4.4   | Design and operation of emergency lighting            | Services designer to confirm the emergency lighting complies with the BCA and AS 2293.1-2018 as part of the CC stage.                                                                                    | <b>To be assessed at CC stage</b> |
| E4D5   | E4.5   | Exit signs                                            | Services designer to confirm the exit signage complies with the BCA and AS 2293.1-2018 as part of the CC stage.                                                                                          | <b>To be assessed at CC stage</b> |
| E4D6   | E4.6   | Direction signs                                       | Services designer to confirm the exit signage complies with the BCA and AS 2293.1-2018 as part of the CC stage.                                                                                          | To be assessed at CC stage        |
| E4D7   | E4.7   | Class 2 and 3 buildings and Class 4 parts: Exemptions | The development does not contain Class 2, 3 or 4 parts and therefore this Clause does not apply.                                                                                                         | <b>To be assessed at CC stage</b> |
| E4D8   | E4.8   | Design and operation of exit signs                    | Services designer to confirm the exit signage complies with the BCA and AS 2293.1-2018 as part of the CC stage.                                                                                          | <b>To be assessed at CC stage</b> |
| E4D9   | E4.9   | Emergency warning and intercom systems                | The development has an effective height of 31.67m (more than 25) and therefore is required to be provided with an Emergency Warning and Intercom System in accordance with this provision and AS 1670.4. | <b>To be assessed at CC stage</b> |

## 8.5 SECTION E SPECIFICATIONS (SPECIFICATIONS 17 TO 25)

An assessment against the below listed specifications are 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, unless covered by others.

- Specification 17 – Fire sprinkler systems [2019: Spec E1.5]
- Specification 19 – Fire control centres [2019: Spec E1.8]
- Specification 20 – Smoke detection and alarm systems [2019: Spec E2.2a]
- Specification 21 – Smoke exhaust systems [2019: Spec E2.2b]
- Specification 23 – Residential fire safety systems [2019: Spec E2.2d]
- Specification 24 – Lift installations [2019: Spec E3.1]
- Specification 25 – Photoluminescent exit signs [2019: Spec E4.8]

### 8.5.1 SPECIFICATION 19 – FIRE CONTROL CENTRES [2019: SPEC E1.8]

An assessment against Clauses D19C1-S19C3, S19C5 - S19C8, & S19C11-S19C13 has not been 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.

An assessment against the remaining clauses is below

| Clause | [2019]             | Description                              | Comments                                                                                                                                                                   | Assessment                        |
|--------|--------------------|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| S19C4  | Spec E1.8 Clause 3 | Location of fire control centre          | A fire control centre must be located so that egress from any part of its floor to a road or open space does not involve changes in level which in aggregate exceed 300mm. | <b>To be assessed at CC stage</b> |
| S19C7  | Spec E1.8 Clause 6 | Construction of a fire control room      | The building contains an effect height of less than 50m and therefore is not required to contain a separate fire control room.                                             | N/A                               |
| S19C9  | Spec E1.8 Clause 8 | Doors to a fire control room             | The building contains an effect height of less than 50m and therefore is not required to contain a separate fire control room.<br><br>1.                                   | N/A                               |
| S19C10 | Spec E1.8 Clause 9 | Size and contents of a fire control room | The building contains an effect height of less than 50m and therefore is not required to contain a separate fire control room.                                             | N/A                               |

## 9 SECTION F – HEALTH AND AMENITY

### 9.1 PART F1 – SURFACE WATER MANAGEMENT, RISING DAMP AND EXTERNAL WATERPROOFING

An assessment against Part F1, which relates to stormwater drainage, and damp-proofing has not been undertaken and is to be confirmed by a suitably qualified consultant as part of the Construction Certificate Documentation.

