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Project	173-179 Walker Street and 11-17 Hampden Street North Sydney
Report	BCA Assessment Report (BCA 2022)
Reference	220720C-r6-BCA 2022_SSDA Stage
Date	23/10/2024
Client	CBUS Property
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Contents

Document Control

Reference/Revision	Date	BCA Assessment Report
220720C-r6-BCA 2022_SSDA Stage SSDA report issued for Application	23/10/2024	Prepared by Tatenda Makurumidze Senior Building Surveyor  Tatenda Makurumidze 2024.10.25 14:29:47+11'00'

Executive Summary

This BCA Assessment Report has been prepared by Credwell to accompany a detailed State Significant Development Application (SSDA 67175465) for the residential development proposal at East Walker Street, located at 173-179 Walker Street and 11-17 Hampden Street, North Sydney (the Site). The site is legally described Lot 1 DP523229, Lot 1 DP1175748, Lot A DP 318690, Lot 100 DP 1035395, Lot 1 DP 119732, Lot 1 DP 591516 and Lot 2 DP 591516.This report has been prepared to accompany the EIS submitted for the SSDA (SSD 67175465).

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 (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 audit, assessment, or upgrading of:

1. The structural adequacy or design of the building;
2. The capacity or design of any electrical, fire, hydraulic or mechanical services;
3. The inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to); and
4. The Disability (Access to Premises – Building) Standards 2010 and the Disability Discrimination Act 1992 (Cth)

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

1. The National Construction Code – Plumbing Code of 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 D3 and Clauses E3.6, F2.4 & F2.9;
4. Any Development Consent conditions;
5. The Liquor Licencing 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.

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 Site Location and context

The site is located within the North Sydney Local Government Area (LGA) at 173-179 Walker Street and 11-17 Hampden Street, North Sydney and comprises a total area of 3,952.1m2. The site is often referred to as the East Walker Street Precinct, which is bounded by Hampden Street to the north, Warringah Freeway to the east and Walker Street to the west. The site is adjacent to the north-eastern boundary of the North Sydney CBD. The surrounding local context of the site is shown in Figure 1.

Figure 1 Local Context (Source: Nearmap / Ethos Urban)

2.2 Site Description

The site is located at the corner of 'lower' Walker Street and 'lower' Hampden Street and has a primary street frontage of 81m to Walker Street, which is also known as 'lower' Walker Street, to the west (including the splay), and a 54m frontage to 'lower' Hampden Street to the north.

The site comprises seven (7) existing properties, which are arranged in an irregular configuration adjacent to Walker Street and Hampden Street. The legal description for each of these properties is provided in Table 1. The configuration of properties within the site is shown in Figure 2.

The topography of the site is characterised by an east-sloping landform that declines by approximately 8m from the western site boundary (RL 57) to the eastern site boundary (RL 49).

Table 1 Legal Description of Site

Adress	Legal Description	Area (approx.)	Map Reference *Refer Figure 2*
173 Walker Street, North Sydney	Lot 1 DP 523229	521m^2	1
175 Walker Street, North Sydney	Lot 1 DP 11755748	506m^2	2
177 Walker Street, North Sydney	Lot A DP 318690	506m^2	3
179 Walker Street, North Sydney	Lot 100 DP 1035395	809m^2	4
11 Hampden Street, North Sydney	Lot 1 DP 119732	800m^2	5
15 Hampden Street, North Sydney	Lot 1 DP 591516	542m^2	6
17 Hampden Street, North Sydney	Lot 2 DP 591516	267m^2	7

Figure 2 Site Aerial (Source: Nearmap / Ethos Urban)

2.3 Proposal

This assessment report has been prepared to accompany an SSDA for the residential development proposal at East Walker Street, located at 173-179 Walker Street and 11-17 Hampden Street, North Sydney (the Site).

The Minister of Planning, or their delegate, is the consent authority for the SSDA and this application is lodged with the NSW Department of Planning, Housing and Infrastructure (DPHI) for assessment

The purpose of the SSDA is to redevelop the Site under the NSW Governments amended State Environmental Planning Policy (Housing) 2021 (Housing SEPP) issued on 14 December 2023, and deliver a mix of market build-to-sell and affordable housing residences. Specifically, the SSDA seeks development consent for:

- Site establishment and enabling works including:
  - Stormwater diversion
  - Sewer diversion
  - Lower Walker Street footpath and Hampden Street kerb and gutter modifications as required to accommodate service diversions.
  - Removal of all trees and existing vegetation on the Site.
  - Demolition of all existing structures on the Site.
  - Disconnect and make-safe of existing services.
- Excavation and ground works including retention, bulk excavation and in ground services works.
- Building A - Construction of a 12-storey residential flat building containing affordable housing, comprised of:
  - 67 affordable housing dwellings required by the Housing SEPP
  - 11 affordable housing dwellings required by the planning agreement that applies to the Site
  - Ground floor communal recreation
- Building B1 – Construction of a 30-storey residential flat building containing market build-to-sell dwellings, comprised of:
  - 161 market build-to-sell dwellings
- Building B2 – Construction of a 4-storey ancillary residential building serving Building B1, containing:
  - Associated B1 services
  - Communal recreation for B1
- Construction of a 4-level shared basement, with primary vehicular access for residents and visitors from lower Walker Street and secondary vehicular access to the loading dock from lower Hampden Street. The basement will accommodate:
  - 218 car parking spaces for residents
  - 2 loading bays.
  - 22 motorbike / scooter spaces.
  - 239 bicycle spaces for residents and 24 visitor spaces (263 total).
  - 239 storage cages.
  - Residential waste storage areas for Building A, B1 and B2.
  - Associated plant, utilities, and servicing.
- Construction of a port cochere on lower Walker Street to service the Site.
- Associated landscaping across the site and streetscape improvements within the Site.

Figure 3| Image of the proposed development | source: Rother Lowman

2.4 Building description

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

Building Classification	2, 7a, 7b	Levels Contained	34
Rise in Storeys	33	Effective Building Height (m)	103.87m (RL 151.37 – RL 47.5)
Type of Construction	Type A	Climate Zone	5 North Sydney Council local government area
Largest Fire Compartment	Basement 4	United Building	Yes

2.5 Classification

Location	Class	Use	Floor Area	Occupants
Basement 4	7a	Carpark and Storage	2870m^2	-
	7a	Carpark	2720m^2	90
	7a	Storage (> 10% of the floor area of Basement 4 storey)	150m^2	5
Basement 3	7a	Carpark and Storage	2815m^2	-
	7a	Carpark	2695m^2	89
	7a	Storage (> 10% of the floor area of Basement 3 storey)	120m^2	4
Basement 2	7a	Carpark and Storage	2840m^2	-
	7a	Carpark	2715m^2	90
	7a	Storage (> 10% of the floor area of Basement 3 storey)	120m^2	4
Basement 1	2, 7a & 7b	Carpark and Storage	2198m^2	-
	7a	Carpark	1450m^2	48
	7b	Storage	433m^2	14
	2	Gym	225m^2	
	2	Plant	90m^2	-
Ground Floor to Level 30	7a	Residential	-	>200

Note:

1. *In accordance with Clause A6.0, Exemption 1 of the BCA, for the purposes of determining a building classification, where an ancillary use does not occupy greater 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.*
2. *The common areas, including gym, common swimming pool, residential library and wine store have considered as ancillary to Class 2, as these areas will be accessed by residents of the building, and not open to the general public.*
3. *In accordance with Clause A7 of the BCA for the purpose of this assessment the Building A, Building B1 &Building B2 have been assessed as a united building connected by a common basement carpark.*
4. *The effective height is calculated to be 103.3m (151.370 – 47.5 =103.97m), being greater than 50m. (We have the Basement Level 03 in the rise in storeys and in the effective height calculation. Due to the underside of the basement level 03 ceiling is more than 1m above the average finished level of the ground at the external wall.*

2.6 Fire Compartmentation

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

For the purposes of this assessment, the following fire compartments have been assumed:

(a) The car parking areas located at Basement level 04 to Upper Basement level 01 are considered one fire compartment.
(b) Ground Floor – Level 30 (Plant) residential part is considered one fire compartment.

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.

Part 5 of this report provides a detailed assessment of the proposal against each of the relevant DtS provisions of the BCA.

3.2 Possible Performance Solutions (Fire Safety)

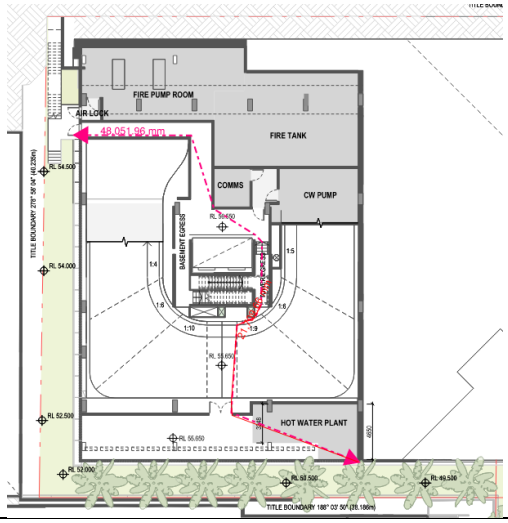
The following items relate to areas where a Performance Solution may be available to justify a deviation from the DtS requirements of the BCA. This report does not form a Performance Solution.

