



BCA



CREDWELL

BCA ASSESSMENT REPORT

ISSUED FOR DEVELOPMENT APPLICATION

Mixed Use Development

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CONTENTS

Contents	1
Document Control	4
1. Introduction	5
1.1 Objectives.....	5
1.2 Limitations.....	5
1.3 Reviewed documentation	6
2. Proposed Development	7
2.1 Building location	7
2.2 Proposal	8
2.3 Building description	8
2.4 Classification	9
2.5 Fire Compartmentation	10
2.6 Required Exits and Discharge from Exits	11
3 Assessment Summary.....	11
3.1 Assessment	11
3.2 Possible Performance Solutions (Fire Safety)	11
3.3 Possible Performance Solutions (Other).....	18
3.5 Further information required	18
4 Clause by Clause Assessment	19
5 Section B - Structure	20
6 Section C – Fire Resistance	20
6.1 Part C1 – Fire resistance.....	20
6.2 Part C2 – Fire resistance and stability.....	20
6.3 Part C3 – Compartmentation and separation.....	22
6.4 Part C4 – Protection of openings	23
6.5 Section C Specifications (Specifications 5 to 13).....	25
6.5.1 Specification 5 - Fire-resisting construction [2019: Spec C1.1].....	25
6.5.2 Specifications 6 to 13	27
7 Section D – Access and Egress	29
7.1 Part D1 – Access and egress.....	29
7.2 Part D2 – Provision for escape	29
7.3 Part D3 – Construction of Exits	31

7.4	Part D4 – Access for People with a Disability.....	35
7.5	Section D Specifications (Specifications 14 to 16)	35
8	Section E – Services and Equipment.....	36
8.1	Part E1 – Fire fighting equipment	36
8.2	Part E2 – Smoke hazard management.....	38
8.3	Part E3 – Lift installations.....	42
8.4	Part E4 – Visibility in an emergency, exit signs and warning systems	43
8.5	Section E Specifications (Specifications 17 to 25).....	44
8.5.1	Specification 19 – Fire control centres [2019: Spec E1.8].....	44
9	Section F – Health and Amenity	45
9.1	Part F1 – Surface water management, rising damp and external waterproofing	45
9.2	Part F2 – Wet areas and overflow protection.....	45
9.3	Part F3 – Roof and wall cladding.....	46
9.4	Part F4 – Sanitary and other facilities	46
9.5	Part F5 – Room heights	47
9.6	Part F6 – Light and ventilation	47
9.7	Part F7 – Sound transmission and insulation.....	48
9.8	Section F Specifications (Specifications 26 to 29).....	49
10	Section G – Ancillary Provisions.....	49
10.1	Part G1 – Minor structures and components	49
10.2	Part G2 – Boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues.....	50
10.3	Part G3 – Atrium construction	50
10.4	Part G5 – Construction in bushfire prone areas	50
10.5	Part G6 – Occupiable outdoor areas.....	50
10.6	Part G7 – Livable housing design	51
10.7	Section G Specifications (Specifications 30, 31 and 43).....	51
11	Section I – Special Use Buildings.....	51
11.1	Part I1 – Class 9b buildings.....	52
11.2	Part I2 – Public transport buildings.....	52
11.3	Part I3 – Farm buildings and farm sheds.....	52
11.4	NSW Part I4 – Entertainment venues other than temporary structures and drive-in theatres [2019: NSW Part H101]	52
11.5	NSW Part I5 – Temporary structures	52
11.6	NSW Part I6 – Drive-in theatres	52

11.7	Section I Specification (Specification 32 – Construction of proscenium walls)	52
12	Section J – Energy Efficiency	52
13	Statement of Compliance	54
	Annexure A – Reviewed Documentation	55
	Annexure B – Fire Safety Measures	56
	Annexure C – Fire Resistance Levels	58
	Annexure D – Sanitary Facility Calculations	60

DOCUMENT CONTROL

Report Reference Description	Date	Prepared by	Reviewed/Approved by
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1. INTRODUCTION

1.1 OBJECTIVES

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

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

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

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

1.2 LIMITATIONS

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

1. The National Construction Code – Plumbing Code of Australian Volume 3;
2. The Disability Discrimination Act 1992 including the Disability ((Access to Premises – Buildings) Standards 2010 – unless specifically referred to),
3. The provision of disabled access to the subject development, being any assessment of the Deemed-to-Satisfy provisions of Part D4, and Clauses E3D7, E3D8, F4D5, F4D6, F4D7, and F4D12, and Specifications 14, 15, 16, and 27;
4. Any Development Consent conditions;
5. The Liquor Act 2007;
6. The Work Health and Safety Act 2011;
7. The Swimming Pools Act 1992; and
8. Requirements of Authorities including, but not limited to, Fire and Rescue NSW, WorkCover, RMS, Council, Telecommunications Supply Authority, Electricity Supply Authority, Water Supply Authority, Gas Supply Authority and the like.
9. Requirements of BCA Section J.
10. The structural design of the building;
11. The design of any electrical, fire, hydraulic or mechanical services;
12. The inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to).
13. Wet area and external area waterproofing. (unless specifically referred to).
14. Surface water management and rising damp under Part F1 of the BCA. (unless specifically referred to).

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

Interpretations

A number of matters within the BCA are known to be interpretive. Where these matters are encountered, interpretations have been used that are consistent with Credwell Consulting's understanding of standard industry practice.

Dimensions and Tolerances

In some instances, the BCA specifies minimum dimensions for construction. The assessment of plans and specifications includes a review of such minimum dimensions that are relevant to the project, but Credwell Consulting does not guarantee that all relevant minimum dimensions have been assessed where they are not clearly and explicitly denoted/marked on the architectural drawings.

The relevant designer(s) and builder(s) should confirm that all minimum dimensions are achievable on site prior to works and consideration/attention should be given to construction tolerances impacted by wall set outs, applied finishes, and skirtings to corridors and bathrooms. For example, tiling bed thickness on walls and floors can adversely impact critical minimum dimensions relating to access for people with disabilities, stair and corridor widths, and balustrade heights.

1.3 REVIEWED DOCUMENTATION

This report is based on documentation referenced in Annexure A.

