

BCA COMPLIANCE CAPABILITY REPORT

PREPARED FOR
CROWNGROUP

PREMISES
Eastlakes Town Centre (North side)
19a Evans Ave,
EASTLAKES NSW 2018

DATE
27th May 2019

PROJECT NO.
J170123

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This revision register documents the development and issue of this and each subsequent report undertaken by Vic Lilli & Partners Pty Ltd.

REVISION	DATE	COMMENT	PREPARED BY
A	13/06/2017	S75W Modifications	NT
A	27/05/2019	<p>S75W – changes</p> <ul style="list-style-type: none"> • Minor updates to some apartment floor plans in buildings 1 and 1A to increase storage to meet RFDC compliance • Changes to facade of 1 and 1A to better align with building 1B • Additional of a pool fence on podium level • Additional lift core in Building 1 to better service residents • Minor basement updates to waste, storage for retail and EOT facilities. 	NT

1.0 Executive Summary

This report has been prepared to identify the extent of compliance achieved by the architectural documentation against the relevant provisions of the Building Code of Australia (BCA) 2016 and adopted standards.

The proposed redevelopment of Eastlakes Town Centre is located at 193A Gardeners Road, EASTLAKES and comprises of construction of a building containing the following:

- Residential apartments (Building 1, Building 1A and Building 1B)
- Three levels of basement car parking.
- Town Centre comprising of a supermarket and specialty shops.

This report will provide a BCA analysis to assist in the process of design development and to assist the consent authority in the determination of the s75W modification relating only to Building 1B and associated works.

It is the opinion of this office that the proposed building is capable of achieving compliance with the requirements of the Building Code of Australia (BCA) 2016 and relevant adopted standards without undue modification to the design or appearance of the building.

2.0 Report Summary

2.1 – Location

The subject building is to be located at 193A Gardeners Road, EASTLAKES. The site is bounded by Evans Ave to the south, existing residential buildings to the east and west and Gardeners Road to the North.

2.2 –Description of Works

The construction of a building containing the following:

- Building 1, 1A and 1B located above a shopping mall.
- Three levels of basement car parking.

2.3 – Report Purpose

This report has been prepared to identify aspects of the proposed design that require further consideration and to identify aspects of the design that may be altered subsequent to the issue of a Development Consent.

This report has been prepared on the basis of an assessment of compliance only and should not be construed as being design advice.

2.4 – Basis of report

This BCA Capability report has been prepared on the basis of the following-

- (i) Architectural Plans as prepared by fjmt studio as detailed in Section 7.
- (ii) Building Code of Australia (BCA) 2016, including NSW Variations and relevant Australian Standards;
- (iii) Environmental Planning and Assessment Act, 1979, and Regulations.

2.5 – Building Description

Classification	Class 2 – Residential Units (Building 1, 1A & 1B) Class 6 – Retail / supermarket Class 7a – Carpark
Rise in Storeys	The building has a rise of nine (9) storeys (highest storey being Building 1B)
No. of Storeys	The development will contain a total of twelve (12) storeys.
Effective Height	The Building 1B will have an effective height greater than 25m (approximately RL 50.300 – RL 18.700 = 31.600m).
Type of Construction	The building is to adopt Type A construction throughout
Floor Area and Volume Limitations	Floor area and volume limitations are not applicable to Class 2 and class 7a portions.
Population	Not applicable to the Class 2 and 7a portions
Climate Zone	Zone 5

3.0 – Building Code of Australia Assessment

3.1 – Fire Resistance and Stability (Section C, BCA)