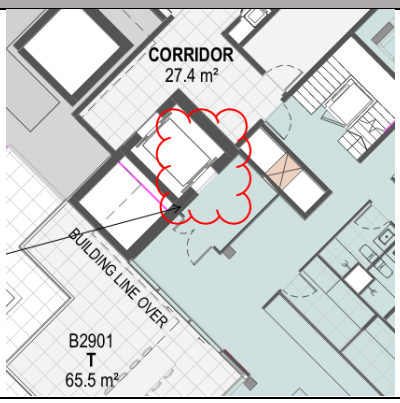
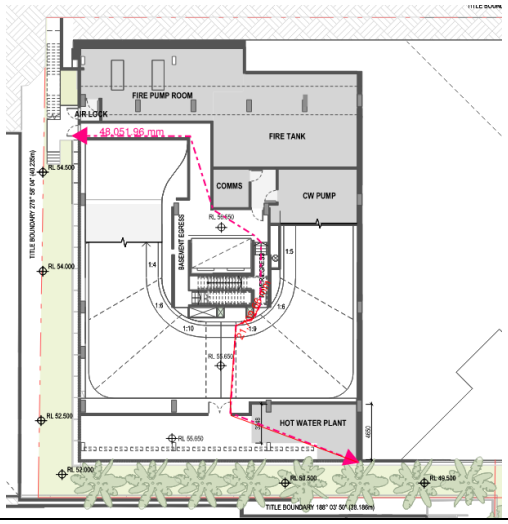
Clause A2G2 of the BCA specifies that where a performance solution is proposed, the first step is to prepare a *performance-based design brief* in consultation with relevant stakeholders. Where the performance solution relates to a fire safety requirement, Fire and Rescue NSW consider themselves as a 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.

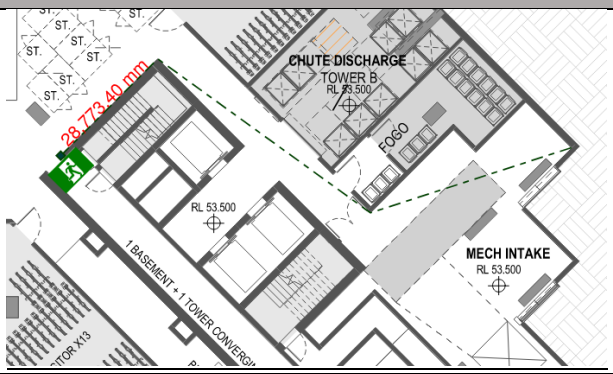
Fire Engineered performance solutions must be prepared by a certifier – fire safety (C10). For class 2, 3 or 9c buildings subject to the Design and Building Practitioners Act, the Fire Engineer must also be registered as an *accredited practitioner (fire safety).*

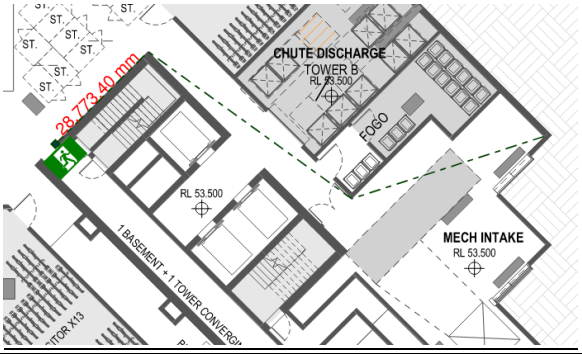
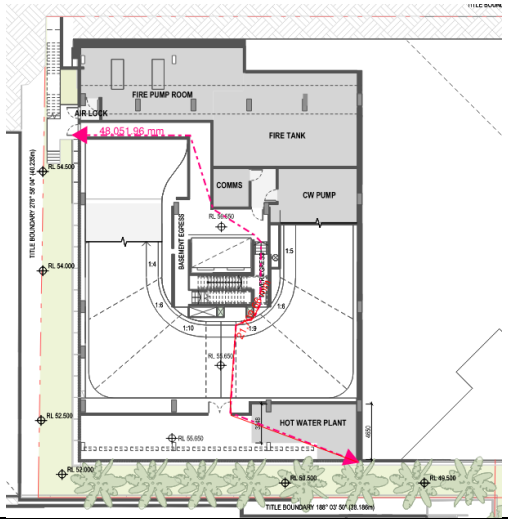
Furthermore, as part of the construction certificate assessment, the registered certifier must refer Fire Engineered Performance Solutions to Fire Rescue NSW in accordance with *Part 3, Division 3 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.* 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.

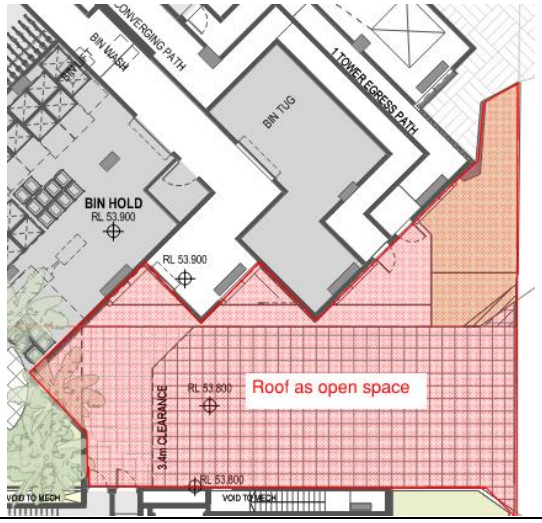
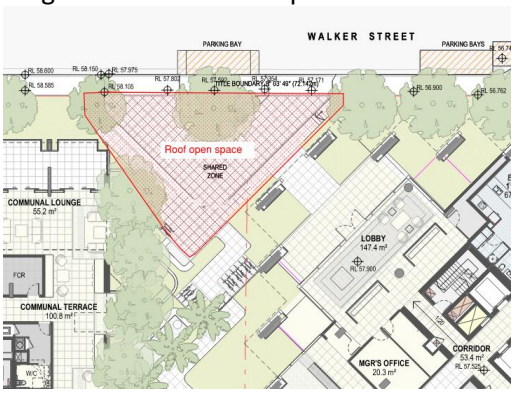
Item	Possible Performance Solution	DtS Provision	Performance Requirements
1.	**Fire-Resisting Construction – Glass Panel wall to slab edge** Where glass panel walls are proposed to pass in front of slab edges the FRL of the slab cannot be maintained. This DtS departure is proposed to be addressed at the construction certificate stage.	C2D2 Spec C5	C1P2
2.	**Reduction of FRLs and separation of classifications in the same storey & Separation of classifications in different storeys** FRL rationalisation for the structural elements for the storage rooms on Basement 1 from 240/240/240 to 120/120/120.	C2D2, C3D9, C3D10	C1P1 C1P2

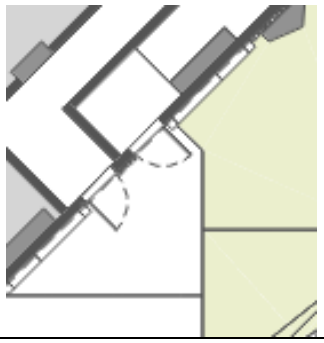
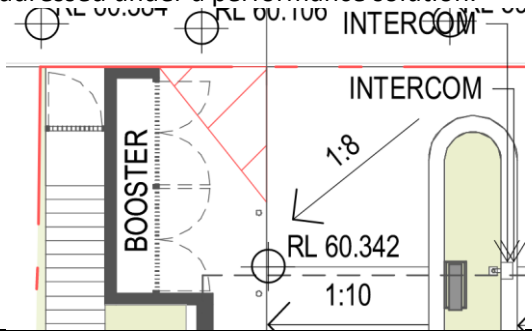
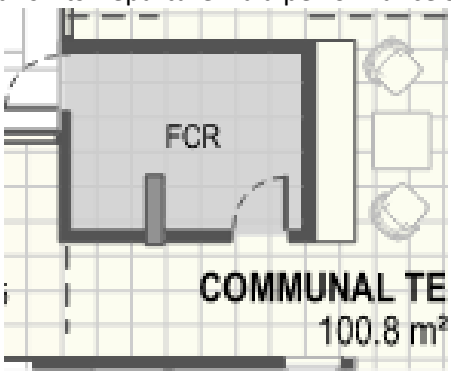
Item	Possible Performance Solution	DtS Provision	Performance Requirements
	This DtS departure is proposed to be addressed at the construction certificate stage.		
3.	**Garbage Chute / Room** Clause S5C8 of Spec C2D2 specifies that shafts required to have an FRL must be enclosed at the top and bottom by construction meeting the required FRL (i.e., FRL 90/90/90). The garbage chutes which run vertically through the residential levels and discharge directly into the waste rooms. Either a fire rated shutter is to be installed at the bottom of the garbage chute or a Fire Engineer is to prepare a performance solution to not protect the bottom of the shaft. This DtS departure is proposed to be addressed at the construction certificate stage.	C2D2 Spec S5C8	C1P2
4.	**Basement 1 upper Stairways and lifts in one shaft** The upper basement level 1 was shown to have a stairway and lift in the same shaft At the construction certificate stage this Dts Departure will be addressed via a performance solution.  	C3D12	C1P2 D1P4 D1P5 E2P2 E2P2
5.	**Level 29 Lift door opening directly to SOUs** A Performance Solution is required to be undertaken to permit lift doors, which do maintain the required 30-minute insulation rating, to open directly to an SOU in lieu of the provisions of this C4D12. At the construction certificate stage, the project fire engineer will need to address this via a performance solution.	C4D12	C1P2