### 9.2 PART F2 – WET AREAS AND OVERFLOW PROTECTION

| Clause | [2019]      | Description              | Comments                                                                                                        | Assessment |
|--------|-------------|--------------------------|-----------------------------------------------------------------------------------------------------------------|------------|
| F2D1   | New         | DtS Provisions           | Information only.                                                                                               | Noted      |
| F2D2   | F1.7(a)(b)  | Wet Area Construction    | Wet areas to be waterproofed to comply with Specification 26 and AS 3740                                        | CRA        |
| F2D3   | F1.7(c)-(e) | Rooms containing Urinals | Rooms that contain urinals must be graded to a floor waste and waterproofing in accordance with this provision. | CRA        |

| Clause | [2019] | Description  | Comments                                                     | Assessment |
|--------|--------|--------------|--------------------------------------------------------------|------------|
| F2D4   | F1.11  | Floor Wastes | The floor graded to floor wastes must be between 1:80- 1:50. | CRA        |

### 9.3 PART F3 – ROOF AND WALL CLADDING

| Clause | [2019] | Description       | Comments                                                                                                                                                                                                                                                                                                                       | Assessment                        |
|--------|--------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| F3D1   | New    | DtS Provisions    | Information only.                                                                                                                                                                                                                                                                                                              | Noted                             |
| F3D2   | F1.5   | Roof Coverings    | Metal roof sheeting must be to AS 1526.1.                                                                                                                                                                                                                                                                                      | CRA                               |
| F3D3   | F1.6   | Sarking           | Sarking must comply with AS 4200.1 & AS 4200.2.                                                                                                                                                                                                                                                                                | CRA                               |
| F3D4   | F1.13  | Glazed assemblies | Glazing within the external wall must comply with AS 2047 and this provision.                                                                                                                                                                                                                                                  | CRA                               |
| F3D5   | New    | Wall Cladding     | <p>The external wall cladding must be:</p> <ul style="list-style-type: none"> <li>▪ Masonry to AS 3700; or</li> <li>▪ Autoclaved aerated concrete to AS 5146.3; or</li> <li>▪ Metal wall cladding to AS 1562.1.</li> </ul> <p>Where the cladding does not meet this provision, it must be assessed on a performance basis.</p> | <b>To be assessed at CC stage</b> |

### 9.4 PART F4 – SANITARY AND OTHER FACILITIES

| Clause | [2019] | Description                                       | Comments                                                                                                                                                                                                                                                               | Assessment                                            |
|--------|--------|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| F4D1   | F2.0   | DtS Provisions                                    | Information only.                                                                                                                                                                                                                                                      | Noted                                                 |
| F4D2   | F2.1   | Facilities in residential buildings               | Facilities are shown to meet the requirements of this provision.                                                                                                                                                                                                       | <b>To be assessed at CC stage</b>                     |
| F4D3   | F2.2   | Calculation of number of occupants and facilities | <p>Occupant numbers have been provided under Part 2.4 of this report.</p> <p>An equal number of males and females has been assumed.</p>                                                                                                                                | Noted                                                 |
| F4D4   | F2.3   | Facilities in Class 3 to 9 buildings              | <p>Please refer to Annexure D for sanitary facility calculations.</p> <p>The class 6 parts have been shown to not have an accessible toilet. It is recommended the class 6 part is provided with at least 1 Unisex Accessible WC to accommodate the staff members.</p> | <b>To be assessed at CC stage/</b> <a href="#">FI</a> |
| F4D5   | F2.4   | Accessible sanitary facilities                    | Accessible sanitary facilities are provided at each bank of toilets.                                                                                                                                                                                                   | <b>To be assessed at CC stage</b>                     |