Item	Comment
<p><i>Fire Resistance</i></p>	<p>The proposed building structure, being reinforced concrete floors and columns, is capable of achieving the necessary Fire Resistance Levels as detailed in Table 3 of BCA Specification C1.1 for Type A construction</p> <p>Where lightweight fire rated construction is proposed for walls, the system must comply with Specification C1.8 of BCA and the manufactures tested specification.</p>
<p><i>Compartmentation and fire separation</i></p>	<p>The key areas for consideration with regards to separation are as follows:</p> <ul style="list-style-type: none"> ▪ Each sole occupancy unit within the building, being each individual room or suite of rooms, must be separated by construction achieving an FRL of not less than 90/90/90 for load bearing or -/60/60 for non-load bearing. ▪ The car parking areas must be separated from the residential portion of the building by construction having an FRL not less than 120/120/120. ▪ The stair and lift shafts must be constructed with an FRL not less than 120/120/120 to the parking levels, and 90/90/90 to residential levels. ▪ The retail areas must be separated from the remainder of the building by construction having an FRL not less than 180/180/180. <p>The proposed development is capable of achieving the required FRL's, and are to be confirmed by the structural engineer at the construction certificate phase.</p> <p>The building is capable of compliance with the maximum compartment sizes specified in BCA Clause C2.2.</p>
<p>Protection of Openings</p>	<p>In buildings of this type, openings in an external wall (i.e. a wall that is required to have a fire resistance level) if situated less 3.0m from a fire-source feature to which it is exposed must be protected in accordance with Part C3 of the BCA.</p> <p>Bounding construction between residential sole occupant units (SOU) is to comply with the provisions of BCA Specification C1.1, and Clause C3.11.</p> <p>Lift landing doors must achieve an FRL not less than -/60/-. All doors to sole occupancy units must be protected by self-closing -/60/30 fire doors.</p>

<p>Fire hazard properties</p>	<p>The fire hazard properties of all materials, assemblies, fixtures and linings are to comply with Specification C1.10 of the BCA, as applicable.</p> <p>Full documentation (including fire test certification) is to be provided for assessment at the Construction Certificate stage.</p>
<p>Fire sealing of penetrations</p>	<p>Penetrations to all floors and walls are required to achieve the FRL required for the respective classification as detailed in Specification C1.1 below. Protection shall be achieved by either by a fire rated shaft or in accordance with C3.15 of the BCA.</p> <p>Further details relating to the proposed service and/or shaft location and type of passive protection shall be provided for compliance assessment in accordance with Clauses C3.12 and C3.15 of the BCA during the Construction Certificate design phase.</p>
<p>Protection of equipment.</p>	<p>The following equipment is to be fire separated with construction complying with Clause C2.12 (d) of the BCA.</p> <ul style="list-style-type: none"> (i) lift motors and lift control panels; or (ii) emergency generators used to sustain emergency equipment operating in the emergency mode; or (iii) central smoke control plant; or (iv) boilers; or (v) a battery or batteries installed in the building that have a voltage exceeding 24 volts and a capacity exceeding 10 ampere hours. <p>Separation of on-site fire pumps must comply with the prescriptive requirements of Clause E1.3 of the BCA and AS 2419.1-2005.</p> <p>Full documentation is to be provided for assessment at the Construction Certificate stage.</p>
<p>Electricity supply</p>	<p>Electrical equipment is to be separated from the building in accordance with BCA Clause C2.13.</p> <p>Any substation and/or main switchboard is to be constructed to achieve a fire resistance level of 120/120/120 with the door being --/120/30 fire rated, unless higher FRL's required by electrical providers.</p>

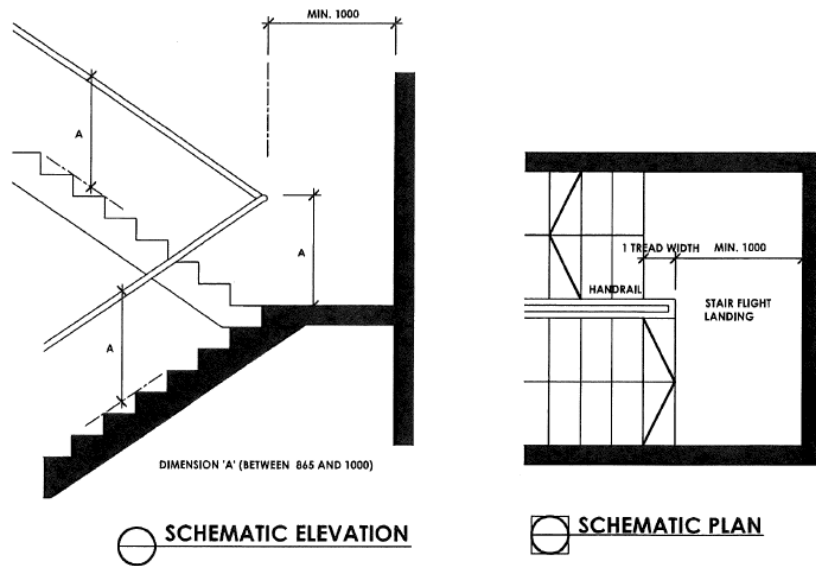
3.2 – Access & Egress (Section D, BCA)