Item	Possible Performance Solution	DtS Provision	Performance Requirements
			
6.	**Basement 1 upper Number of exits required** The basement 1 upper has been shown to only contain one exit within the storey. Given the limitations on this level at the construction certificate stage, a fire engineer can carry out the feasibility of addressing the above DtS departure via a performance solution. 	D2D3	D1P4 E2P2
7.	**Basement 1 Exit Travel Distances** The basement level 1 was measured to have a travel a non-compliant travel distance of 31m in lieu of the permitted 20m to a single exit. The most disadvantage area being the distance from the mech intake to the swinging doorway into the fire isolated passageway. At the construction certificate stage, a fire engineer can carry out the feasibility of addressing the above DtS departure via a performance solution.	D2D5 (3)	D1P4 E2P2

Item	Possible Performance Solution	DtS Provision	Performance Requirements
			
8.	**Building A Exit Travel Distances** Building A ground floor was measured to have a travel a non-compliant travel distance of 35m in lieu of the permitted 20m to a single exit. At the construction certificate stage, a fire engineer can carry out the feasibility of addressing the above DtS departure via a performance solution.	D2D5 (1)	D1P4 E2P2
9.	**Building B1 Distance between alternative exits** The distance between the alternative exits for the required fire isolated stairway does not comply with Clause D2D6 (b), as the distance between the alternative exits are 8m apart in lieu of 9m from level 27 to the ground floor in Building B1. Alternatively, a fire safety engineer can carry out the feasibility if performance solution can be prepared to address the above DtS departure.	D2D6 (b)	D1P4 E2P2
10.	**Building A Distance between alternative exits** The distance between the alternative exits for the required fire isolated stairway does not comply with Clause D2D6 (b), as the distance between the alternative exits are 8m apart in lieu of 9m from level 12 to the ground floor in Building A. Alternatively, a fire safety engineer can carry out the feasibility if performance solution can be prepared to address the above DtS departure.	D2D6 (b)	D1P4 E2P2
11.	**Basement Level 1 Travel via fire-isolated exits** The fire stairways from residential levels for Building B1and the basement car park levels have been shown to discharge directly into the same fire isolated passageway within Basement 1. This is a DtS departure from BCA Clause D2D12 (2) as the fire isolated stairways have not been provided with separate fire isolated passageways to the final discharge point	D2D12 (2).	D1P4 E2P2

Item	Possible Performance Solution	DtS Provision	Performance Requirements
	At the construction certificate stage, a fire engineer can carry out the feasibility of addressing the above DtS departure via a performance solution. 		
12.	**Basement 1 Travel via fire-isolated exits** The fire stairways serving the residential levels for Building A and fire isolated stairway for the Basement car park levels have been shown to discharge directly into the same fire isolated passageway on Basement upper 1. This is a DtS departure from BCA Clause D2D12 (2) as the fire isolated stairways have not been provided with separate fire isolated passageways to the final discharge point. At the construction certificate stage, a fire engineer can carry out the feasibility of addressing the above DtS departure via a performance solution. 	D2D12 (2).	D1P4 E2P2
13.	**Loading Dock Roof as open space** The loading dock fire isolated exits are shown to discharge onto the basement level 1. Basement level 1 considered to be roof open space under BCA Clause D3D13 and contains openings within 3m of the path of travel of persons using the exit to reach a road or open space.	D3D13	C1P2 E2P2

Item	Possible Performance Solution	DtS Provision	Performance Requirements
	A fire safety engineer will be required to assess the feasibility of this being addressed under a performance solution. 		
14.	**Building B1 Roof as open space** The ground floor doorways that discharge onto the open space on the ground floor. The open space on the ground floor considered to be roof open space under BCA Clause D3D13 and contains openings within 3m of the path of travel of persons using the exit to reach a road or open space. A fire safety engineer will be required to assess the feasibility of this being addressed under a performance solution. 	D3D13	C1P2 E2P2
15.	**Building B1 Discharge from exits** The fire isolated passageways have been shown to converge at the discharge point onto Hampden Street. This is a non-compliance with the DtS provisions under Clause D2D15 (4) as the discharge point of alternative exits must be located as far apart as practical. A fire safety engineer will be required to assess the feasibility of this being addressed under a performance solution at the construction certificate stage.	D2D15 (4)	D1P4 E2P2

Item	Possible Performance Solution	DtS Provision	Performance Requirements
			
16.	**Fire hydrants** The fire hydrant booster has been shown to be located more than 20m from the façade of the building containing the principal pedestrian of Building A. This is a departure from Clause 7.3.1 (C) of AS 2419.1-2021. Given the site limitations of the proposed building A fire safety engineer will be required to assess the feasibility of this being addressed under a performance solution. 	E1D2	E1P3
17.	**Fire control centres** The Fire control room must be accessible via two (2) paths of travel: 1. Front entrance of the building; and 2. Direct from a public place, or a fire isolated passageway which leads to a public place. A fire safety engineer can carry out the feasibility of addressing this Dts Departure via a performance solution. 	E1D15 S19C9	E1P6

Item	Possible Performance Solution	DtS Provision	Performance Requirements
18.	**Basement Levels Provision for Special Hazards – Electric Vehicle Charging Stations** EV charging stations currently have not been shown within the building. However, during the construction stage carpark if an EV charging stations are proposed to be installed within the carpark part of the building note they are deemed a special hazard that will be required to be assessed on a performance basis**.**	E1D17	-

3.3 Possible Performance Solutions (Other)

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

Where a Performance Solution is proposed, the solution is to be prepared by a suitably qualified person in consultation with all stakeholders.

Item	Possible Performance Solution	DtS Provision	Performance Requirements
1.	**Building B1 level 29 Sound insulation rating of walls** Walls separating sole-occupancy units or a sole-occupancy unit from a plant room, lift shaft, stairway, public corridor, public lobby, or the like, or parts of a different classification, must provide insultation against the transmission of – (a) airborne sound; and (b) impact generated sound, if the wall is separating a bathroom, sanitary compartment, laundry or kitchen in one sole-occupancy unit from a habitable room (other than a kitchen) in an adjoining unit, sufficient to prevent illness or loss of amenity to the occupants. The walls forming the private lift entry the sole-occupancy unit in level 29 is required to be concrete and inherently will achieve a nil sound insulation rating between the lift shaft and the residential unit which it serves. Inherently due to the nature of the service being a private passenger lift this cannot achieve a sound insulation rating of Rw + C tr (a) (airborne) not less than 50. At the construction a suitably qualified Acoustic Consultant will need to carry out the feasibility of supporting this DtS departure via a BCA performance solution. 	F7D7	F7P2

3.4 Design amendments required

The following items have been identified as departures from the BCA deemed-to-satisfy provisions, and Credwell recommend these items to be resolved with minor design amendments prior to the application for construction certificate:

No further information is required at this stage

3.5 Further information required

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

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

No further information is required at this stage

4 Statement of Compliance

The architectural design documentation prepared for submission for the State Significant Development Application (as referred to in Annexure A of this report) have been assessed against the relevant provisions of the BCA. This assessment was limited to an assessment of the BCA in order to identify any items that may necessitate a modified development consent or additional key items that must be included in the design. It is considered that the documentation complies or is capable of complying with the BCA as outlined in part 5 subject to resolution of items identified in this Report.

As identified in the Clause by Clause assessment, sufficient construction documentation is required in order to undertake a full assessment prior to the application for Construction Certificate.

5 Clause by Clause Assessment

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

PS	A Performance Solution is proposed to achieve compliance with this Clause.
CRA	"Compliance Readily Achievable" – it is considered that whilst there is insufficient information currently provided to determine strict compliance with the DtS provisions of the BCA the proposed design is capable of comply subject to noting the requirements of the Clause. Additional information or documentation is necessary to confirm compliance. This may be in the form of additional drawing, a specification or design certification. See Appendix D for a proposed specification
Complies	The proposal shows compliance with the Deemed-to-Satisfy Clause.
DNC	The design does not comply with the Deemed-to-Satisfy Clause and design amendments are required
FI	Further information is required for assessment of the proposal relative to the DtS Clause
N/A	The DtS Clause is not applicable at this stage to this design.
Noted	The DtS Clause provides information not requiring specific assessment of the proposed design.
To be assessed at CC stage	An assessment against this provision is not included in a SSDA stage report due to the level of documentation provided. Pending further engagement, this will be assessed upon receipt of Construction Documentation.