2. PROPOSED DEVELOPMENT

2.1 BUILDING LOCATION

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

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



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

2.2 PROPOSAL

The proposed development involves the demolition of existing buildings, excavation of 3 basement levels and construction of 60 apartments over 8 levels. The project will also offer affordable housing and a ground floor retail space.



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

2.3 BUILDING DESCRIPTION

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

Building Classification <i>As per Part A6 of the BCA</i>	2,6,7a,7b	Levels Contained <i>Total number of floor levels in the building</i>	12
Rise in Storeys <i>As per BCA Clauses C2D3 & C2D4</i>	9	Effective Building Height (m) <i>As per BCA definition</i>	33.14 (RL 82.120 –48.980)
Type of Construction <i>As per BCA Clause C2D2</i>	Type A	Climate Zone <i>As per BCA Map</i>	5 Woollahra Municipal Council
Sprinkler System proposed	AS 2118.1		

2.4 CLASSIFICATION

The building is assessed to contain the following classifications:

Location	Class	Use	Floor Area (approx.)	Occupants
Basement B4 (total)	7a&7b	Carpark and Storage	1,535m²	50
(allocation of classification, area and occupant calcs)	7a	Carpark	1,366 m ²	45
	7b	Storage	168m ²	5
Basement B3 (total)	7a&7b	Carpark and Storage	1,537m²	50
(allocation of classification, area and occupant calcs)	7a	Carpark	1,377 m ²	45
	7b	Storage	166.59m ²	5
Basement B2 (total)	7a&7b	Carpark and Storage	1,529m²	50
(allocation of classification, area and occupant calcs)	7a	Carpark	1,377 m ²	45
	7b	Storage	152.71m ²	5
Basement B1 (total)	7a&7b	Carpark and Storage	1,362	44
(allocation of classification, area and occupant calcs)	7a	Carpark	1,275 m ²	42
	7b	Storage	87m ²	2
Level LG (total)	2&6	Residential and Retail	704m²	3
(allocation of classification, area and occupant calcs)	2	Residential	537m ²	
	6	Retail	167m ²	3
Level 01 to Roof	2	Residential	<i>Note: Class 2 is not subject to area and volume limitation under C3D3</i>	

Notes:

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

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

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

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

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

2.5 FIRE COMPARTMENTATION

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

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

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

- Floor Area: 5,000 m²
- Volume: 30,000 m³

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

The following fire compartments have been assumed:

1. Basement 4, Basement 3, Basement 2, Basement 1 form one fire compartment, and ground level carpark entry.
2. The western retail tenancy form one fire compartment.
3. The eastern retail tenancy form one fire compartment.
4. The residential unit, lobby and communal areas on the ground floor form one fire compartment.

5. Each level containing Class 2 residential units from Ground Floor to the roof level forms one fire compartment on a storey by storey basis.

2.6 REQUIRED EXITS AND DISCHARGE FROM EXITS

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

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

3 ASSESSMENT SUMMARY

3.1 ASSESSMENT

The reviewed documentation referenced in Annexure A of this report has been assessed against the Deemed-to-Satisfy (DtS) provisions of the BCA. This assessment has identified the following areas where compliance with the BCA will require further consideration.

3.2 POSSIBLE PERFORMANCE SOLUTIONS (FIRE SAFETY)

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

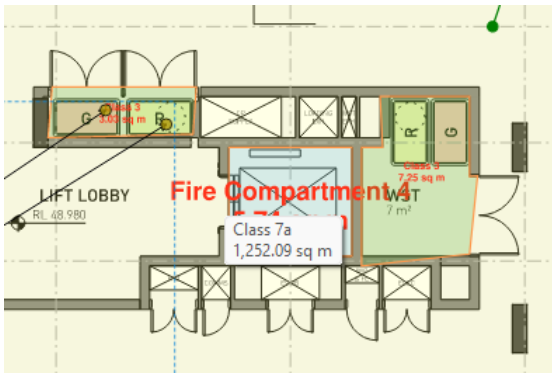
Clause A2G2 of the BCA specifies that where a performance solution is proposed, the first step is to prepare a *performance-based design brief* in consultation with relevant stakeholders. Where the performance solution relates to a fire safety requirement, Fire and Rescue NSW consider themselves as a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

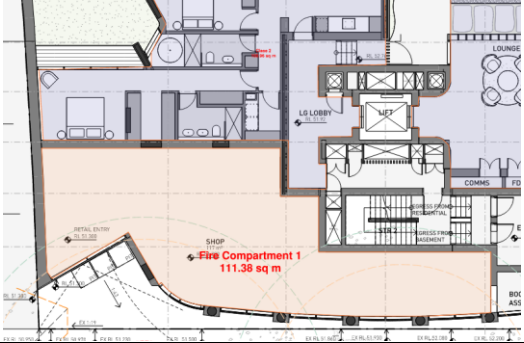
Fire Engineered Performance Solutions must be prepared by a certifier – fire safety (C10).

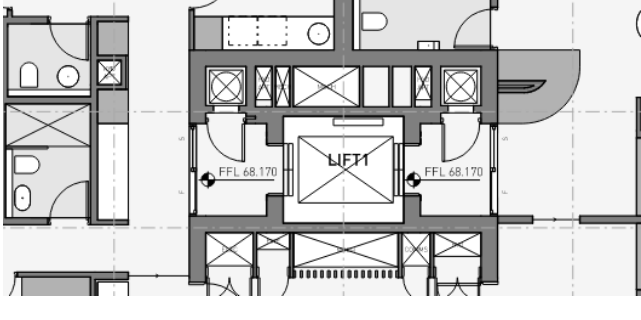
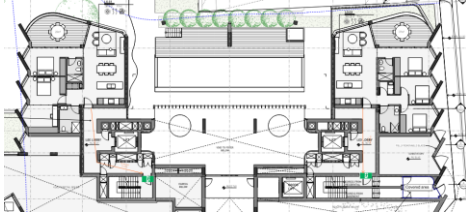
As the development contains Class 2 parts and is subject to the Design and Building Practitioners Act, the Fire Engineer must also be registered as an *accredited practitioner (fire safety)*.