Item	Comment
<p><i>Number of exits required</i></p>	<p>Class 7a (car parking levels) The basement floor levels have been provided with a minimum of 2 exits.</p> <p>Class 2 (Building 1B) The Class 2 component has been provided with a minimum of 1 required exit and does not comply with Clause D1.2 of the BCA.</p> <p>The client has advised that they will be undertaking a fire engineered alternative solution for the non-compliance to Clause D1.2 of the BCA.</p>
<p><i>Exit travel distances and distance between alternative exits</i></p>	<p>Exit travel distances to an exit in Building 1B and distance between alternative exits does not achieve compliance in accordance with the prescriptive requirements of Clause D1.4 of the BCA.</p> <ul style="list-style-type: none"> • Travel distance on the residential levels to Building 1B is 11m in lieu of 6m to an exit. • From basement 2 it is 20m to a point of choice and 59.5m in lieu of 40m to an exit. • Distance between alternative is 69m in lieu of 60m (basement 2) • From basement 1 it is 17m in lieu of 20m to a point of choice and 68m in lieu of 40m to an exit. <p>The client has advised that they will be undertaking a fire engineered alternative solution for the non-compliance to Clause D1.4 and D1.5 of the BCA.</p>
<p><i>Dimensions of exits</i></p>	<p>The proposed aggregate egress width is adequate to serve the anticipated building population. A minimum clear width of 1m must be maintained to all exit stairways. The overall width of the stairways must be such that the clear width can be achieved between handrails.</p>
<p><i>Travel via fire-isolated exits</i></p>	<p>Each fire isolated stairway must provide independent egress from each storey and discharge directly or by way of its own fire isolated passageway to a road, open space or a compliant covered area in accordance with Clause D1.7 of the BCA.</p> <p>The fire isolated stair from the residential units have a path of travel for occupants to discharge and pass within 6m (the gym) of unprotected openings and is a non-compliance with D1.7(c) of the BCA.</p>

	The client has advised that they will be undertaking a fire engineered alternative solution for the non-compliance to Clause D1.7 of the BCA.
<i>Construction of exits.</i>	<p>The exits descending from the residential levels must be constructed as a fire isolated exits to the requirements of BCA Part D2. All other exits are not required to be fire isolated.</p> <p>The exit stairways must comply with requirements for treads, risers, landings and thresholds in accordance with clauses D2.13, D2.14 & D2.15 of the BCA respectively.</p>
<i>Electrical distribution boards</i>	Electrical distribution boards located in the path of travel to an exit must be enclosed in a non-combustible enclosure and sealed to prevent the escape of smoke.

Item	Comment
<i>Egress Doors</i>	All doors acting as exits are required to swing in the direction of egress and are required to be provided with the appropriate hardware in accordance with Clauses D2.20 & D2.21 of the BCA.
<i>Balustrades</i>	<p>Balustrades must be provided for all areas where it is possible to fall more than 1m. Balustrades are to be designed in accordance with BCA Clause D2.16.</p> <p>Balustrades protecting a difference in levels of over 4m must not have horizontal elements between 150mm and 760mm of the floor that facilitate climbing. Balustrades within fire isolated stairways may be constructed with three horizontal rails with gaps up to 460mm.</p> <p>Under the current provisions of the glazing code it is not permissible to have frameless glass balustrades. Any new glass balustrade must be provided with a structural barrier as required by AS 1288.</p>
<i>Signage</i>	Signage must be provided to all fire safety doors (except those doorways providing access to sole occupancy units) and to doors leading from enclosed stairways as required BCA Clause D2.23 and D3.6.
<i>Handrails</i>	<p>Handrail design and construction shall strictly comply with the requirements specified in BCA Clause D2.17.</p> <p>Generally, handrails must be provided to all stairways at a height not less than 865mm measured above the nosings of the stair treads.</p>

Handrails within fire isolated exits shall comply with clause 12 of AS1428.1-2009



The design is capable to achieving compliance with BCA Clause D2.17.

Protection of openable windows

Window openings where the floor is more than 2m above the surface beneath must be protected in accordance with BCA Clause D2.24 in the bedrooms for the class 2 part of the building.

Where the window opening is restricted calculations are to be provided at Construction Certificate stage that sufficient natural ventilation is provided by Part F4.5.