SECTION B - STRUCTURE				
Clause	**[2019]**	**Description**	**Comments**	**Assessment**
Part B1 – Structural Provisions				
An assessment against Section B has not been undertaken as part of this report and a suitably qualified Structural Engineer is to be engaged to confirm compliance with this part (where applicable).				

SECTION C – FIRE RESISTANCE				
Clause	**[2019]**	**Description**	**Comments**	**Assessment**
Part C1 – Fire resistance				
This part details the objectives, functional statements, performance requirements and verification methods relevant to this Section.				
Part C2 – Fire resistance and stability				
C2D1	C1.0	DtS Provisions	Information only.	Noted
C2D2	C1.1	Type of construction required	The building is to be of Type A Construction.	Noted
C2D3	C1.2	Calculation of rise in storeys	The rise in storey of the building is 33. The rise in storey is the sum of storeys at any part of the external wall of the building and any storey within the roof space.	Noted
C2D4	C1.3	Buildings of multiple classifications	The top storey of the building contains a Class 2 part and therefore applies to the entire building for the purposes of determining the type of construction required under clause C2D3.	N/A
C2D5	C1.4	Mixed types of construction	The building will be a single Type of construction and therefore this clause does not apply	Noted
C2D6	C1.5	Two storey Class 2, 3 and 9c buildings	The building is not a two-storey class 2, 3 or 9c building and therefore this clause does not apply.	N/A
C2D7	C1.6	Class 4 parts of buildings	The building does not contain a class 4 part and therefore this clause does not apply.	N/A
C2D8	C1.7	Open spectator stands and indoor sports stadiums	The building does not contain an open spectator stands or indoor sports stadiums and therefore this clause does not apply.	N/A
C2D9	C1.8	Lightweight construction	The building does not contain lightweight construction and therefore this clause does not apply. Lightweight construction must comply with Specification 6.	**To be assessed at CC stage**
C2D10	C1.9	Non-combustible building elements	In a Building of Type A Construction, building elements as listed within this clause are required to be non-combustible. This Clause also provides a list of materials permitted to be used wherever non-combustible materials are required. The materials and finishes indicated on the SSDA plans are capable of complying with this provision. Details of materials, finishes, linings and wall types are to be provided to enable assessment, including AS 1530 test reports for each product must be provided as part of the CC stage.	**To be assessed at CC stage**
C2D11	C1.10	Fire hazard properties	Fire hazard properties of all materials to comply with this Clause and Specification 7. Details of proposed floor, wall and ceiling linings, air-handling ductwork, sarking and insulation type materials,	**To be assessed at CC stage**

Clause	[2019]	Description	Comments	Assessment
			including AS 1530.3 test reports are to be provided to enable a full assessment.	
C2D12	C1.11	Performance of external walls in fire	The building does not contain proposed tilt-up/ precast concrete panels or the like and therefore this clause does not apply.	**To be assessed at CC stage**
C2D13	C1.13	Fire-protected timber: Concession	Fire protected timber is not proposed where an element is required to be non-combustible and therefore this clause does not apply.	**To be assessed at CC stage**
C2D14	C1.14	Ancillary elements	In a Building of Type A 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. The ancillary elements indicated on the SSDA plans are capable of complying with this provision. 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.	**To be assessed at CC stage**
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.	**To be assessed at CC stage**
Part C3 – Compartmentation and separation				
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	The proposal is within the area and volume limitations of this clause.	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.	Noted
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 proposed to be provided with an AS 2118.1 sprinkler system and therefore does not require spandrels or horizontal construction in accordance with this provision.	N/A
C3D8	C2.7	Separation by fire walls	If fire walls are utilised, they must comply with this Clause.	N/A
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. Where separation is required, FRL plans are to be provided as part of the Construction Documentation to confirm compliance with this provision.	**PS Refer to section 3.2**
C3D10	C2.9	Separation of classifications in different storeys	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.	**PS Refer to section 3.2**

Clause	[2019]	Description	Comments	Assessment
			Where separation is required, FRL plans are to be provided as part of the Construction Documentation to confirm compliance with this provision.	
C3D11	C2.10	Separation of lift shafts	The lift is not required to be within a fire rated shaft in accordance with this provision.	**To be assessed at CC stage**
C3D12	C2.11	Stairways and lifts in one shaft	The upper basement level 1 was shown to have a stairway and lift in the same shaft This DtS departure will be addressed via a performance solution at the construction certificate stage.	**PS Refer to section 3.2**
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.	**To be assessed at CC stage**
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.	**To be assessed at CC stage**
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.	N/A
Part C4 – Protection of openings				
C4D1	C3.0	DtS Provisions	Information only.	Noted
C4D2	C3.1	Application of Part	Information only.	Noted
C4D3	C3.2	Protection of openings in external walls	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. Currently, the following openings in external walls of the building considered to be exposed to a fire source feature:	N/A
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	If fire walls are utilised, any doorways through them must be protected in accordance with the requirements of this Clause.	**To be assessed at CC stage**
C4D7	C3.6	Sliding fire doors	If sliding fire doors are utilized, they are required to comply with this Clause	**To be assessed at CC stage**
C4D8	C3.7	Protection of doorways in horizontal exits	A doorway that is part of a horizontal exit is required to comply with the provisions of this Clause.	**To be assessed at CC stage**
C4D9	C3.8	Openings in fire-isolated exits	The doorways to fire-isolated exits are to be self-closing -/60/30 fire door sets.	**To be assessed at CC stage**
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.	**To be assessed at CC stage**

Clause	[2019]	Description	Comments	Assessment
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 panes are also to comply with this Clause.	**To be assessed at CC stage**
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. The lift door on level 29 that opens directly to the SOU does not achieve the required insulation rating and is required to be addressed by a fire engineered performance solution at the Construction Certificate stage.	**To be assessed at CC stage** **PS**
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.	**To be assessed at CC stage**
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.	**To be assessed at CC stage**
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 manufacturer specifications in accordance with this Clause. Details of fire seals to service penetrations must be provided as part of the Construction Documentation.	**To be assessed at CC stage**
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.	**To be assessed at CC stage**
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.	**To be assessed at CC stage**
Specification 5 – Fire-resisting construction [2019: Spec C1.1]				
S5C1	1	Scope	This Specification contains the requirements for fire resisting construction of building elements.	Noted
S5C2	2.1	Exposure to FSF	The building is not exposed to FSF to the north, east, south or west from neighbouring properties.	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.	**To be assessed at CC stage**
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.	**To be assessed at CC stage**
S5C5	2.4	Method of attachment reduce the fire-resistance of building element	The fire-resistance of a building element is not to be impacted by the method of attaching or installing a finish, lining, ancillary element or a service installation in accordance with this Clause	**To be assessed at CC stage**
S5C6	2.5	General concessions	Information only	**To be assessed at CC stage**
S5C7	2.6	Mezzanine floors: Concession	The building does not contain a mezzanine and therefore this clause does not apply.	**To be assessed at CC stage**

Clause	[2019]	Description	Comments	Assessment
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.	**To be assessed at CC stage**
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.	**To be assessed at CC stage**
	3	Type A Construction		
S5C11	3.1	Fire-resistance of building elements	The building elements are to have FRLs as determined by this Clause. See annexure C of the Report.	**To be assessed at CC stage**
S5C12	3.2	Concessions for floors	A floor need not have an FRL in accordance with the concessions given in this clause.	**To be assessed at CC stage**
S5C13	3.3	Floor loading of Class 5 and 9b buildings: Concession	If a floor of a Class 5 or 9b building is designed for a live load not exceeding 3kPa then reductions in FRLs are available.	**To be assessed at CC stage**
S5C14	3.4	Roof superimposed on concrete slab: Concession	A roof superimposed on a concrete slab need not have an FRL of it complies with this Clause.	**To be assessed at CC stage**
S5C15	3.5	Roof: Concession	A roof need not have an FRL if its covering is non-combustible, and the building meets the requirements of this Clause.	**To be assessed at CC stage**
S5C16	3.6	Rooflights	Where a roof is required to achieve an FRL or have a non-combustible covering, roof lights must meet the requirements of this provision.	**To be assessed at CC stage**
S5C17	3.7	Internal columns and walls: Concession	This concession may be applied where applicable	**To be assessed at CC stage**
S5C18	3.8	Open spectator stands and indoor sports stadiums: Concession	This concession may be applied where applicable	**To be assessed at CC stage**
S5C19	3.9	Carparks	This concession may be applied where applicable	**To be assessed at CC stage**
S5C20	3.10	Class 2 and 3 buildings: Concession	The development does not contain any class 2 or 3 parts and therefore this clause does not apply.	**To be assessed at CC stage**
Specification 6 – Structural tests for lightweight construction [2019: Spec C1.8]				
An assessment against this specification is not included in a SSDA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation.				
Specification 7 – Fire hazard properties [2019: Spec C1.10]				
An assessment against this specification is not included in a SSDA stage report due to the level of documentation provided. Pending further engagement, this will be assessed upon receipt of Construction Documentation.				
Specification 8 – Performance of external walls in fire [2019: Spec C1.11]				
An assessment against this specification is not included in a SSDA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation.				
Specification 9 – Cavity barriers for fire-protected timber [2019: Spec C1.13]				
An assessment against this specification is not included in a SSDA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation.				
Specification 10 – Fire-protected timber [2019: Spec C1.13a]				