| Clause | [2019]      | Description                             | Comments                                                                                                                                                              | Assessment                        |
|--------|-------------|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| F4D6   | Table F2.4a | Accessible unisex sanitary compartments | Accessible sanitary facilities are provided at each bank of toilets.                                                                                                  | <b>To be assessed at CC stage</b> |
| F4D7   | Table F2.4B | Accessible unisex showers               | The sanitary compartments are capable of complying with this provision.                                                                                               | <b>To be assessed at CC stage</b> |
| F4D8   | F2.5        | Construction of sanitary compartments   | The sanitary compartments are capable of complying with this provision.                                                                                               | <b>To be assessed at CC stage</b> |
| F4D9   | F2.6        | Interpretation: Urinals and washbasins  | Information only.                                                                                                                                                     | <b>To be assessed at CC stage</b> |
| F4D10  | F2.7        | Microbial (legionella) control          | This Clause is deleted from the BCA in NSW, as the installation of hot water, warm water and cooling water systems is regulated in the Public Health Regulation 2012. | Noted                             |
| F4D11  | F2.8        | Waste management                        | The development does not contain any Class 9a parts and therefore this Clause does not apply.                                                                         | N/A                               |
| F4D12  | F2.9        | Accessible adult change facilities      | The development does not contain any Class 6 or 9b parts and therefore this Clause does not apply.                                                                    | N/A                               |

## 9.5 PART F5 – ROOM HEIGHTS

| Clause | [2019] | Description                      | Comments                                                     | Assessment                        |
|--------|--------|----------------------------------|--------------------------------------------------------------|-----------------------------------|
| F5D1   | F3.0   | DtS Provisions                   | Information only.                                            | Noted                             |
| F5D2   | F3.1   | Height of rooms and other spaces | The development is capable of complying with this provision. | <b>To be assessed at CC stage</b> |

## 9.6 PART F6 – LIGHT AND VENTILATION

| Clause | [2019] | Description                 | Comments                                                                                                                                                                                          | Assessment |
|--------|--------|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| F6D1   | F4.0   | DtS Provisions              | Information only.                                                                                                                                                                                 | Noted      |
| F6D2   | F4.1   | Provisions of natural light | The development does not contain any Class 2, 3, 4 or 9 parts and therefore this does not apply.<br><b>or</b><br>Provision for natural light has been provided in accordance with this provision. | Noted      |

| Clause | [2019] | Description                                      | Comments                                                                                                                                                                                                        | Assessment                        |
|--------|--------|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| F6D3   | F4.2   | Methods and extent of natural light              | Provision for natural light has been provided in accordance with this provision.                                                                                                                                | CRA                               |
| F6D4   | F4.3   | Natural light borrowed from adjoining room       | Provision for natural light has been provided in accordance with this provision.                                                                                                                                | CRA                               |
| F6D5   | F4.4   | Artificial lighting                              | Artificial lighting to be provided to AS 1680.1.<br><br>Compliance is to be confirmed by a suitably qualified electrical consultant.                                                                            | CRA                               |
| F6D6   | F4.5   | Ventilation of rooms                             | Natural or mechanical ventilation to be provided to all areas of the building.                                                                                                                                  | CRA                               |
| F6D7   | F4.6   | Natural ventilation                              | Suitable qualified mechanical consultant is to confirm the type of ventilation proposed (natural vs mechanical) and in turn confirm compliance with this Part.                                                  | CRA                               |
| F6D8   | F4.7   | Ventilation borrowed from adjoining room         | Suitable qualified mechanical consultant is to confirm the type of ventilation proposed (natural vs mechanical) and in turn confirm compliance with this Part.                                                  | CRA                               |
| F6D9   | F4.8   | Restriction on location of sanitary compartments | Suitable qualified mechanical consultant is to confirm the type of ventilation proposed (natural vs mechanical) and in turn confirm compliance with this part.                                                  | CRA                               |
| F6D10  | F4.9   | Airlocks                                         | Suitable qualified mechanical consultant is to confirm the type of ventilation proposed (natural vs mechanical) and in turn confirm compliance with this part.                                                  | CRA                               |
| F6D11  | F4.11  | Carparks                                         | Every storey of a carpark, except an open-deck carpark, must have a system of mechanical ventilation complying with AS1668.2-2012 or a system of natural ventilation complying with Section 4 of AS1668.4-2012. | <b>To be assessed at CC stage</b> |
| F6D12  | F4.12  | Kitchen local exhaust ventilation                | The building does not contain a commercial kitchen and therefore this Clause does not apply.                                                                                                                    | <b>To be assessed at CC stage</b> |

## 9.7 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 or confirmed by others.

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.