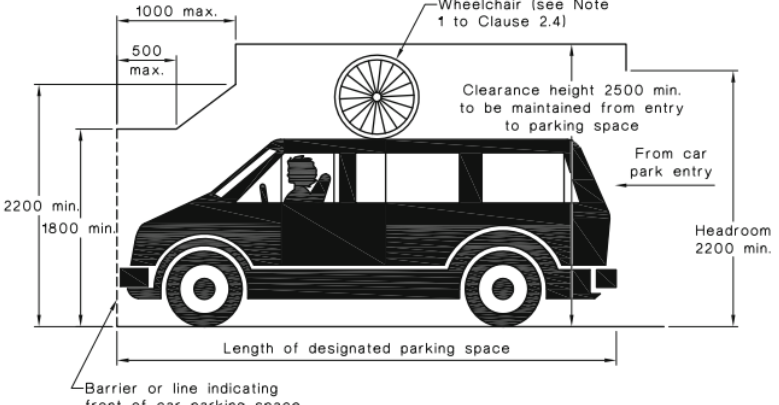
Item	Comment
<p><i>Access for people with disabilities.</i></p>	<p>The building is to comply with:</p> <ul style="list-style-type: none"> ▪ The Disability Discrimination Act 1992; ▪ The Disability (Access to Premises — Buildings), Standards 2010; ▪ Part D3 of the BCA; ▪ Australian Standard AS 1428.1-2009. <p>Buildings and parts of buildings must be accessible as required by BCA Table D3.1, unless exempted by BCA Clause D3.4, which requires access as follows:</p> <p><u>Class 2 – Common areas</u></p> <p>From a pedestrian entrance required to be accessible to at least 1 floor containing sole-occupancy units and to the entrance doorway of each sole-occupancy unit located on that level. To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, swimming pool, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunch room, lounge room, or the like.</p> <p>Where a ramp complying with AS 1428.1 or a passenger lift is installed—</p> <ul style="list-style-type: none"> ▪ to the entrance doorway of each sole-occupancy unit; and ▪ to and within rooms or spaces for use in common by the residents, located on the levels served by the lift or ramp. <p><u>Class 7a – car park</u></p> <p>To and within any level containing accessible car parking spaces.</p> <p>The building is capable of compliance subject to detailed design. Full documentation is to be provided for assessment at the Construction Certificate stage.</p>

3.3 – Services and Equipment (Section E, BCA)

Item	Comment
<i>Hydrant System</i>	<p>The building will be provided with a hydrant system in accordance with the provisions of BCA Clause E1.3 and AS 2419.1- 2015.</p> <p>The fire hydrant system is to be designed and certified by a practising professional Hydraulic Engineer or other competent Hydraulic Designer.</p> <p>Note: Where an on-site fire hydrant system is required, a fire brigade booster facility is to be detailed on the plans to serve the building in accordance with AS 2419.1-2005.</p> <p>The fire hydrant booster facility is required to be protected by a radiant heat shield wall having an FRL of not less than 90/90/90. The wall is to have a height not less than 3.0 metres above the upper hose connections and project not less than 2.0 metres each side of the booster valves in accordance with AS 2419.1-2005. Hydrant coverage to all parts of the building, including car parking is required to be reviewed to ensure compliance.</p> <p>Compliant designs are to be provided from the relevant services consultant.</p> <p>All designs are to be certified as being in accordance with E1.3 of the BCA and AS2419.1-2015.</p> <p>Full documentation is to be provided for assessment at the Construction Certificate stage.</p>
<i>Hose Reel System</i>	<p>Fire hose reels are required to be provided to a building where one or more internal fire hydrants are installed.</p> <p>Fire hose reel coverage to all parts of the building except class 2 portions is required to be reviewed to ensure compliance.</p> <p>Full documentation is to be provided for assessment at the Construction Certificate stage.</p>
<i>Sprinklers</i>	<p>The whole building is required to have an automatic sprinkler system installed complying with BCA Specification E1.5 and AS 2118.1-1999.</p> <p>The design of the service will be subject to review by a fire services consultant.</p>
<i>Portable Fire Extinguishers</i>	<p>Fire extinguishers will be provided in accordance with the provisions of BCA Clause E1.6 and AS2444 - 2001.</p>