Clause	[2019]	Description	Comments	Assessment
An assessment against this specification is not included in a SSDA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation.				
Specification 11 – Smoke-proof walls in health-care and residential care buildings [2019: Spec C2.5]				
An assessment against this specification is not included in a SSDA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation.				
Specification 12 – Fire doors, smoke doors, fire windows and shutters [2019: Spec C3.4]				
An assessment against this specification is not included in a SSDA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation.				
Specification 13 – Fire doors, smoke doors, fire windows and shutters [2019: Spec C3.15]				
An assessment against this specification is not included in a SSDA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation.				

SECTION D – ACCESS AND EGRESS

Clause	[2019]	Description	Comments	Assessment
Part D1 – Access and egress				
This part details the objectives, functional statements, performance requirements and verification methods relevant to this Section.				
Part D2 – Provision for escape				
D2D1	D1.0	DtS Provisions	Information only.	Noted
D2D2	D1.1	Application of Part	Information only.	Noted
D2D3	D1.2	Number of exits required	The number of exits required are within the limitations of this clause except for the areas mentioned in section 3.2 of this report.	**PS Refer to Section 3.2**
D2D4	D1.3	When fire-isolated stairways and ramps are required	The stairway is not required to be fire-isolated in accordance with this provision.	**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.	**PS Refer to Section 3.2**
D2D6	D1.5	Distance between alternative exits	The distances between alternative 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.	**PS Refer to Section 3.2**
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 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

Clause	[2019]	Description	Comments	Assessment
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.	**PS Refer to Section 3.2**
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 accordance with this provision. The Hampden fire stairs discharge points, fire passageways can be incorporated within the design however the current design will need to be amended such that people discharging from the residential part do not converge.	**PS Refer to Section 3.2**
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.	**To be assessed at CC stage**
D2D22	D1.17	Access to lift pits	If the building incorporates a lift pit, access to it must comply with this clause.	**To be assessed at CC stage**
D2D23	D1.18	Egress from primary schools	The building does not incorporate a Class 9b primary school and therefore this clause does not apply	N/A
Part D3 – Construction of Exits				
D3D1	D2.0	DtS Provisions	Information only.	Noted
D3D2	D2.1	Application of Part	Information only.	Noted
D3D3	D2.2	Fire-isolated stairways and ramps	The stairs within the fire-isolated stairs are to be non-combustible and not cause structural damage to the shaft	**To be assessed at**

Clause	[2019]	Description	Comments	Assessment
			if there is local failure.	**CC stage**
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.	**To be assessed at CC stage**
D3D5	D2.4	Separation of rising and descending stair flights	Building 2 stairway has been proposed to not have any separated rising and descending stairways. At the construction certificate stage this item will be addressed via a performance solution.	**PS Refer to Section 3.2**
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 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.	**To be assessed at CC stage**
D3D9	D2.8	Enclosure of space under stairs and ramps	The development does not contain any stair or ramps therefore this clause does not apply.	N/A
D3D10	D2.9	Width of required stairways and ramps	The plans do not include a required stairway or ramp with a width over 2m.	N/A
D3D11	D2.10	Pedestrian ramps	The development does not contain any ramps therefore this clause does not apply.	N/A
D3D12	D2.11	Fire-isolated passageways	Where applicable, fire-isolated passageways must be constructed in accordance with this clause.	**To be assessed at CC stage**
D3D13	D2.12	Roof as open space	Where an exit discharges onto a roof, the roof is to maintain an FRL of 120/120/120. This applies to basement level 1 and the ground floor	**PS Refer to Section 3.2**
D3D14	D2.13	Goings and risers	Stair geometry and treads slip resistance must comply with this Clause. Based on a review of the floor plans, the proposed stairs are capable of complying with this provision.	**To be assessed at CC stage**
D3D15	D2.14	Landings	Landings for flights of stairs are to be at least 750mm long, have a maximum gradient of 1:50 and have a slip resistance in accordance with this Clause. Stair construction details must be provided as part of the Construction documentation to enable further review.	**To be assessed at CC stage**
D3D16	D2.15	Thresholds	The threshold of a door must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf in accordance with this Clause.	**To be assessed at CC stage**
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 D3D18-D2D21.	**To be assessed at CC stage**

Clause	[2019]	Description	Comments	Assessment
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.	**To be assessed at CC stage**
D3D19		Openings in barriers	The openings are to comply with the requirements of this clause.	**To be assessed at CC stage**
D3D20		Barrier climbability	Barriers required on a floor more than 4m above the surface beneath must not incorporate climbable elements between 150mm to 760mm.	**To be assessed at CC stage**
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.	
D3D23	D2.18	Fixed platforms, walkways, stairways and ladders	Where used must comply with AS1657, not proposed in the development.	**To be assessed at CC stage**
D3D24	D2.19	Doorways and doors	The doorways and doors throughout the building comply except where subject to a design amendment and areas under further information as outlined in part 3.2 of this report.	**DNC Refer to part 3**
D3D25	D2.20	Swinging doors	Doors must swing in the direction of egress except where subject to a design amendment and areas under further information as outlined in part 3.2 of this report.	**To be assessed at CC stage**
D3D26	D2.21	Operation of latch	All doorways must be provided with latches compliant with the requirements of this clause.	**To be assessed at CC stage**
D3D27	D2.22	Re-entry from fire-isolated exits	Re-entry is required from the fire-isolated stairs.	**To be assessed at CC stage**
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. The development does not contain any fire or smoke doors and therefore this clause does not apply.	**To be assessed at CC stage**
D3D29	D2.24	Protection of openable windows	Windows to the bedrooms of the Class 2, 3 or 4 parts are to be provided with window locks in accordance with this Clause.	**To be assessed at CC stage**
D3D30	D2.25	Timber stairway: Concession	The concession is not being sought.	**To be assessed at CC stage**

Part D4 – Access for People with a Disability
Credwell has been engaged to undertake an assessment against Part D4 of the BCA. Please refer to the Access Report for details.

SECTION E – SERVICES AND EQUIPMENT				
Clause	**[2019]**	**Description**	**Comments**	**Assessment**
Part E1 – Fire fighting equipment				
E1D1	E1.0	DtS Provisions	Information only.	Noted

Clause	[2019]	Description	Comments	Assessment
E1D2	E1.3	Fire hydrants	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.	**PS Refer to section 3.2**
E1D3	E1.4	Fire hose reels	The building car park areas is required to be provided with a Fire Hose Reel System in accordance with this provision and AS 2441. 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.	**To be assessed at CC stage**
NSW E1D4 - E1D13	E1.5	Sprinklers	The building is required to be provided with a sprinkler system to Spec 17 / 18 and AS 2118.1 / AS 2118.4 / FPAA101H / FPAA101D in accordance with clause E1D6. 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 supported.	**To be assessed at CC stage**
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	**To be assessed at CC stage**
E1D6	Table E1.5	Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings	The building has an effective height or more than 25m and therefore requires sprinklers as per the requirements of clause E1D5.	**To be assessed at CC stage**
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.	N/A
E1D8	Table E1.5	Where sprinklers are required: Class 6 building	The building does not contain class 6 areas and therefore this clause does not apply.	N/A
E1D9	Table E1.5	Where sprinklers are required: Class 7a building, other than an open-deck carpark	Sprinklers are required as the building contains a class 7a carpark with a fire compartment that accommodates more than 40 vehicles.	N/A
E1D10	Table E1.5	Where sprinklers are required: Class 9a health-care building used as a residential care building, Class 9c buildings	The building does not contain class 9a or 9c use and therefore this clause does not apply.	N/A