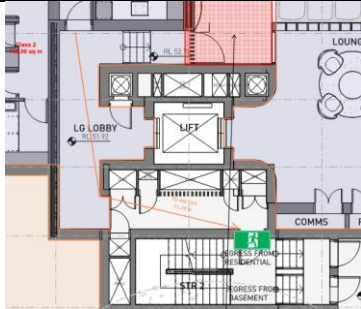
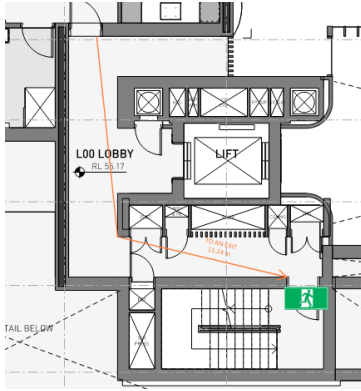
Furthermore, as part of the construction certificate assessment, the registered certifier must refer Fire Engineered Performance Solutions to Fire Rescue NSW in accordance with *Part 3, Division 3 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation*

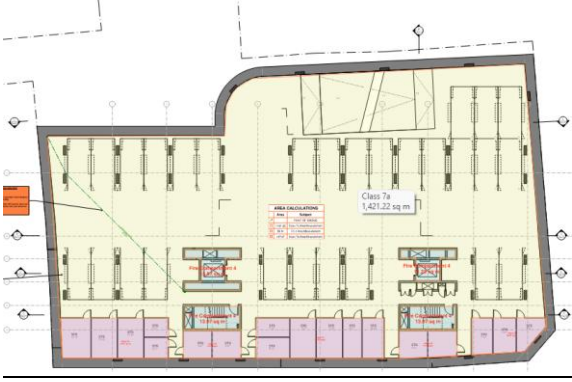
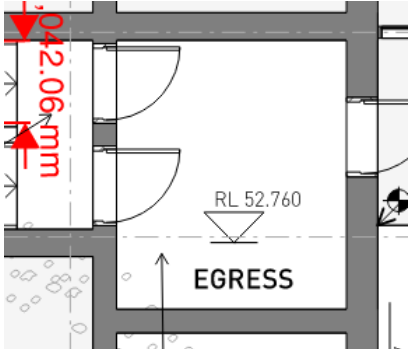
2021. Referral under this legislation is required where the Fire Engineered Performance Solution relates to a fire safety requirement. This process is to be coordinated by the certifier as part of the Construction Certificate assessment.

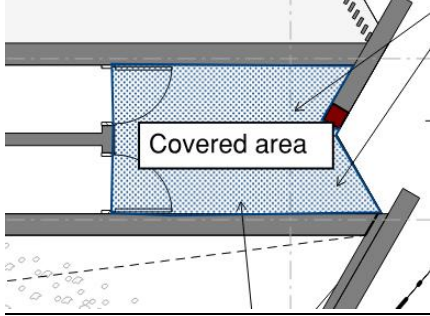
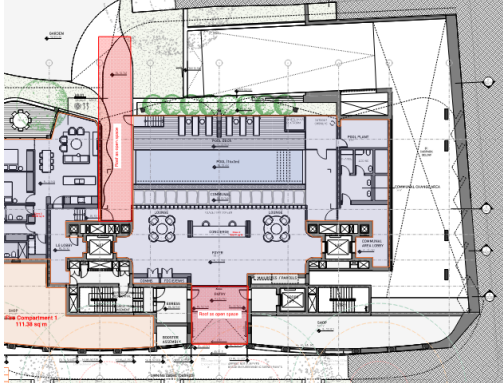
Item	Possible Performance Solution	DtS Provision	Performance Requirements
1.	<u>Enclosure of shafts</u> Clause S5C8 of Spec 5 specifies that shafts required to have an FRL must be enclosed at the top and bottom by construction having an FRL as applicable to non-loadbearing shaft walls. The FRL required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

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

Item	Possible Performance Solution	DtS Provision	Performance Requirements
			
5.	<u>Number of exits required</u> The building has been determined to have an effective height exceeding 25 m. The proposed design for the residential levels includes a single exit from a sole occupancy unit, which represents a departure from BCA Clause D2D3 (2)(a)(i). At the Construction Certificate stage, a fire safety engineer will be required to assess the feasibility of addressing this departure using a performance-based solution in accordance with the BCA. 	D2D3 (2)(a)(i)	D1P4 E2P2
6.	<u>Exit travel distances (Ground Floor)</u> The following travel distance non compliances have been identified within the ground class parts: • The ground level has been measured to have a non-compliant travel distance to a point choice of 34m in lieu of the permitted 20m from part no in a sole occupancy unit. • The travel distance from the ground floor unit was measured to be 11m in lieu of 6m to an exit being the doorway of the fire isolated stairway. At the construction certificate stage, a fire engineer will need to carry out the feasibility of addressing the above DtS departure via a performance solution.	D2D5 (3)(a) (3)(b)	D1P4 E2P2

Item	Possible Performance Solution	DtS Provision	Performance Requirements
			
7.	<u>Exit travel distances (Residential levels Level 00 to Level)</u> The residential units on Levels 00 to 03 have a measured travel distance of 11 m to the single provided exit, which exceeds the allowable maximum distance of 6 m for sole-occupancy units. At the construction certificate stage, a fire engineer will need to carry out the feasibility of addressing the above DtS departure via a performance solution. 	D2D5 (3)(a)	D1P4 E2P2
8.	<u>Exit travel distances (Basement Levels)</u> The basement levels B1 to B4 have been measured to have a non-compliant travel distance to a point choice of 21m in lieu of the permitted 20m. At the construction certificate stage, a fire engineer will need to carry out the feasibility of addressing the above DtS departure via a performance solution.	D2D5 (3)(a)	D1P1 E2P2

Item	Possible Performance Solution	DtS Provision	Performance Requirements
			
9.	<u>Travel via fire-isolated exits</u> The fire stairways from residential levels and basement have been shown to discharge directly into the same fire isolated stairway. This is a DtS departure from BCA Clause D2D12 (2) 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
10.	<u>D2D12 Travel via fire-isolated exits</u> Fire isolated stairway 03 discharges into open space that is not open for at least 1/3 of its perimeter and into covered area that has an unobstructed clear height throughout, including the perimeter openings, of not less than 3m. 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