## 9.8 SECTION F SPECIFICATIONS (SPECIFICATIONS 26 TO 29)

An assessment against the below listed specifications are 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, unless covered by others.

- Specification 26 – Waterproofing and water-resistance requirements for building elements in wet area [2019: Table F1.7]
- Specification 27 – Accessible adult change facilities [2019: Spec F2.9]
- Specification 28 – Sound insulation for building elements [2019: Spec F5.2]
- Specification 29 – Impact sound – test of equivalence [2019: Spec F5.5]

## 10 SECTION G – ANCILLARY PROVISIONS

### 10.1 PART G1 – MINOR STRUCTURES AND COMPONENTS

| Clause   | [2019]     | Description                                    | Comments                                                                                                                                                                                                                                                                                                                                                                                                                 | Assessment                        |
|----------|------------|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| G1D1     | G1.0       | DtS Provisions                                 | Information only.                                                                                                                                                                                                                                                                                                                                                                                                        | Noted                             |
| G1D2     | G1.1       | Swimming pools                                 | <p>A swimming pool with a depth of water more than 300 mm and which is associated with a Class 2 or 3 building or Class 4 part of a building, must have suitable barriers to restrict access by young children to the immediate pool surrounds in accordance with AS 1926.1 and AS 1926.2.</p> <p>A water recirculation system in a swimming pool with a depth of water more than 300 mm must comply with AS 1926.3.</p> | <b>To be assessed at CC stage</b> |
| G1D3     | G1.2       | Refrigerated chambers, strong-rooms and vaults | The building does not contain any refrigerated chambers, strong-rooms or vault 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.                                                                                                                                                                                                                                                                                                                | <b>To be assessed at CC stage</b> |
| NSW G1D5 | NSW G1.101 | Provision for cleaning windows                 | A building must be provided with a safe manner of cleaning any windows located 3 or more storeys above the ground level via either windows that can be cleaned wholly from within the building or provision for the cleaning of the windows by a method complying with the WH&S Act 2001 and regulations made under that Act.                                                                                            | <b>To be assessed at CC stage</b> |



## 10.2 PART G2 – BOILERS, PRESSURE VESSELS, HEATING APPLIANCES, FIREPLACES, CHIMNEYS AND FLUES

An assessment against Part G2 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 or confirmed by others.

## 10.3 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.

## 10.4 PART G5 – CONSTRUCTION IN BUSHFIRE PRONE AREAS

Credwell have not been engaged to undertake an assessment against Part G5 of the BCA. Please refer to the third-party assessment for details where applicable.

## 10.5 PART G6 – OCCUPIABLE OUTDOOR AREAS

| Clause | [2019] | Description             | Comments                                                                                              | Assessment |
|--------|--------|-------------------------|-------------------------------------------------------------------------------------------------------|------------|
| G6D1   | G6.1   | Application of Part     | This Part does not apply to “occupiable outdoor areas”. The communal open space provided on level LG. | N/A        |
| G6D2   | G6.2   | Fire hazard properties  | This Part does not apply to “occupiable outdoor areas”. The communal open space provided on level LG. | N/A        |
| G6D3   | G6.3   | Fire separation         | This Part does not apply to “occupiable outdoor areas”. The communal open space provided on level LG. | N/A        |
| G6D4   | G6.4   | Provision of escape     | This Part does not apply to “occupiable outdoor areas”. The communal open space provided on level LG. | N/A        |
| G6D5   | G6.5   | Construction of exits   | This Part does not apply to “occupiable outdoor areas”. The communal open space provided on level LG. | N/A        |
| G6D6   | G6.6   | Fire fighting equipment | This Part does not apply to “occupiable outdoor areas”. The communal open space provided on level LG. | N/A        |