Clause	[2019]	Description	Comments	Assessment
E1D11	Table E1.5	Where sprinklers are required: Class 9b buildings	The building does not contain class 9b use and therefore this clause does not apply.	N/A
E1D12	Table E1.5	Where sprinklers are required: additional requirements	The building does not contain an atrium and has not been assessed as a large isolated building and therefore this clause does not apply.	N/A
E1D13	Table E1.5 (note 4)	Where sprinklers are required: occupancies of excessive hazard	The building does not contain excessive hazards and therefore this clause does not apply.	N/A
E1D14	E1.6	Portable fire extinguishers	The building is to be provided with portable fire extinguishers in accordance with this provision and AS 2444.	**To be assessed at CC stage**
E1D15	E1.8	Fire control centres	As the building has an effective height of more than 50m, a fire control room is required to comply with spec 19.	**PS Refer to section 3.2**
E1D16	E1.9	Fire precautions during construction	In a building under construction not less than one fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each storey adjacent to each required exit or temporary stairway or exit.	Noted
E1D17	E1.10	Provisions for special hazards	Any proposed special hazards such as EV charging stations, or battery storage are to be detailed as part of the Construction Documentation.	**To be assessed at CC stage**
Part E2 – Smoke hazard management				
E2D1	E2.0	DtS Provisions	Information only.	Noted
E2D2	E2.1	Application of Part	Information only.	Noted
E2D3	E2.2	General requirements	An air-handling system which does not form part of a smoke hazard management system in accordance with E2D4 to E2D20 and which recycles air from one fire compartment to another fire compartment or operates in a manner that may unduly contribute to the spread of smoke from one fire compartment to another fire compartment must comply with the requirements of this clause	**To be assessed at CC stage**
E2D4	Table E2.2a	Fire-isolated exits	The exits must be fire isolated as per the requirements of this provision.	**To be assessed at CC stage**
E2D5	Table E2.2a	Buildings more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building	An automatic smoke detection and alarm system complying with Specification 20	**To be assessed at CC stage**
E2D6	Table E2.2a	Buildings more than 25 m in effective height: Class 5, 6, 7b, 8 or 9b buildings	A Class 5, 6, 7b, 8 or 9b building or part of a building must be provided with a zone pressurisation system between vertically separated fire compartments in accordance with AS 1668.1, if the building is more than 25 m in effective height	**To be assessed at CC stage**
E2D7	Table E2.2a	Buildings more than 25 m in effective height: Class 9a buildings	The building has an effective height of less than 25m and does not contain a 9a part therefore this clause does not apply.	N/A
E2D8	Table E2.2a	Buildings not more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building	This clause does not apply to this development building is not less than 25m in effective height.	N/A
E2D9	Table E2.2a	Buildings not more than 25 m in effective height:	This clause does not apply to this development as it is not a Class 5, 6, 7b, 8 and 9b buildings	N/A

Clause	[2019]	Description	Comments	Assessment
		Class 5, 6, 7b, 8 and 9b buildings		
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 C3D4.	**To be assessed at CC stage**
E2D11	Table E2.2a	Buildings not more than 25 m in effective height: Class 9a and 9c buildings	This clause does not apply to this development as it is not a Class 9a and 9c buildings	**To be assessed at CC stage**
E2D12	Table E2.2a	Class 7a buildings	A Class 7a building, including a basement, provided with a mechanical ventilation system in accordance with AS 1668.2, must comply with clause 5.5 of AS 1668.1.	**To be assessed at CC stage**
E2D13	Table E2.2a	Basements (other than Class 7a buildings)	The development does not contain a basement that is not included in the rise in storeys and therefore this clause does not apply.	N/A
E2D14	Table E2.2b	Class 6 buildings – in fire compartments more than 2000 m2: Class 6 building (not containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit)	The development does not contain class 6 parts and therefore this clause does not apply.	N/A
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 class 6 parts and therefore this clause does not apply.	N/A
NSW E2D16	NSW Table E2.2b	Class 9b – assembly buildings: all	The development does not contain class 9b parts and therefore this clause does not apply.	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

Clause	[2019]	Description	Comments	Assessment
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	Any proposed special hazards such as EV charging stations, or battery storage are to be detailed as part of the Construction Documentation.	To be assessed at CC stage
Part E3 – Lift installations				
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 manufacture is to ensure compliance with this clause is achieved as part of the CC stage.	**To be assessed at 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 manufacture is to ensure compliance with this clause is achieved as part of the CC stage.	**To be assessed at CC stage**
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 manufacture is to ensure compliance with this clause is achieved as part of the CC stage.	**To be assessed at CC stage**
E3D5	E3.4	Emergency lifts	The building is required to be provided with at least one emergency lift in accordance with this provision. The lift manufacture is to ensure compliance with this clause is achieved as part of the CC stage.	**To be assessed at CC stage**
E3D6	E3.5	Landings	Access and egress to and from lift well landings must comply with the Deemed-to-Satisfy Provisions of Parts D2, D3 and D4	**To be assessed at CC stage**
E3D7	E3.6, table E3.6a, Table E3.6b	Passenger lifts and their limitations	If the lift(s) provided are use of electric passenger lifts, electrohydraulic passenger lifts or inclined lifts they have no limitations. Details are to be provided at CC Stage.	**To be assessed at CC stage**
E3D8	Table E3.6a, Table E3.6b	Accessible features required for passenger lifts	In an accessible building, every passenger lift must have the following features in the lift to provide for accessibility to the requirements of this clause.	**To be assessed at CC stage**
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 manufacture is to ensure compliance with this clause is achieved as part of the CC stage.	**To be assessed at CC stage**
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.	**To be assessed at CC stage**
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 manufacture is to ensure compliance with this clause is achieved as part of the CC stage.	**To be assessed at CC stage**
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 manufacture is to ensure compliance with this clause is achieved as part of the CC stage.	**To be assessed at CC stage**
Part E4 – Visibility in an emergency, exit signs and warning systems				
E4D1	E4.0	DtS Provisions	Information only.	Noted
E4D2	E4.2	Emergency lighting requirements	The building is to be provided with emergency lighting in accordance with this Clause.	**To be assessed at CC stage**

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.	**To be assessed at CC stage**
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.	**To be assessed at CC stage**
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.	**To be assessed at CC stage**
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.	**To be assessed at CC stage**
E4D9	E4.9	Emergency warning and intercom systems	An Emergency Warning and Intercom system is to be provided in accordance with this provision an AS 1670.4.	**To be assessed at CC stage**
Specification 17 – Fire sprinkler systems [2019: Spec E1.5]				
An assessment against this specification is not included in a SSDA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation.				
Specification 18 – Class 2 and 3 buildings not more than 25 m in effective height [2019: Spec E1.5a]				
An assessment against this specification is not included in a SSDA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation.				
Specification 19 – Fire control centres [2019: Spec E1.8]				
An assessment against clauses D19C1-S19C3, S19C5 - S19C8, & S19C11-S19C13 has not been included in a SSDA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation.				
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.	CRA
S19C7	Spec E1.8 Clause 6	Construction of a fire control room	A separate fire control room is required as the building contains an effective height of more than 50 m.	CRA
S19C9	Spec E1.8 Clause 8	Doors to a fire control room	The Fire control room must be accessible via two (2) paths of travel: 1. Front entrance of the building; and 2. Direct from a public place, or a fire isolated passageway which leads to a public place. The fire control room does not include a doorway located from the front entrance of the building. (I) Option 1: To comply please provide a doorway into the fire control room from a doorway adjacent the main entry into the building. (II) Option 2: Alternatively, a fire safety engineer can carry out the feasibility of addressing this Dts Departure via a performance solution.	**PS Refer to section 3.2**
S19C10	Spec E1.8 Clause 9	Size and contents of a fire control room	The Fire control room must have a floor area not less than 10m^2 and be not less than 2.5m in width. Furthermore, it must meet the requirements of this provision.	Complies
Specification 20 – Smoke detection and alarm systems [2019: Spec E2.2a]				

Clause	[2019]	Description	Comments	Assessment
An assessment against this specification is not included in a SSDA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation. Please refer to the proposed Fire Safety Schedule for details of the required Fire Safety Systems.				
Specification 21 – Smoke exhaust systems [2019: Spec E2.2b]				
An assessment against this specification is not included in a SSDA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation. Please refer to the proposed Fire Safety Schedule for details of the required Fire Safety Systems.				
Specification 22 – Smoke and heat vents [2019: Spec E2.2c]				
An assessment against this specification is not included in a SSDA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation. Please refer to the proposed Fire Safety Schedule for details of the required Fire Safety Systems.				
Specification 23 – Residential fire safety systems [2019: Spec E2.2d]				
An assessment against this specification is not included in a SSA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation. Please refer to the proposed Fire Safety Schedule for details of the required Fire Safety Systems.				
Specification 24 – Lift installations [2019: Spec E3.1]				
An assessment against this specification is not included in a SSDA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation.				
Specification 25 – Photoluminescent exit signs [2019: Spec E4.8]				
An assessment against this specification is not included in a SSDA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation.				