Item	Possible Performance Solution	DtS Provision	Performance Requirements
			
11.	<u>Roof as Open Space Service Penetrations</u> Clause D3D13(b) requires roof being used as open space to not have any openings within 3.0m of the path of travel of persons using the exit to reach the road. The open space on ground level located above the basement level (as highlighted in the diagram below) is deemed to be a roof as open space and is required to comply with D3D13.  The deemed-to-satisfy provisions of D3D13(b) cannot be achieved where openings in the slab for services are located within this area. The service openings must be protected in accordance with C415, however as an opening, they technically will not apply with D3D13(b). At the construction certificate stage, the project fire safety engineer will need to carry out the feasibility to address this on a performance basis.	D3.13	C1P2 E1P2

3.3 POSSIBLE PERFORMANCE SOLUTIONS (OTHER)

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

3.4 DESIGN CONSIDERATIONS

There are no Design Considerations at this time.

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.

4 CLAUSE BY CLAUSE ASSESSMENT

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

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.
Complies	The proposal shows compliance with the Deemed-to-Satisfy Clause.
DNC	The design does not comply with the Deemed-to-Satisfy Clause and design amendments are required
FI	Further information is required for assessment of the proposal relative to the DtS Clause
N/A	The DtS Clause is not applicable at this stage to this design.
Noted	The DtS Clause provides information not requiring specific assessment of the proposed design.
To be assessed at CC stage	An assessment against this provision is not included in a DA stage report due to the level of documentation provided. Pending further engagement, this will be assessed upon receipt of Construction Documentation.

5 SECTION B – STRUCTURE

An assessment against Section B has not been undertaken as part of this report. Where applicable, a suitably qualified consultant is to be engaged to confirm compliance with this part.

6 SECTION C – FIRE RESISTANCE

6.1 PART C1 – FIRE RESISTANCE

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

6.2 PART C2 – FIRE RESISTANCE AND STABILITY

Clause	[2019]	Description	Comments	Assessment
C2D1	C1.0	DtS Provisions	Information only.	Noted
C2D2	C1.1	Type of construction required	The building is to be of Type A Construction.	Noted
C2D3	C1.2	Calculation of rise in storeys	The rise in storey of the building is 9. The rise in storey is the sum of storeys at any part of the external wall of the building and any storey within the roof space.	Noted
C2D4	C1.3	Buildings of multiple classifications	Where the building contains multiple classifications the type of construction is determined based on classification on the top level of the building subject to the highest FRL.	Noted
C2D5	C1.4	Mixed types of construction	The building will be a single Type of construction and therefore this Clause does not apply	N/A
C2D6	C1.5	Two storey Class 2, 3 and 9c buildings	The building is not a two storey Class 2, 3 or 9c building and therefore this Clause does not apply.	N/A
C2D7	C1.6	Class 4 parts of buildings	The building does not contain a Class 4 part and therefore this Clause does not apply.	N/A
C2D8	C1.7	Open spectator stands and indoor sports stadiums	The building does not contain an open spectator stands or indoor sports stadiums and therefore this Clause does not apply.	N/A

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

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

6.3 PART C3 – COMPARTMENTATION AND SEPARATION

Clause	[2019]	Description	Comments	Assessment
C3D1	C2.0	DtS Provisions	Information only.	Noted
C3D2	C2.1	Application of Part	C3D3, C3D4, C3D5 do not apply to a carpark provided with an AS 2118 sprinkler system complying with Specification 17, an open deck carpark, or an open spectator stand.	Noted
C3D3	C2.2	General floor area and volume limitations	Refer to part 2.5 of this report for a review of Fire Compartmentation.	Noted
C3D4	C2.3	Large isolated building	The building does not exceed the area and volume limitations of Clause C3D3 and therefore this Clause does not apply.	N/A
C3D5	C2.4	Requirements for open spaces and vehicular access	The building does not exceed the area and volume limitations of Clause C3D3 and therefore this Clause does not apply.	Noted
C3D6	C2.5	Class 9 buildings	The building does not contain a Class 9 part and therefore this Clause does not apply.	Noted
C3D7	C2.6	Vertical separation of openings in external walls	The building is not of Type A construction and therefore this Clause does not apply.	N/A
C3D8	C2.7	Separation by fire walls	Where fire walls are utilised, they must comply with this Clause.	To be assessed at CC stage
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

Clause	[2019]	Description	Comments	Assessment
			Refer to section 3.2 of this report for the possible performance solution at the construction stage.	
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. This requires the floor between the ground floor and level LG to achieve a FRL of 240/240/240. This requires the floor between the LG and level 00 to achieve a FRL of 180/180/180. Where separation is required, FRL plans are to be provided as part of the Construction Documentation to confirm compliance with this provision. Refer to section 3.2 of this report for the possible performance solution at the construction stage.	To be assessed at CC stage / PS
C3D11	C2.10	Separation of lift shafts	FRL plans are to be provided as part of the Construction Documentation to confirm compliance with this provision.	To be assessed at CC stage
C3D12	C2.11	Stairways and lifts in one shaft	The fire-isolated stairway and the lift are in separate shafts.	Complies
C3D13	C2.12	Separation of equipment	Where separation is required, FRL plans are to be provided as part of the Construction Documentation to confirm compliance with this provision.	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	Complies

6.4 PART C4 – PROTECTION OF OPENINGS

Clause	[2019]	Description	Comments	Assessment
C4D1	C3.0	DtS Provisions	Information only.	Noted
C4D2	C3.1	Application of Part	Information only.	Noted
C4D3	C3.2	Protection of openings in external walls	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. The development does not incorporate any openings in external walls subject to compliance with this Clause.	CC stage
C4D4	C3.3	Separation of external walls and associated openings in different fire compartments	The development does not contain different fire compartments separated by a fire wall and therefore this Clause does not apply.	N/A
C4D5	C3.4	Acceptable methods of protection	The development does not incorporate any openings that require protection and therefore this Clause does not apply.	N/A
C4D6	C3.5	Doorways in fire walls	The development does not incorporate any fire walls and therefore this Clause does not apply.	N/A
C4D7	C3.6	Sliding fire doors	The development does not incorporate any sliding fire doors and therefore this Clause does not apply.	N/A
C4D8	C3.7	Protection of doorways in horizontal exits	The development does not incorporate any horizontal exits and therefore this Clause does not apply.	N/A
C4D9	C3.8	Openings in fire-isolated exits	The doorways to fire-isolated exits are to be self-closing -/60/30 fire door sets.	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
C4D11	C3.10	Openings in fire-isolated lift shafts	Lift doors are to achieve an FRL of not less than -/60/- and be in accordance with this Clause. Lift indicator panels are also to comply with this Clause.	To be assessed at CC stage