| Clause | [2019] | Description                                                | Comments                                                                                              | Assessment |
|--------|--------|------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|------------|
| G6D7   | G6.7   | Lift installations                                         | This Part does not apply to “occupiable outdoor areas”. The communal open space provided on level LG. | N/A        |
| G6D8   | G6.8   | Visibility in an emergency, exit signs and warning systems | This Part does not apply to “occupiable outdoor areas”. The communal open space provided on level LG. | N/A        |
| G6D9   | G6.9   | Light and ventilation                                      | This Part does not apply to “occupiable outdoor areas”. The communal open space provided on level LG. | N/A        |
| G6D10  | G6.10  | Fire orders                                                | This Part does not apply to “occupiable outdoor areas”. The communal open space provided on level LG. | N/A        |

## 10.6 PART G7 – LIVABLE HOUSING DESIGN

Part G7 does not apply in NSW and therefore this part has been removed from this report.

## 10.7 SECTION G SPECIFICATIONS (SPECIFICATIONS 30, 31 AND 43)

An assessment against the below listed specifications are 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, unless covered by others.

- Specification 30 – Installation of boilers and pressure vessels [2019: Spec G2.2]
- Specification 31 – Fire and smoke control systems in buildings containing atriums [2019: Spec G3.8]
- Specification 43 – Bushfire protection for certain Class 9 buildings

## 11 SECTION I – SPECIAL USE BUILDINGS

Section I contains provisions relating to the following special use buildings:

- Class 9b buildings which contain a stage and backstage area
- Public transport buildings
- Farm buildings and farm sheds

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.

### 11.1 PART 11 – CLASS 9B BUILDINGS

The proposed development does not incorporate a class 9b building subject to this part and therefore this part has been removed from the report.

### 11.2 PART 12 – PUBLIC TRANSPORT BUILDINGS

The proposed development does not incorporate a public transport building subject to this part and therefore this part has been removed from the report.

### 11.3 PART 13 – FARM BUILDINGS AND FARM SHEDS

The proposed development does not incorporate a farm building or farm shed subject to this part and therefore this part has been removed from the report.

### 11.4 NSW PART 14 – ENTERTAINMENT VENUES OTHER THAN TEMPORARY STRUCTURES AND DRIVE-IN THEATRES [2019: NSW PART H101]

The proposed development does not incorporate an entertainment venue subject to this part and therefore this part has been removed from the report.

### 11.5 NSW PART 15 – TEMPORARY STRUCTURES

The proposed development does not incorporate a temporary structure used as an entertainment venue subject to this part and therefore this part has been removed from the report.

### 11.6 NSW PART 16 – DRIVE-IN THEATRES

The proposed development does not incorporate a drive-in theatre subject to this part and therefore this part has been removed from the report.

### 11.7 SECTION I SPECIFICATION (SPECIFICATION 32 – CONSTRUCTION OF PROSCENIUM WALLS)

The proposed development does not incorporate a class 9b building subject to this part and therefore this specification has been removed from the report.

## 12 SECTION J – ENERGY EFFICIENCY

An assessment against Section J has not been undertaken as part of this report.

Where applicable, a suitably qualified consultant is to be engaged to confirm compliance with this part. Credwell Energy is a specialised team and can offer this service.

If you require assistance, please contact Credwell Energy on 02 9281 8555 or [info@credwell.com.au](mailto:info@credwell.com.au) for further information.