<p><i>Smoke Hazard Management</i></p>	<p>The building will be provided with an automatic smoke detection and alarm system in accordance with the provisions of BCA Table E2.2a and Specification E2.2a.</p> <ol style="list-style-type: none"> 1. Class 2 & 6: An automatic smoke detection and alarm system in accordance with BCA Clause 3 and 4 of Specification E2.2a and AS 3786-1993. 2. Class 7a: A mechanical ventilation system in accordance with AS 1668.2 must comply with Clause 5.5 of AS/NZS 1668.1. <p>Details relating to the proposed smoke detection and alarm system shall be provided for compliance assessment during the Construction Certificate design phase. Compliant designs are to be provided from the relevant services consultant.</p>
<p><i>Lifts</i></p>	<p>The proposed lifts shall comply with all requirements nominated by AS1735.12 and BCA Clause E3.6, with regards to facilities for people with disabilities, lift floor dimension of not less than 1400 mm wide x 2000 mm deep.</p> <p>All lifts are to have stretcher facilities in accordance with E3.2. The dimensions of these lifts are to be no less than 1400mm wide and 2000 mm deep</p> <p>A sign must be provided in accordance with BCA Clause E3.3 warning against the use of lifts in a fire.</p>
<p><i>Emergency Lighting</i></p>	<p>Emergency lighting will be provided throughout the building in accordance with BCA Clauses E4.2 & E4.4 and AS2293.1 - 2005.</p> <p>The design of the service will be subject to review by a fire services consultant.</p>
<p><i>Exit Signs</i></p>	<p>Emergency exit signs shall be designed and installed on, above or adjacent to the exits including directional exit signs as required in accordance with BCA Clauses E4.5, E4.6, E4.8 and AS2293.1- 2005.</p> <p>The design of the service will be subject to review by a fire services consultant.</p>
<p><i>Automatic stair pressurization</i></p>	<p>Stair pressurization is required to each fire isolated exit serving this building, the system is to be compliant with AS/NZS 1668.1- 2015 and Specification E2.2a of the BCA.</p>

3.4 – Health and Amenity (Section F, BCA)

Item	Comment
<i>Damp & Weatherproofing</i>	Adequate measures must be employed to ensure compliance with BCA Part F1 is achieved in terms of weatherproofing.
<i>Sanitary & Other Facilities</i>	Facilities will be provided in accordance with the provisions of BCA Clause F2.1.
<i>Ceiling Height</i>	<p>The following minimum building ceiling heights must be maintained.</p> <ol style="list-style-type: none"> 1. Common kitchen, laundry or the like – 2.1m 2. Corridor, passageway or the like – 2.1m 3. Bathroom, shower, sanitary compartment or the like – 2.1m 4. Habitable rooms excluding a kitchen – 2.4m 5. Stairways – 2.0m 6. Car parking areas – 2.2m 7. Disabled car parks – 2.5m including a 2.3m path of travel height. Refer to figure below from AS2890.6 – Off-street parking for people with disabilities.  <p>The diagram illustrates the required dimensions for a disabled car parking space. It shows a car with a wheelchair on top. The wheelchair has a maximum width of 1000mm and a maximum height of 500mm. The car's height is 2200mm minimum, and the car's height is 1800mm minimum. The clearance height from the car park entry to the parking space is 2500mm minimum. A barrier or line indicates the front of the car parking space. The length of the designated parking space is also indicated.</p>
<i>Ventilation</i>	<p>The building is required to be provided with ventilation in accordance with the provisions of BCA Clause F4.5. Ventilation may be provided by natural means or a mechanical system complying with AS 1668.2- 1991.</p> <p>The residential areas of the building must be provided with natural or mechanical ventilation as required by Part F4 of the BCA. In that regard, where natural ventilation cannot be provided to some bedrooms as a result of the protection of window openings ventilation must be provided where necessary by mechanical systems complying with AS 1668.2-1991.</p> <p>Please note that any proposed natural ventilation of apartments may be impacted by acoustic installation requirements.</p>