Clause	[2019]	Description	Comments	Assessment
C4D12	C3.11	Bounding construction: Class 2 and 3 buildings and Class 4 parts	The doorways to the units, and rooms off the public corridors, are to be self-closing -/60/30 fire door sets.	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 the manufacturers 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

6.5 SECTION C SPECIFICATIONS (SPECIFICATIONS 5 TO 13)

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

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

Clause	[2019]	Description	Comments	Assessment
S5C2	2.1	Exposure to FSF	The building is not exposed to FSF to the from neighbouring properties. Therefore the requirements of this Clause are not applicable.	N/A
S5C3	2.2	Fire protection for support of another part	Where a part of a building required to have a FRL depends on direct vertical or lateral support from another part to maintain its FRL. That supporting part must have a FRL not less than that required by other provisions as set out in this Clause.	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.	N/A
S5C8	2.7	Enclosure of Shafts	Shafts required to have an FRL must be enclosed at the top and bottom by construction having an FRL not less than that required for the walls of a non-loadbearing shaft in the same building. Refer to section 3.2 of this report for the possible performance solution at the construction stage.	To be assessed at CC stage/ PS
S5C9	2.8	Carparks in Class 2 and 3 buildings	The development does not meet the requirements for this concession and therefore it does not apply..	N/A
S5C10	2.9	Residential aged care building: Concession	The building does not contain a residential aged care building and therefore this Clause does not apply.	N/A
	3	Type A Construction		

Clause	[2019]	Description	Comments	Assessment
S5C11	3.1	Fire-resistance of building elements	The building elements are to have FRLs as determined by this Clause. See Annexure C of the Report.	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	The building does not contain any Class 5 or 9b parts and therefore this Clause does not apply.	N/A
S5C14	3.4	Roof superimposed on concrete slab: Concession	A roof superimposed on a concrete slab need not have an FRL if it complies with this Clause.	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	The building does not contain any roof lights and therefore this Clause does not apply.	N/A
S5C17	3.7	Internal columns and walls: Concession	This concession may be applied where applicable	To be assessed at CC stage
S5C18	3.8	Open spectator stands and indoor sports stadiums: Concession	The building does not have an open spectator stands and indoor sports stadiums therefore this concession is not applicable.	To be assessed at CC stage
S5C19	3.9	Carparks	The development does not contain a carpark and therefore this Clause does not apply.	To be assessed at CC stage
S5C20	3.10	Class 2 and 3 buildings: Concession	The building has 10 storeys therefore this concession is not applicable	N/A

6.5.2 SPECIFICATIONS 6 TO 13

An assessment against the below listed specifications are not included in a DA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation, unless covered by others.

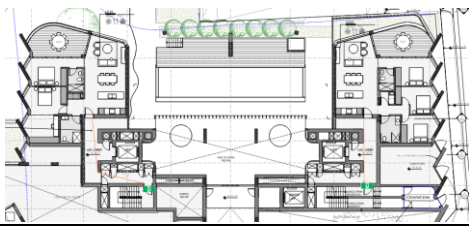
- Specification 6 – Structural tests for lightweight construction [2019: Spec C1.8]
- Specification 7 – Fire hazard properties [2019: Spec C1.10]
- Specification 12 – Fire doors, smoke doors, fire windows and shutters [2019: Spec C3.4]
- Specification 13 – Penetration of walls, floors and ceilings by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

7 SECTION D – ACCESS AND EGRESS

7.1 PART D1 – ACCESS AND EGRESS

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

7.2 PART D2 – PROVISION FOR ESCAPE

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

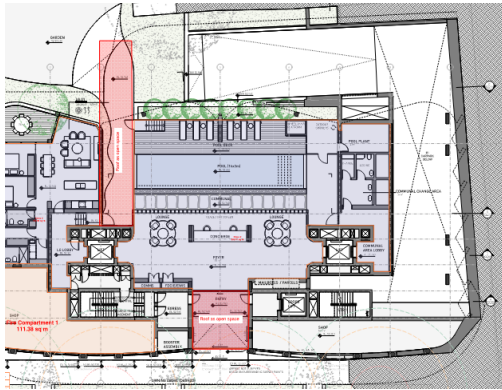
Clause	[2019]	Description	Comments	Assessment
		alternative exits	where subject to a possible performance solution as outlined in Part 3.2 of this report.	CC stage
D2D7	D1.6(a)	Height of exits, paths of travel to exits and doorways	The required exit or path of travel to an exit must be not less than 2m in height. The reduction in height to 1980mm is permitted at any doorway.	CRA
D2D8	D1.6(b), (c), (d) and (e)	Width of exits and paths of travel to exits	A minimum clear width of 1m is required for each exit and path of travel to exits. The 1m is to be clear of all obstructions such as handrails, PFE, hydrants etc.	CRA
D2D9	D1.6(f)	Width of doorways in exits or paths of travel to exits	The minimum width of 750mm through a doorway is required unless otherwise specified in this Clause. Given that the access requirements in Part D4 require a minimum 850mm clearance in accessible areas, we recommend providing clear width of 850mm throughout the development.	CRA
D2D10	D1.6(g)	Exit width not to diminish in direction of travel	The unobstructed width of a required exit must not diminish in the direction of travel.	CRA
D2D11	D1.6(h) & (i)	Determination and measurement of exits and paths of travel to exits	The required stairway and/or ramp must have an unobstructed width (measured clear of handrails) of no less than 1,000mm.	CRA
D2D12	D1.7	Travel via fire-isolated exits	The discharge of the fire isolated exits are within the limitations of this Clause except where subject to a possible performance solution as outlined in Part 3.2 of this report.	To be assessed at CC stage /PS
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	To be assessed at CC stage