## 13 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 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.

## ANNEXURE A – REVIEWED DOCUMENTATION

This report has been based on the documentation listed below:

| Architectural Plans prepared by Smart Design Studio Project Reference 2150 |          |                                     |
|----------------------------------------------------------------------------|----------|-------------------------------------|
| Drawing Number                                                             | Revision | Drawing Title                       |
| DA000                                                                      | C        | Legend, Site, Demolition            |
| DA001                                                                      | C        | Site Amalgamated Lots Plan          |
| DA002                                                                      | C        | Site Demo Plan                      |
| DA003                                                                      | C        | Site Plan                           |
| DA004                                                                      | C        | Plans                               |
| DA100                                                                      | C        | Plan - LG                           |
| DA101                                                                      | C        | Plan - L00                          |
| DA102                                                                      | C        | Plan - L01                          |
| DA103                                                                      | C        | Plan - L02                          |
| DA104                                                                      | C        | Plan - L03                          |
| DA105                                                                      | C        | Plan - L04                          |
| DA106                                                                      | C        | Plan - L05                          |
| DA107                                                                      | C        | Plan - L06                          |
| DA108                                                                      | C        | Plan - L07                          |
| DA109                                                                      | C        | Plan - Rf                           |
| DA150                                                                      | C        | Plan - B1                           |
| DA151                                                                      | C        | Plan - B2                           |
| DA152                                                                      | C        | Plan – B3                           |
| DA153                                                                      | C        | Plan – B4                           |
| DA400                                                                      | C        | Elev S (Oxford St) - Surveyed Trees |
| DA401                                                                      | C        | Elev S (Oxford St)                  |
| DA402                                                                      | C        | Elev N                              |
| DA403                                                                      | C        | Elev E (Shadforth St)               |
| DA404                                                                      | C        | Sections                            |
| DA450                                                                      | C        | Sect A                              |
| DA451                                                                      | C        | Sect B                              |
| DA452                                                                      | C        | Sect C                              |
| DA453                                                                      | C        | Sect D                              |
| DA454                                                                      | C        | Sect E                              |
| DA455                                                                      | C        | Sect F                              |
| DA455                                                                      | C        | Sect G                              |
| DA800                                                                      | C        | Diagrams                            |

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## 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.

| Item No. | Fire Safety Measure                                                         | Minimum Standard of Performance                                                                             |
|----------|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| 1.       | Access panels, doors and hoppers to fire-resisting shaft                    | BCA 2022 Amendment 2 Clause C4D14<br>Manufacturer's Specifications                                          |
| 2.       | Automatic fail-safe devices (automatic doors)                               | BCA 2022 Amendment 2 Clause D3D24<br>Manufacturer's Specifications                                          |
| 3.       | Automatic fail-safe devices (electronic latching)                           | BCA 2022 Amendment 2 Clause D3D26<br>Manufacturer's Specifications                                          |
| 4.       | Automatic fire detection and alarm systems                                  | BCA 2022 Amendment 2 Part E2 Clause E2D5 and Specification 20 Clause C4                                     |
| 5.       | Building occupant warning system                                            | BCA 2022 Amendment 2 Part E2 Clause E2D8, S17C8 and Specification 20                                        |
| 6.       | Automatic fire suppression systems (sprinklers)                             | BCA 2022 Amendment 2 NSW E1D4 and Specification 17 and Specification 18<br>AS 2118.1-2017 (amendment 1 & 2) |
| 7.       | Emergency lifts                                                             | BCA 2022 Amendment 2 Clause E3D5                                                                            |
| 8.       | Emergency lighting                                                          | BCA 2022 Amendment 2 Clauses E4D2 and E4D4<br>AS/NZS 2293.1-2018 (amendment 1)                              |
| 9.       | Emergency warning and intercommunication systems                            | BCA 2022 Amendment 2 Clause E4D9<br>AS 1670.4-2018 (amendment 1)                                            |
| 10.      | Exit signs                                                                  | BCA 2022 Amendment 2 Clauses E4D5, NSW E4D6 and E4D8<br>AS/NZS 2293.1-2018 (amendment 1)                    |
| 11.      | Fire control centres and rooms                                              | BCA 2022 Amendment 2 Clause E1D15 and Specification 19                                                      |
| 12.      | Fire dampers                                                                | BCA 2022 Amendment 2 Clause C4D15<br>Manufacturer's Specification                                           |
| 13.      | Fire doors                                                                  | BCA 2022 Amendment 2 Clauses C4D9, C4D12 and Specification 12<br>AS 1905.1-2015                             |
| 14.      | Fire hose reel systems                                                      | BCA 2022 Amendment 2 Clause E1D3<br>AS 2441-2005 (amendment 1)                                              |
| 15.      | Fire hydrant systems                                                        | BCA 2022 Amendment 2 Clause E1D2<br>AS 2419.1-2021                                                          |
| 16.      | Fire seals protecting openings in fire-resisting components of the building | BCA 2022 Amendment 2 Clause C4D15<br>AS 1530.4-2014                                                         |