<p><i>Lighting</i></p>	<p>Natural lighting must be provided to the habitable areas of the residential apartments to the requirements of BCA Part F4, being by way of openings of not less than 10% of the floor area of the space they serve.</p> <p>The current design provides for adequate natural light to habitable rooms.</p>
<p><i>Sound insulation</i></p>	<p>The floor separating the residential units and separating the sole occupancy units from public areas must achieve a sound insulation rating of R_w+C_{tr} (airborne) of not less than 50 and an $L_{n,w}+C_i$ (impact) not more than 62.</p> <p>Walls separating units must achieve a sound insulation rating of R_w+C_{tr} (airborne) of not less than 50.</p> <p>Walls separating units from plant rooms, lift shafts, stairways corridors or other public areas must have an insulation rating of R_w (airborne) not less than 50.</p> <p>Walls separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room in another or separating a unit from a lift shaft must be of discontinuous construction.</p> <p>The doorway separating to sole occupancy unit from the public area must have an R_w not less than 30</p> <p>Soil, waste & stormwater services must be separated by construction having an R_w+C_{tr} (airborne) not less than</p> <ul style="list-style-type: none"> ▪ 40 if the room is a habitable room ▪ 25 if the room is a non-habitable room

3.5 – Ancillary Provisions (Section G, BCA)

Item	Comment
<i>Cleaning of windows</i>	<p>All external windows located 3 or more storeys above ground level are to be provided with a safe manner of cleaning windows as follows:</p> <ol style="list-style-type: none"><li data-bbox="571 439 1342 539">1. all windows are to be capable of being cleaned wholly from within the building (i.e. pivot or reversible windows etc.); or<li data-bbox="571 544 1342 645">2. ii/ by a method complying with the Occupational Health and Safety Act 2000 and regulations made under that Act. <p>Full documentation is to be provided for assessment at the Construction Certificate stage.</p>

3.6 – Energy Efficiency (Section J, BCA)

Residential portions of the building are required to comply with BASIX requirements and relevant BCA Part J provisions.

The non-residential portions of the building must comply with all relevant Part J provisions noted below.

J5 – Air Conditioning and ventilation systems

J6 – Artificial light and power

J8 – Access for maintenance and facilities for monitoring

The following BCA Section J provisions are applicable to the car parking levels and the Class 6 portion of the development.

Item	Comment
<i>Building Fabric</i>	The external fabric to the retail portion of the development with a conditioned space will be insulated in accordance with Part J1 of the BCA.
<i>Glazing</i>	The external glazing to the retail portion of the development with a conditioned space will have the appropriate U value and solar heat gain co efficiency in accordance with Part J2 of the BCA.
<i>Building Sealing</i>	The external fabric to the retail portion of the development with a conditioned space will be appropriately sealed in accordance with Part J3 of the BCA.
<i>Air-Conditioning and Ventilation System</i>	The air-conditioning and ventilation system to the retail portion of the development with a conditioned space will be designed to comply with Part J5 of the BCA.
<i>Artificial Lighting and Power</i>	The building is to maintain maximum lighting power levels and control systems as applicable. The design of lighting systems must comply with BCA Part J6.
<i>Hot Water Supply</i>	Hot water supply systems will be installed in accordance with Part J7 of the BCA and AS/NZS 3500.4.
<i>Access for Maintenance</i>	The building is to have facilities for maintenance and energy monitoring in compliance with BCA Part J8 and the NSW variations.

4.0 Fire safety Measures

4.1 – Proposed Fire Safety Measures

In terms of the proposed building the following fire safety measures may be required:

Fire Safety Measure	Standard of performance
Access panels, Doors and Hoppers to Fire-resisting shafts	BCA 2016 Clause C3.13
Automatic fail safe devices	BCA 2016 Clause C3.4, C3.6, D2.19, D2.21, D2.22, Spec C3.4, AS 1670.1-2004
Automatic fire detection and alarm system	BCA 2016 Clause C3.5, C3.6, C3.7, C3.8, C3.11, E2.2, Spec. C3.4, Spec. E2.2a, AS 1670.1-2015,
Emergency lighting	BCA 2016 Clause E4.2 & E4.4, AS 2293.1-2005
Emergency lifts	BCA 2016 Clause E3.4, AS 1735.2-2001
Exit and directional signage	BCA 2016 Clause E4.4, E4.5, (NSW E4.6) & E4.8, AS 2293.1-2005
Fire alarm monitoring system	BCA 2016 Spec E2.2a, AS 1670.3-2004
Fire control room	BCA 2016 Clause E1.8, BCA Spec E1.8
Fire dampers	BCA 2016 Clause E2.2, AS/NZS 1668.1 - 2015, AS 1682.2-1990
Fire doorsets	BCA 2016 Clause C2.12, C2.13, C3.4, C3.6, C3.8, C3.11, Spec C3.4, AS 1905.1-2005
Fire Engineering Report	Fire Engineering Report by: TBC
Fire hose reel systems	BCA 2016 Clause E1.4, AS 2441-2005
Fire hydrant systems	BCA 2016 Clause C2.12, E1.3, AS 2419.1-2005
Fire seals (protecting openings and service penetrations in fire resisting components of the building)	BCA 2016 Clause C3.15, Spec C3.15, Manufacturer's specifications
Lightweight construction	BCA 2016 Clause C1.8, Spec A2.3, Spec C1.8, Manufacturer's specifications
Mechanical air handling systems	BCA 2016 Clause E2.2, Spec. E1.8 (fire control rooms), Table E2.2a, AS/NZS 1668.1 - 2015, AS 1668.2-2015 (clause 5.5 car park exhaust operation)
Openings in fire-isolated lift shafts	BCA 2016 Clause C3.10, AS 1735.11-1986
Occupant warning system	BCA 2016 Clause E2.2, Spec E2.2a (clause 6), AS 1670.1-2015
Portable fire extinguishers	BCA 2016 Clause E1.6, AS 2444-2001
Power operated exit doors	BCA 2016 Clause D2.19, D2.21
Pressurising system	BCA 2016 Clause E2.2, Table E2.2a, Spec E2.2a, AS/NZS 1668.1 - 2015
Smoke dampers	BCA 2016 Clause E2.2, C2.5, Spec C2.5, AS/NZS 1668.1 - 2015
Sound systems and intercom systems for emergency purposes	BCA 2016 Clause E4.9, G3.8, AS 1670.4-2004
Wall wetting sprinkler and drencher systems	BCA 2016 Clause C3.4, Spec G3.8, AS 2118.2-1995
Warning and operational signage (eg stairway notices)	BCA 2016 Clause C3.6, D2.23, D3.6, E3.3, Spec E1.8, Clause 183 of the Environmental Planning and Assessment Regulation 2000

5.0 Conclusion

5.1 – Conclusion

It is the opinion of this office that, on satisfaction of the above recommendations noted in the report, the proposed building is capable of achieving compliance with the requirements of the Building Code of Australia (BCA) 2016 and relevant adopted standards without undue modification to the design or appearance of the building.

It will be necessary for the building design to be reviewed by an appropriately qualified person prior to the issue of a construction certificate for the works.

Author,



Neil Truong
For **Vic Lilli & Partners**

6.0 References

6.1 – Basis of Report

This BCA Capability report has been prepared on the basis of the following-

- (i) Architectural Plans as prepared by fjmt studio (code CGE-NS)

Drawing No	Drawing Name	Revision
S75W130000	Cover Sheet	02 - WIP
S75W130001	Site Plan	02 - WIP
S75W130002	Ground Floor Plan	10 - WIP
S75W130003	Podium Level Floor Plans	12 - WIP
S75W130004	Building 1B Floor Plans	07 - WIP
S75W130005	Basement 2	09 - WIP
S75W130006	Basement 1	07 - WIP
S75W130007	Elevations	04 - WIP
S75W130008	Elevations	07 - WIP
S75W130009	Sections	06 - WIP
S75W130010	Adaptable Units	04 - WIP
S75W130011	Area Schedule	05 - WIP
S75W130012	Shadow Analysis	02 - WIP
S75W130013	Evans Avenue Photomontages	02 - WIP
S75W130014	Gardeners Road Photomontages	07 - WIP
S75W130015	Basement 3	04 - WIP
S75W130016	2nd to 4th Floor	02 - WIP
S75W130017	5th Floor	02 - WIP
S75W130018	6th Floor	02 - WIP
S75W130019	7th Floor	02 - WIP
S75W130020	8th Floor	01 - WIP
S75W130021	Roof	02 - WIP
S75W130022	Elevation North	03 - WIP
S75W130023	Elevation South	03 - WIP
S75W130024	Elevations East	03 - WIP
S75W130025	Elevation West	03 - WIP
S75W130026	Elevations	03 - WIP
S75W130027	Elevations	03 - WIP
S75W130028	Sections	03 - WIP
S75W130029	Area Schedule	03 - WIP

- (ii) Building Code of Australia (BCA) 2016;
- (iii) Environmental Planning and Assessment Act, 1979, and Regulations