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

7.3 PART D3 – CONSTRUCTION OF EXITS

Clause	[2019]	Description	Comments	Assessment
D3D1	D2.0	DtS Provisions	Information only.	Noted
D3D2	D2.1	Application of Part	Information only.	Noted
D3D3	D2.2	Fire-isolated stairways and ramps	Where required, fire isolated stairs are required to be non-combustible and not cause structural damage to the shaft if there is local failure.	To be assessed at CC stage

Clause	[2019]	Description	Comments	Assessment
D3D4	D2.3	Non-fire-isolated stairways and ramps	The construction of the non-fire-isolated exit stairway(s) must be in accordance with this provision.	To be assessed at CC stage
D3D5	D2.4	Separation of rising and descending stair flights	Rising and descending stair flights must be separated with non-combustible and smoke-proof construction.	To be assessed at CC stage
D3D6	D2.5	Open access ramps and balconies	The building is not proposed to be provided with open access ramp or balconies to meet the smoke hazard management requirements of E2D4-E2D13 and therefore this Clause does not apply.	N/A
D3D7	D2.6	Smoke lobbies	The building is not required to be provided with a smoke lobby required by Clause D2D12 and therefore this Clause does not apply.	N/A
D3D8	D2.7	Installations in exits and paths of travel	Access to services must be in accordance with this provision.	To be assessed at CC stage
D3D9	D2.8	Enclosure of space under stairs and ramps	The stairways are not shown to be enclosed to for a cupboard or similar enclosed space.	N/A
D3D10	D2.9	Width of required stairways and ramps	The development does not contain any stair or ramps therefore this Clause does not apply.	N/A
D3D11	D2.10	Pedestrian ramps	There are no ramps within the building serving as a required exit shown on the current plans.	N/A
D3D12	D2.11	Fire-isolated passageways	Where applicable, fire-isolated passageways must be constructed in accordance with this Clause. therefore this Clause does not apply.	To be assessed at CC stage

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

Clause	[2019]	Description	Comments	Assessment
D3D15	D2.14	Landings	Landings for flights of stairs are to be at least 750mm long, have a maximum gradient of 1:50 and have a slip resistance in accordance with this Clause. 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 Clauses D3D18-D2D21.	To be assessed at CC stage
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.	To be assessed at CC stage
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

Clause	[2019]	Description	Comments	Assessment
D3D24	D2.19	Doorways and doors	The doorways and doors throughout the building comply.	To be assessed at CC stage
D3D25	D2.20	Swinging doors	Doors must swing in the direction of egress The swinging exit doors throughout the building comply.	To be assessed at CC stage
D3D26	D2.21	Operation of latch	All doorways must be provided with latches compliant with the requirements of this Clause.	To be assessed at CC stage
D3D27	D2.22	Re-entry from fire-isolated exits	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.	To be assessed at CC stage
D3D29	D2.24	Protection of openable windows	Windows to the bedrooms of the Class 2 part are to be provided with window locks in accordance with this Clause.	To be assessed at CC stage
D3D30	D2.25	Timber stairway: Concession	No fire-isolated stairways provided on the current plans therefore this concession is not available.	To be assessed at CC stage

7.4 PART D4 – ACCESS FOR PEOPLE WITH A DISABILITY

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

7.5 SECTION D SPECIFICATIONS (SPECIFICATIONS 14 TO 16)

An assessment against the below listed specifications are not included in a DA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation, unless covered by others.

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

8 SECTION E – SERVICES AND EQUIPMENT

8.1 PART E1 – FIRE FIGHTING EQUIPMENT

Clause	[2019]	Description	Comments	Assessment
E1D1	E1.0	DtS Provisions	Information only.	Noted
E1D2	E1.3	Fire hydrants	The building is required to be provided with a Hydrant System in accordance with this provision and AS 2419.1 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.	To be assessed at CC stage
E1D3	E1.4	Fire hose reels	The building 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 and AS 2118.1. 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	To be assessed at CC stage

Clause	[2019]	Description	Comments	Assessment
			supported.	
E1D5	Table E1.5	Where sprinklers are required: all classifications	The building has an effective height of more than 25m and therefore is required to be provided with a sprinkler system to Spec 17 and AS 2118.1	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 of 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.	To be assessed at CC stage
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.	To be assessed at CC stage
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.	To be assessed at CC stage
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. Or Sprinklers are required as the building contains a 9a/9c part subject to this provision	To be assessed at CC stage
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.	To be assessed at CC stage

Clause	[2019]	Description	Comments	Assessment
E1D12	Table E1.5	Where sprinklers are required: additional requirements	The building does not contain an atrium and has not been assessed as a large isolated building and therefore this Clause does not apply.	To be assessed at CC stage
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 25m, a fire control centre is required to comply with Spec 19.	To be assessed at CC stage
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. After the building has reached an effective height of 12m the fire hydrant and hose reels are to be operational in at least every storey covered by a roof or floor, except the 2 uppermost storeys. The fire hydrant booster connections must also be installed.	Noted
E1D17	E1.10	Provisions for special hazards	No special hazards have been identified at this time. 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

8.2 PART E2 – SMOKE HAZARD MANAGEMENT

Clause	[2019]	Description	Comments	Assessment
E2D1	E2.0	DtS Provisions	Information only.	Noted
E2D2	E2.1	Application of Part	Information only.	Noted
E2D3	E2.2	General requirements	The development does not contain multiple fire compartments and therefore this Clause is not applicable to this assessment. pressurisation and automatic air pressurisation for fire isolated exits.	To be assessed at CC stage
E2D4	Table E2.2a	Fire-isolated exits	The fire-isolated exits are required to be provided with automatic air pressurisation system in accordance with AS 1668.1:2015.	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	The building contains a Class 2 part and has an effective height of 33.14 m (more than 25 m) and therefore must be provided with an automatic smoke detection and alarm system complying with Spec 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	The development has an effective height of 33.14 m (more than 25 m) and contains Class 6, 7b parts on levels basement 1 & the ground floor (located in different fire compartments). The building is therefore required to be provided with zone pressurisation system between vertically separated fire compartments in accordance with AS 1668.1.	To be assessed at CC stage
E2D7	Table E2.2a	Buildings more than 25 m in effective height: Class 9a buildings	The development does not contain a Class 9a part and therefore this Clause is not applicable to this assessment.	N/A
E2D8	Table E2.2a	Buildings not more than 25 m in effective height: Class 2 and 3 buildings and Class 4	The development has an effective height of 33.14 m (more than 25 m) and therefore this Clause is not applicable to this assessment.	N/A