| Item No. | Fire Safety Measure                                                 | Minimum Standard of Performance                                                                                                                              |
|----------|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |                                                                     | Manufacturer's Specification                                                                                                                                 |
| 17.      | Lightweight construction (fire rated)                               | BCA 2022 Amendment 2 Clause C2D9 and Specification 6<br>Manufacturer's Specification                                                                         |
| 18.      | Portable fire extinguishers                                         | BCA 2022 Amendment 2 Clause E1D14<br>AS 2444-2001                                                                                                            |
| 19.      | Smoke alarms and heat alarms (internal alarms in residential units) | BCA 2022 Amendment 2 Part E2 and Specification 20<br>AS 3786-2014 (amendment 1 & 2)<br>AS1670.1-2018 (amendment 1)                                           |
| 20.      | Stair pressurisation system                                         | BCA 2022 Amendment 2 Clause E2D2 and Specification SC20<br>AS 1668.1-2018 (amendment 1)                                                                      |
| 21.      | Warning and operational signs                                       | BCA 2022 Amendment 2 Clauses D3D28 & E3D4<br>Environmental Planning and Assessment (Development Certification and Fire Safety)<br>Regulation 2021 Clause 108 |
| 22.      | Fire alarm monitoring                                               | BCA 2022 Amendment 2 Clause Part E2 and Specification 20<br>AS 1670.3-2018 (amendment 1)                                                                     |
| 23.      | Performance Solutions                                               | <i>This will be completed upon receipt of the final Fire Engineering Report at the CC stage</i>                                                              |



## ANNEXURE C – FIRE RESISTANCE LEVELS

The following fire resistance levels (FRLs) are required for the various elements of the building. Where the table below refers to a fire source feature (FSF), this is as defined in the BCA as the far boundary of a road, river, lake or the like adjoining the allotment, or a side or rear boundary of the allotment, or an external wall of another building on the allotment which is not a Class 10 building.

| Building Element – Type A Construction                                                                                     | Class 2, | Class 7a    | Class 6     | Class 7b    |
|----------------------------------------------------------------------------------------------------------------------------|----------|-------------|-------------|-------------|
| Loadbearing External Walls                                                                                                 |          |             |             |             |
| - Less than 1.5m from a FSF                                                                                                | 90/90/90 | 120/120/120 | 180/180/180 | 240/240/240 |
| - 1.5 - 3m from a FSF                                                                                                      | 90/60/60 | 120/90/90   | 180/180/120 | 240/240/180 |
| - 3m or more from a FSF                                                                                                    | 90/60/30 | 120/60/30   | 180/120/90  | 240/180/90  |
| Non-Loadbearing External Walls                                                                                             |          |             |             |             |
| - Less than 1.5m from a FSF                                                                                                | -/90/90  | -/120/120   | -/180/180   | -/240/240   |
| - 1.5 - 3m from a FSF                                                                                                      | -/60/60  | -/90/90     | -/180/120   | -/240/180   |
| - 3m or more from a FSF                                                                                                    | -/-/-    | -/-/-       | -/-/-       | -/-/-       |
| External Columns (not incorporated into an external wall)                                                                  |          |             |             |             |
| - Loadbearing                                                                                                              | 90/-/-   | 120/-/-     | 180/-/-     | 240/-/-     |
| - Non-loadbearing                                                                                                          | -/-/-    | -/-/-       | -/-/-       | -/-/-       |
| Common Walls and Fire Walls                                                                                                | 90/90/90 | 120/120/120 | 180/180/180 | 240/240/240 |
| Internal Walls - Fire resisting lift and stair shafts –                                                                    |          |             |             |             |
| - Loadbearing                                                                                                              | 90/90/90 | 120/120/120 | 180/120/120 | 240/120/120 |
| - Non-loadbearing                                                                                                          | -/90/90  | -/120/120   | -/120/120   | -/120/120   |
| Internal Walls – Bounding public corridors, public lobbies and the like –                                                  |          |             |             |             |
| - Loadbearing                                                                                                              | 90/90/90 | 120/-/-     | 180/-/-     | 240/-/-     |
| - Non-loadbearing                                                                                                          | -/60/60  | -/-/-       | -/-/-       | -/-/-       |
| Internal Walls – Between or bounding sole-occupancy units –                                                                |          |             |             |             |
| - Loadbearing                                                                                                              | 90/90/90 | 120/-/-     | 180/-/-     | 240/-/-     |
| - Non-loadbearing                                                                                                          | -/60/60  | -/-/-       | -/-/-       | -/-/-       |
| Internal Walls – Ventilating, pipe, garbage and the like shafts not used for the discharge of hot products of combustion – |          |             |             |             |
| - Loadbearing                                                                                                              | 90/90/90 | 120/90/90   | 180/120/120 | 240/120/120 |
|                                                                                                                            | -/90/90  | -/90/90     | -/120/120   | -/120/120   |