SECTION F – HEALTH AND AMENITY

Clause	[2019]	Description	Comments	Assessment
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.				
Part F2 – Wet areas and overflow protection				
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. A suitably qualified consultant is to undertake this assessment as part of the Construction Certificate Documentation	**To be assessed at CC stage**
F2D3	F1.7(c)-(e)	Rooms containing Urinals	The rooms containing urinals must be graded to a floor waste and waterproofing in accordance with this provision. A suitably qualified consultant is to undertake this assessment as part of the Construction Certificate Documentation	**To be assessed at CC stage**
F2D4	F1.11	Floor Wastes	The floor graded to floor wastes must be between 1:80-1:50. A suitably qualified consultant is to undertake this assessment as part of the Construction Certificate Documentation	**To be assessed at CC stage**
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 A suitably qualified consultant is to undertake this assessment as part of the Construction Certificate Documentation	**To be assessed at CC stage**
F3D3	F1.6	Sarking	Sarking must comply with AS 4200.1 & AS 4200.2. A suitably qualified consultant is to undertake this assessment as part of the Construction Certificate Documentation	**To be assessed at CC stage**
F3D4	F1.13	Glazed assemblies	Glazing within the external wall must comply with AS 2047 and this provision. A suitably qualified consultant is to undertake this assessment as part of the Construction Certificate Documentation	**To be assessed at CC stage**
F3D5	*New*	Wall Cladding	The external wall cladding must be: ▪ Masonry to AS 3700; or ▪ Autoclaved aerated concrete to AS 5146.3; or ▪ Metal wall cladding to AS 1562.1. Where the cladding does not meet this provision, it must be assessed on a performance basis.	**To be assessed at CC stage**
Part F4 – Sanitary and other facilities				
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.	CRA
F4D3	F2.2	Calculation of number of occupants and facilities	Occupant numbers have been provided under part 2.4 of this report. An equal number of males and females has been assumed.	Noted
F4D4	F2.3	Facilities in Class 3 to 9 buildings	The building class 7a parts do contain sanitary facilities therefore this Clause does not apply.	**To be assessed at CC stage**
F4D5	F2.4	Accessible sanitary facilities	Credwell has been engaged to undertake an assessment against Part D4 of the BCA. Please refer to the Access Report for details.	N/A
F4D6	Table F2.4a	Accessible unisex sanitary compartments	Credwell has been engaged to undertake an assessment against Part D4 of the BCA. Please refer to the Access Report for details.	N/A
F4D7	Table F2.4B	Accessible unisex showers	Credwell has been engaged to undertake an assessment against Part D4 of the BCA. Please refer to the Access Report for details.	N/A
F4D8	F2.5	Construction of sanitary compartments	The sanitary compartments are capable of complying with this provision	**To be assessed at CC stage**
F4D9	F2.6	Interpretation: Urinals and washbasins	Information only.	
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
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 heights of rooms and other spaces are to be in accordance with this Clause.	**To be assessed at CC stage**
Part F6 – Light and ventilation				
F6D1	F4.0	DtS Provisions	Information only.	Noted
F6D2	F4.1	Provisions of natural light	Provision for natural light has been provided in accordance with this provision.	Noted
F6D3	F4.2	Methods and extent of natural light	Provision for natural light has been provided in accordance with this provision.	Noted
F6D4	F4.3	Natural light borrowed from adjoining room	Provision for natural light has been provided in accordance with this provision.	**To be assessed at CC stage**
F6D5	F4.4	Artificial lighting	Artificial lighting to be provided to AS 1680.1. Compliance is to be confirmed by a suitably qualified electrical consultant.	**To be assessed at CC stage**
F6D6	F4.5	Ventilation of rooms	Natural or mechanical ventilation to be provided to all areas of the building.	**Note**
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.	**To be assessed at CC stage**
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.	**To be assessed at CC stage**
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.	**To be assessed at CC stage**
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.	**To be assessed at CC stage**
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.	To be assessed at CC stage
F6D12	F4.12	Kitchen local exhaust ventilation	The building does not contain a commercial kitchen and therefore this clause does not apply.	**To be assessed at CC stage**
Part F7 – Sound transmission and insulation				
An assessment against Part F7 is not included in a SSDA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation. Note: This part relates to measures required to reduce noise transmission between adjoining parts of the building. This part applies to class 2, 3 and 9c buildings only.				
Specification 26 – Waterproofing and water-resistance requirements for building elements in wet area [2019: Table F1.7]				
An assessment against this specification is not included in a SSDA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation.				
Specification 27 – Accessible adult change facilities [2019: Spec F2.9]				
The building is not required to be provided with an accessible adult change facility and therefore is not required to be assessed against this specification.				
Specification 28 – Sound insulation for building elements [2019: Spec F5.2]				

Clause	[2019]	Description	Comments	Assessment
An assessment against this specification is not included in a SSDA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation.				
Specification 29 – Impact sound – test of equivalence [2019: Spec F5.5]				
An assessment against this specification is not included in a SSDA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation.				

SECTION G – ANCILLARY PROVISIONS

Clause	[2019]	Description	Comments	Assessment
Part G1 – Minor structures and components				
G1D1	G1.0	DtS Provisions	Information only.	Noted
G1D2	G1.1	Swimming pools	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. A water recirculation system in a swimming pool with a depth of water more than 300 mm must comply with AS 1926.3.	**To be assessed at CC stage**
G1D3	G1.2	Refrigerated chambers, strong-rooms and vaults	The building does not contain any refrigerated chambers, strong-rooms or and therefore this clause does not apply.	**To be assessed at CC stage**
G1D4	G1.3	Outdoor play spaces	The building does not contain a Class 9b early childhood centre and therefore this clause does not apply.	**To be assessed at CC stage**
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.	**To be assessed at CC stage**
Part G2 – Boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues				
The building does not contain any boilers, pressure vessels, heating appliances, fireplaces, chimney or flues and therefore an assessment against this part has not been undertaken.				
Part G3 – Atrium construction				
The building does not contain an atrium that connects more than 2 storeys, or more than 3 storeys (if each storey is provided with a sprinkler system and one of those storeys is located at a level with direct egress to a road or open space). Therefore, an assessment against this part has not been undertaken and the remaining clauses have been removed from this report.				
Part G4 – Construction in alpine areas				
The building is not within an alpine area and therefore an assessment against this part has not been undertaken.				
Part G5 – Construction in bushfire prone areas				
G5D1	G5.0	DtS Provisions	Information only.	Noted
G5D2	G5.1	Application of Part	This Part applies to any Class 2 or 3 building and any Class 10a building associated with a Class 2 or 3 building constructed in designated bushfire prone area.	**To be assessed at CC stage**
G5D3	NSW G5.2	Protection – residential buildings	In a designated bushfire prone area the following must comply with AS 3959: (a) A Class 2 or 3 building. (b) A Class 10a building or deck immediately adjacent or connected to a Class 2 or 3 building.	**To be assessed at CC stage**
G5D4	New	Protection – certain Class 9 buildings	In a designated bushfire prone area the following must comply with Specification 43: (a) A Class 9a health-care building. (b) A Class 9b— (i) early childhood centre; or (ii) primary or secondary school.	**To be assessed at CC stage**

Clause	[2019]	Description	Comments	Assessment
			(c) A Class 9c residential care building. (d) A Class 10a building or deck immediately adjacent or connected to a building of a type listed in (a) to (c).	
Part G6 – Occupiable outdoor areas				
G6D1	G6.1	Application of Part	The building does not include an occupiable outdoor area; therefore, this Clause does not apply.	N/A
G6D2	G6.2	Fire hazard properties	The building does not include an occupiable outdoor area; therefore, this Clause does not apply.	N/A
G6D3	G6.3	Fire separation	The building does not include an occupiable outdoor area; therefore, this Clause does not apply.	N/A
G6D4	G6.4	Provision of escape	The building does not include an occupiable outdoor area; therefore, this Clause does not apply.	N/A
G6D5	G6.5	Construction of exits	The building does not include an occupiable outdoor area; therefore, this Clause does not apply.	N/A
G6D6	G6.6	Fire fighting equipment	The building does not include an occupiable outdoor area; therefore, this Clause does not apply.	N/A
G6D7	G6.7	Lift installations	The building does not include an occupiable outdoor area; therefore, this Clause does not apply.	N/A
G6D8	G6.8	Visibility in an emergency, exit signs and warning systems	The building does not include an occupiable outdoor area; therefore, this Clause does not apply.	N/A
G6D9	G6.9	Light and ventilation	The building does not include an occupiable outdoor area; therefore, this Clause does not apply.	N/A
G6D10	G6.10	Fire orders	The building does not include an occupiable outdoor area; therefore, this Clause does not apply.	N/A
Part G7 – Livable housing design				
Part G7 does not apply in NSW and therefore this part has been removed from this report.				
Specification 30 – Installation of boilers and pressure vessels [2019: Spec G2.2]				
An assessment against this specification is not included in a SSDA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation.				
Specification 31 – Fire and smoke control systems in buildings containing atriums [2019: Spec G3.8]				
The building does not contain an atrium that connects more than 2 storeys, or more than 3 storeys (if each storey is provided with a sprinkler system and one of those storeys is located at a level with direct egress to a road or open space). Therefore, an assessment against this specification has not been undertaken and the remaining clauses have been removed from this report.				

SECTION I– SPECIAL USE BUILDINGS

The proposed development does not incorporate any uses subject to the provisions of Section I and therefore this section has been removed from the report.