Clause	[2019]	Description	Comments	Assessment
		part of a building		
E2D9	Table E2.2a	Buildings not more than 25 m in effective height: Class 5, 6, 7b, 8 and 9b buildings	The development has an effective height of 33.14 m (more than 25 m) and therefore this Clause is not applicable to this assessment.	N/A
NSW E2D10	NSW Table E2.2a	Buildings not more than 25 m in effective height: large isolated buildings subject to C3D4	This Clause does not apply to this development as it is not a large-isolated buildings subject to Clause C3D4.	N/A
E2D11	Table E2.2a	Buildings not more than 25 m in effective height: Class 9a and 9c buildings	The development does not contain a Class 9a or 9c part and therefore this Clause is not applicable to this assessment.	N/A
E2D12	Table E2.2a	Class 7a buildings	Where the Class 7a carpark areas are proposed to be provided with a mechanical ventilation system in accordance with AS 1668.2 (in lieu of natural ventilation), the system must comply with Clause 5.5 of AS 1668.1.	To be assessed at CC stage
E2D13	Table E2.2a	Basements (other than Class 7a buildings)	The development contains a Class 7a that is not included in the rise in storeys and therefore this Clause is applicable.	To be assessed at CC stage
E2D14	Table E2.2b	Class 6 buildings – in fire compartments more than 2000 m ² : Class 6 building (not containing an enclosed common walkway or mall serving more than one Class 6 sole-	The development does not contain any Class 6 parts and therefore this Clause is not applicable to this assessment.	N/A

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

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

8.3 PART E3 – LIFT INSTALLATIONS

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

Clause	[2019]	Description	Comments	Assessment
E3D1	E3.0	DtS Provisions	Information only.	Noted
E3D2	E3.1	Lift installations	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification 24. The lift manufacturer is to ensure compliance with this Clause is achieved as part of the CC stage.	
E3D3	E3.2	Stretcher facility in lifts	The lift must accommodate an area not less than 600mm wide x 2000mm long x 1400mm above the floor level for a stretcher. The lift manufacturer is to ensure compliance with this Clause is achieved as part of the CC stage.	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 manufacturer 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 development has an effective height of 33.14 m (more than 25m), and therefore must be provided with an emergency lift to serve all levels served by the passenger lift. As the development contains more than 1 passenger lift that serve the same levels, at least 2 emergency lifts must be provided.	To be assessed at CC stage

Clause	[2019]	Description	Comments	Assessment
E3D6	E3.5	Landings	An assessment of this Clause does not form part of the scope of this Report. Rather, it is covered by an Access Report prepared by this office.	Noted
E3D7	E3.6, table E3.6a, Table E3.6b	Passenger lifts and their limitations	An assessment of this Clause does not form part of the scope of this Report. Rather, it is covered by an Access Report prepared by this office.	Noted
E3D8	Table E3.6a, Table E3.6b	Accessible features required for passenger lifts	An assessment of this Clause does not form part of the scope of this Report. Rather, it is covered by an Access Report prepared by this office.	Noted
E3D9	E3.7	Fire service controls	The lift serves a storey above an effective height of 12m, therefore, must be provided with a fire service recall control switch and a lift car fire service drive control switch in accordance with this Clause. The lift manufacturer is to ensure compliance with this Clause is achieved as part of the CC stage.	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.	N/A
E3D11	E3.9	Fire service recall control switch	Where required by Clause E3D9 a fire service recall control switch is to be provided in accordance with this Clause. The lift manufacturer is to ensure compliance with this Clause is achieved as part of the CC stage.	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 manufacturer is to ensure compliance with this Clause is achieved as part of the CC stage.	To be assessed at CC stage

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

Clause	[2019]	Description	Comments	Assessment
E4D1	E4.0	DtS Provisions	Information only.	Noted
E4D2	E4.2	Emergency lighting requirements	The development is required to be provided with emergency lighting in accordance with this Clause and AS 2293.1.	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	The development has an effective height of 33.14 (more than 25) and therefore is required to be provided with an Emergency Warning and Intercom System in accordance with this provision and AS 1670.4.	To be assessed at CC stage

8.5 SECTION E SPECIFICATIONS (SPECIFICATIONS 17 TO 25)

An assessment against the below listed specifications are not included in a DA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation, unless covered by others.

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

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

An assessment against Clauses D19C1-S19C3, S19C5 - S19C8, & S19C11-S19C13 has not been included in a DA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation.

An assessment against the remaining clauses is below

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

9 SECTION F – HEALTH AND AMENITY

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

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

9.2 PART F2 – WET AREAS AND OVERFLOW PROTECTION

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

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

9.3 PART F3 – ROOF AND WALL CLADDING

Clause	[2019]	Description	Comments	Assessment
F3D1	New	DtS Provisions	Information only.	Noted
F3D2	F1.5	Roof Coverings	Metal roof sheeting must be to AS 1526.1.	CRA
F3D3	F1.6	Sarking	Sarking must comply with AS 4200.1 & AS 4200.2.	CRA
F3D4	F1.13	Glazed assemblies	Glazing within the external wall must comply with AS 2047 and this provision.	CRA
F3D5	New	Wall Cladding	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

9.4 PART F4 – SANITARY AND OTHER FACILITIES

Clause	[2019]	Description	Comments	Assessment
F4D1	F2.0	DtS Provisions	Information only.	Noted
F4D2	F2.1	Facilities in residential buildings	Facilities are shown to meet the requirements of this provision.	To be assessed at CC stage
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	Please refer to Annexure D for sanitary facility calculations. The class 6 parts have been shown to not have an accessible toilet. It is recommended the class 6 part is provided with at least 1 Unisex Accessible WC to accommodate the staff members.	To be assessed at CC stage/FI
F4D5	F2.4	Accessible sanitary facilities	Accessible sanitary facilities are provided at each bank of toilets.	To be assessed at CC stage