| Building Element – Type A Construction                                | Class 2, | Class 7a    | Class 6     | Class 7b    |
|-----------------------------------------------------------------------|----------|-------------|-------------|-------------|
| - Non-loadbearing                                                     |          |             |             |             |
| Other loadbearing internal walls, internal beams, trusses and columns | 90/-/-   | 120/-/-     | 180/-/-     | 240/-/-     |
| Floors                                                                | 90/90/90 | 120/120/120 | 180/180/180 | 240/240/240 |
| Roofs                                                                 | 90/60/30 | 120/60/30   | 180/60/30   | 240/90/60   |

#### FRL assessment notes:

#### ***To be assessed at CC stage***

Details of the proposed FRL of building elements has not been provided to enable assessment at this stage. Upon receipt of Fire Compartmentation plans (to be provided by the architect at CC stage), and subject to further engagement, a mark-up of the plans will be undertaken and provided for reference. Any non-compliances with the DtS provisions will be raised for review.

#### Loadbearing elements that require an FRL:

Where required to achieve an FRL in accordance with Specification 5, the FRL of loadbearing elements are to be confirmed by a suitably qualified structural engineer and provided as part of the Construction Documentation.

#### Tested Systems:

Where the FRL of an element system is subject to an AS 1530.4 test report, the design and installation of the element must be strictly in accordance with the manufacturers specification, test reports and/or fire assessment reports. Construction details must consider junctions between the tested system and other building elements such as the junctions listed below:

- Fire rated wall to slab
- Fire rated wall to the slab/roof above
- Fire rated wall systems connecting to other wall types / wall systems.

Credwell have not been engaged to review the junctions between systems, and it is noted that where a junction detail is proposed that is not within a manufacturers Spec or test report, the detail is not deemed compliant with the DtS provisions of the BCA.

If a review of these junctions is requested, Credwell can undertake this service under additional engagement.

## ANNEXURE D – SANITARY FACILITY CALCULATIONS

The development must be provided with sanitary facilities in accordance with Part F4 of the BCA. This annexure outlines the minimum number of facilities required to achieve compliance.

Assessment notes:

- Sanitary Facility calculations have been undertaken in accordance with Clause F4D4 of the BCA.
- Unisex Accessible WCs are counted once each for males and females
- The occupant numbers are outlined in part 2 of this report.

The class 6 parts have been shown to not have an accessible toilet. It is recommended the class 6 part is provided with at least 1 Unisex Accessible WC to accommodate the staff members.