SECTION J – ENERGY EFFICIENCY

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

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

If you require assistance, please contact Credwell Energy on 02 9281 8555 or info@credwell.com.au for further information.

Annexure A – Reviewed Documentation

This report has been based on the documentation listed below:

Architectural Details prepared by Rothe Lowman, Project reference 223139		
Drawing Number	Revision	Title
DA00.01	C	Development Summary
DA00.04	C	Site Plan Existing
DA00.05	C	Demolition Plan
DA00.06	C	Site Plan Proposed
DA00.07	C	Seatback plan
DA01.02	C	Basement 5
DA01.03	C	Basement 4
DA01.04	C	Basement 3
DA01.05	C	Basement 2
DA01.06	C	Basement 1
DA01.07	C	Basement 1 Upper
DA01.08	C	Ground Floor
DA01.09	C	Level 2
DA01.10	C	Level 3
DA01.11	C	Level 4
DA01.12	C	Level 5
DA01.13	C	Level 6
DA01.14	C	Level 7
DA01.15	C	Level 8
DA01.16	C	Level 9
DA01.17	C	Level 10
DA01.18	C	Level 11
DA01.19	C	Level 12
DA01.20	C	Level 13
DA01.21	C	Level 14
DA01.22	C	Level 15
DA01.23	C	Level 16
DA01.24	C	Level 17
DA01.25	C	Level 18
DA01.26	C	Level 19
DA01.27	C	Level 20
DA01.28	C	Level 21
DA01.29	C	Level 22
DA01.30	C	Level 23
DA01.31	C	Level 24
DA01.32	C	Level 25
DA01.33	C	Level 26
DA01.34	C	Level 27
DA01.35	C	Level 28
DA01.36	C	Level 29
DA01.37	C	Level 30
DA01.38	C	Roof
DA02.01	B	Elevations North
DA02.02	B	Elevations East
DA02.03	B	Elevations South

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Drawing Number	Revision	Title
DA02.04	B	Elevations West
DA02.05	B	Elevations Internal
DA02.11	B	Building A Glazing Elevations
DA02.12	B	Building B Glazing Elevations
DA02.13	B	Building B Glazing Elevations
DA03.01	B	Sections 01
DA03.02	B	Sections 02
DA03.03	B	Sections 03
DA03.04	B	Sections 04
DA03.05	B	Sections 05
DA03.06	B	Sections 06
DA03.50	B	Bonus Height Sections
DA03.51	B	Detailed Height Bonus
DA04.01	B	Detailed Facade Sections Building A
DA04.02	B	Detailed Facade Sections Building A
DA04.03	B	Detailed Facade Sections Building B
DA04.04	B	Detailed Facade Sections Building B
DA04.05	B	Detailed Facade Sections Building B1
DA04.06	B	Detailed Facade Sections Building B1

Annexure B – Fire Safety Measures

Given the assessment in this report, the following fire safety measures are required to be installed in the building. This list is subject to change if Performance Solutions are proposed, or other options are taken during the Construction Certificate (CC) and/or construction stages.

	Fire Safety Measure	Standard of Performance
1.	Access panels, doors and hoppers to fire-resisting shaft	BCA 2022 Clause C4D14 Manufacturer's Specifications
2.	Automatic fail-safe devices (automatic doors)	BCA 2022 Clause D3D24 Manufacturer's Specifications
3.	Automatic fail-safe devices (electronic latching)	BCA 2022 Clause D3D26 Manufacturer's Specifications
4.	Automatic fire detection and alarm systems	BCA 2022 Part E2 Clause E2.2 and Specification 20
5.	Building occupant warning system	BCA 2022 Part E2 and Specification 20
6.	Automatic fire suppression systems (sprinklers)	BCA 2022 NSW E1D4 and Specification 17 and Specification 18 AS2118.1-2017
7.	Automatic fire suppression systems (sprinklers) – Residential buildings (Class 2 or 3) greater than three storeys	BCA 2022 NSW E1D4and Specification 17 and Specification 18 AS2118.1-2017
8.	Emergency lifts	BCA 2022 Clause E3D5
9.	Emergency lighting	BCA 2022 Clauses E4D2 and E4D4 AS/NZS 2293.1-2018
10.	Exit signs	BCA 2022 Clauses E4D5, NSW E4D6 and E4D8 AS/NZS 2293.1-2018
11.	Fire control centres and rooms	BCA 2022 Clause E1D15 and Specification 19
12.	Fire dampers	BCA 2022 Clause C4D15 Manufacturer's Specification
13.	Fire doors	BCA 2022 Clauses C4D9, C4D12 and Specification 12 AS1905.1-2015
14.	Fire hose reel systems	BCA 2022 Clause E1D3 AS2441-2005
15.	Fire hydrant systems	BCA 2022 Clause E1D2 AS2419.1-2021
16.	Fire seals protecting openings in fire-resisting components of the building	BCA 2022 Clause C4D15 AS1530.4-2014 Manufacturer's Specification
17.	Fire shutters (option for providing protection of openings)	BCA 2022 Clauses C4D3, C4D4, C4D5 and Specification 12 Manufacturer's Specification
18.	Fire windows (option for providing protection of openings)	BCA 2022 Clauses C4D3, C4D4, C4D5 and Specification 12 Manufacturer's Specification
19.	Lightweight construction (fire rated)	BCA 2022 Clause C2D9 and Specification 6 Manufacturer's Specification
20.	Mechanical air handling systems (automatic shutdown)	BCA 2022 Part E2 and Specification 20 AS1668.1-2015
21.	Perimeter vehicle access for emergency vehicles	BCA 2022 Clause C3D5
22.	Portable fire extinguishers	BCA 2022 Clause E1D14 AS2444-2001
23.	Smoke alarms and heat alarms (internal alarms in residential units)	BCA 2022 Part E2 and Specification 20

	Fire Safety Measure	Standard of Performance
24.	Smoke and heat vents	BCA 2022 Part E2 and Specification 22 AS1668.1-2015
25.	Smoke exhaust systems	BCA 2022 Part E2 and Specification 21 AS2665-2001
26.	Smoke dampers	BCA 2022 Clause C3D6, Specification 17 and Clause E2D3
27.	Sound system and intercom system for emergency purposes (SSISEP)	BCA 2022 Clause E4D9 AS1670.4-2018
28.	Standby power systems	BCA 2022 Clause G3D8 and Specification G31
29.	Stair pressurisation system	BCA 2022 Clause E2.2 and Specification E2.2a AS1668.1-2015
30.	Wall-wetting sprinkler and drencher systems over permanently closed or self-closing glazed elements (option for providing protection of openings)	BCA 2022 Clauses C4D3, C4D4 and C4D5 AS2118.1-2017
31.	Warning and operational signs	BCA 2022 Clauses D3D28 & E3D4 Environmental Planning and Assessment Regulation 2000 (EP&A Reg) Clause 183
32.	Zone smoke control	BCA 2022 Clause Part E2 AS1668.1-2015
33.	Paths of travel	BCA 2022 Parts D1 and D2 EP&A Reg Clause 186
34.	Fire alarm monitoring	BCA 2022 Clause Part E2 and Specification 20 AS1670.3-2018

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 Sou'	Class 7a Car park	Class 7b Storage
Loadbearing External Walls - Less than 1.5m from a FSF - 1.5 - 3m from a FSF - 3m or more from a FSF	 90/90/90 90/60/60 90/60/30	 120/120/120 120/90/90 120/60/30	 240/240/240 240/240/180 240/180/90
Non-Loadbearing External Walls - Less than 1.5m from a FSF - 1.5 - 3m from a FSF - 3m or more from a FSF	 -/90/90 -/60/60 -/-/-	 -/120/120 -/90/90 -/-/-	 -/240/240 -/240/180 -/-/-
External Columns (not incorporated into an external wall) - Loadbearing - Non-loadbearing	 90/-/- -/-/-	 120/-/- -/-/-	 240/-/- -/-/-
Common Walls and Fire Walls	90/90/90	120/120/120	240/240/240
Internal Walls - Fire resisting lift and stair shafts – - Loadbearing - Non-loadbearing	 90/90/90 -/90/90	 120/120/120 -/120/120	 240/120/120 -/120/120
Internal Walls – Bounding public corridors, public lobbies and the like – - Loadbearing - Non-loadbearing	 90/90/90 -/60/60	 120/-/- -/-/-	 240/-/- -/-/-
Internal Walls – Between or bounding sole-occupancy units – - Loadbearing - Non-loadbearing	 90/90/90 -/60/60	 120/-/- -/-/-	 240/-/- -/-/-
Internal Walls – Ventilating, pipe, garbage and the like shafts not used for the discharge of hot products of combustion – - Loadbearing - Non-loadbearing	 90/90/90 -/90/90	 120/90/90 -/90/90	 240/120/120 -/120/120
Other loadbearing internal walls, internal beams, trusses and columns	90/-/-	120/-/-	240/-/-
Floors	90/90/90	120/120/120	240/240/240
Roofs	90/60/30	120/60/30	240/90/60