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

9.5 PART F5 – ROOM HEIGHTS

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

9.6 PART F6 – LIGHT AND VENTILATION

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

Clause	[2019]	Description	Comments	Assessment
F6D3	F4.2	Methods and extent of natural light	Provision for natural light has been provided in accordance with this provision.	CRA
F6D4	F4.3	Natural light borrowed from adjoining room	Provision for natural light has been provided in accordance with this provision.	CRA
F6D5	F4.4	Artificial lighting	Artificial lighting to be provided to AS 1680.1. Compliance is to be confirmed by a suitably qualified electrical consultant.	CRA
F6D6	F4.5	Ventilation of rooms	Natural or mechanical ventilation to be provided to all areas of the building.	CRA
F6D7	F4.6	Natural ventilation	Suitable qualified mechanical consultant is to confirm the type of ventilation proposed (natural vs mechanical) and in turn confirm compliance with this Part.	CRA
F6D8	F4.7	Ventilation borrowed from adjoining room	Suitable qualified mechanical consultant is to confirm the type of ventilation proposed (natural vs mechanical) and in turn confirm compliance with this Part.	CRA
F6D9	F4.8	Restriction on location of sanitary compartments	Suitable qualified mechanical consultant is to confirm the type of ventilation proposed (natural vs mechanical) and in turn confirm compliance with this part.	CRA
F6D10	F4.9	Airlocks	Suitable qualified mechanical consultant is to confirm the type of ventilation proposed (natural vs mechanical) and in turn confirm compliance with this part.	CRA
F6D11	F4.11	Carparks	Every storey of a carpark, except an open-deck carpark, must have a system of mechanical ventilation complying with AS1668.2-2012 or a system of natural ventilation complying with Section 4 of AS1668.4-2012.	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

9.7 PART F7 – SOUND TRANSMISSION AND INSULATION

An assessment against Part F7 is not included in a DA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation or confirmed by others.

Note: This part relates to measures required to reduce noise transmission between adjoining parts of the building. This part applies to Class 2, 3 and 9c buildings only.

9.8 SECTION F SPECIFICATIONS (SPECIFICATIONS 26 TO 29)

An assessment against the below listed specifications are not included in a DA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation, unless covered by others.

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

10 SECTION G – ANCILLARY PROVISIONS

10.1 PART G1 – MINOR STRUCTURES AND COMPONENTS

Clause	[2019]	Description	Comments	Assessment
G1D1	G1.0	DtS Provisions	Information only.	Noted
G1D2	G1.1	Swimming pools	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 vault and therefore this Clause does not apply.	N/A
G1D4	G1.3	Outdoor play spaces	The building does not contain a Class 9b early childhood centre and therefore this Clause does not apply.	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

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

An assessment against Part G2 is not included in a DA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation or confirmed by others.

10.3 PART G3 – ATRIUM CONSTRUCTION

The building does not contain an atrium that connects more than 2 storeys, or more than 3 storeys (if each storey is provided with a sprinkler system and one of those storeys is located at a level with direct egress to a road or open space). Therefore, an assessment against this part has not been undertaken and the remaining Clauses have been removed from this report.

10.4 PART G5 – CONSTRUCTION IN BUSHFIRE PRONE AREAS

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

10.5 PART G6 – OCCUPIABLE OUTDOOR AREAS

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

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

10.6 PART G7 – LIVABLE HOUSING DESIGN

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

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

An assessment against the below listed specifications are not included in a DA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation, unless covered by others.

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

11 SECTION I – SPECIAL USE BUILDINGS

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

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

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

11.1 PART 11 – CLASS 9B BUILDINGS

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

11.2 PART 12 – PUBLIC TRANSPORT BUILDINGS

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

11.3 PART 13 – FARM BUILDINGS AND FARM SHEDS

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

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

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

11.5 NSW PART 15 – TEMPORARY STRUCTURES

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

11.6 NSW PART 16 – DRIVE-IN THEATRES

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

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

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

12 SECTION J – ENERGY EFFICIENCY

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

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

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

13 STATEMENT OF COMPLIANCE

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

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

ANNEXURE A – REVIEWED DOCUMENTATION

This report has been based on the documentation listed below:

Architectural Plans prepared by Smart Design Studio Project Reference 2150		
Drawing Number	Revision	Drawing Title
DA000	A	Legend, Site, Demolition
DA001	A	Legend, Drawing List, Site Map
DA002	A	Site Amalgamated Lots Plan
DA003	A	Site Demo Plan
DA004	A	Site Plan
DA100	A	Plans
DA101	A	Plan - Lg
DA102	A	Plan - L00
DA103	A	Plan - L01
DA104	A	Plan - L02
DA105	A	Plan - L03
DA106	A	Plan - L04
DA107	A	Plan - L05
DA108	A	Plan - L06
DA109	A	Plan - L07
DA150	A	Plan - Rf
DA151	A	Plan - B1
DA152	A	Plan - B2
DA153	A	Plan - B3
DA400	A	Elevations
DA401	A	Elev S (Oxford St) - Surveyed Trees
DA402	A	Elev S (Oxford St)
DA403	A	Elev N
DA404	A	Elev E (Shadforth St)
DA450	A	Sections
DA451	A	Sect A
DA452	A	Sect B
DA453	A	Sect C
DA454	A	Sect D
DA700	A	Livable & Adaptable
DA701	A	Livable & Adaptable 1
DA702	A	Livable & Adaptable 2
DA703		Livable
DA800	A	Diagrams
DA801	A	Gfa
DA802	A	Apartment Mix
DA820	A	Solar & Cross-Vent
DA821	A	Height Plane Setout

- Volume one of the Building Code of Australia 2022 Amendment 2

ANNEXURE B – FIRE SAFETY MEASURES

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

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

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

ANNEXURE C – FIRE RESISTANCE LEVELS

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

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

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

FRL assessment notes:

To be assessed at CC stage

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

Loadbearing elements that require an FRL:

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

Tested Systems:

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

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

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

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

ANNEXURE D – SANITARY FACILITY CALCULATIONS

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

Assessment notes:

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

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