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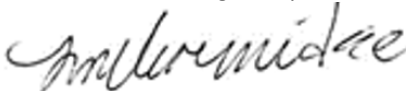


Project	70 Gaskill Street Canowindra
Report	BCA Assessment Report (BCA 2022)
Reference	240214-BCA 2022_DA Stage-r1
Date	24/04/2024
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Document Control

Reference/Revision	Date	BCA Assessment Report	
240214-BCA 2022_DA Stage- r1.doc	28/03/2024	Prepared by	Tatenda Makurumidze Senior Building Surveyor
Draft DA report issued for review		Reviewed by	Robert Briant Building Surveyor – Unrestricted (A1) BDC 0048
240214-BCA 2022_DA Stage- r1.doc	24/04/2024	Prepared by	Tatenda Makurumidze Senior Building Surveyor
Final report issued for DA Submission			

1 Introduction

1.1 Objectives

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

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

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

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

1.2 Limitations

This report does not include, nor imply, any audit, assessment, or upgrading of:

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

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

1. The National Construction Code – Plumbing Code of Australian Volume 3;
2. The Disability Discrimination Act 1992 including the Disability ((Access to Premises – Buildings) Standards 2010 – unless specifically referred to), Note: The provision of disabled access to the subject development has been assessed against the Deemed-to-Satisfy provisions of Part D4 and Clauses E3D6, E3D7, E3D8, F4D5, F4D6, F4D7 & F4D12 of BCA 2022 only;
3. Any Development Consent conditions;
4. The Liquor Licencing Act 2007;
5. The Work Health and Safety Act 2011;
6. The Swimming Pools Act 1992; and
7. 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.
8. Requirements of BCA Section J.

Interpretations

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

Dimensions and Tolerances

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

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

1.3 Reviewed documentation

This report is based on documentation referenced in Annexure A.

2 Proposed Development

2.1 Building location

The building, the subject of this report, is located at 70 Gaskill Street Canowindra on the north eastern side of the street. It is Lot 1 in DP 108962 with the rear of the site can be accessed by an unnamed lane.



Figure 1 | Satellite Image of the Site | source: sixmaps

2.2 Proposal

The proposed development consists of an extensive refurbishment of the existing single storey building to result in a larger library, foyer, meeting room, amenities, and office portion. There is to be a new attached meals on wheels building to the east.

2.3 Building description

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

Building Classification	5 & 9b (office & Assembly building – library)	Levels Contained	1
Rise in Storeys	1	Effective Building Height (m)	0.0 m (RL XX – RL XX)
Type of Construction	Type C	Climate Zone	4 Cabonne Shire Council government area
Largest Fire Compartment	450 m ²		

2.4 Classification

Location	Class	Use	Floor Area	Occupants
Ground Floor	5 & 9b	Library, Meeting Room, Ancillary Areas and Office	450 m ² *	
	9b	Library, Meeting Room, and Ancillary Areas	326 m ²	48
	5	Office	94 m ²	10
	5	Storage (> 10% of the floor area of the ground floor storey)	44 m ²	2

Note:

In accordance with Clause A6G1 [2019:A6.0], Exemption 1 of the BCA, for the purposes of determining a building classification, where a part of a building has been designed, constructed or adapted for a different purpose and is less than 10% of the floor area of the storey it is situated on, the classification of the other part of the storey may apply to the whole storey.

Storage areas includes general storage areas, cool room, packing room areas and plant.

*Occupant numbers have been calculated in accordance with Clause D2D18 [2019:D1.13] of the BCA provided by the building owner (but counting seats in the meeting room).

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

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.

For the purposes of this assessment, the building is one fire compartment

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3 Assessment Summary

3.1 Assessment

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

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

3.2 Possible Performance Solutions (Fire Safety)

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

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

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.	None at this time	-	-

3.3 Possible Performance Solutions (Other)

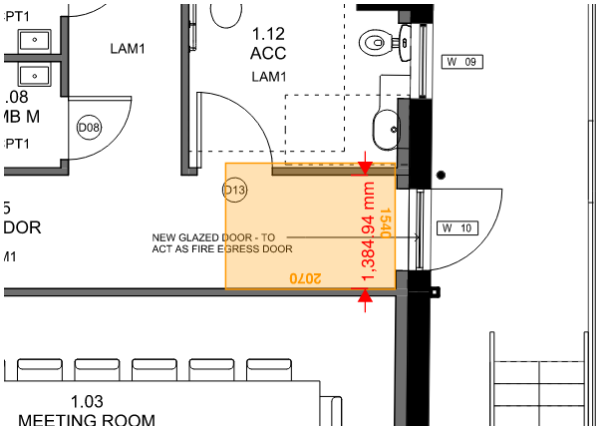
The following items relate to areas where a non-fire engineered Performance Solution may be available to justify a deviation from the DtS requirements of the BCA. This report does not form a Performance Solution.

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

Item	Possible Performance Solution	DtS Provision	Performance Requirements
1.	At the construction stage of the development, a suitably qualified access consultant will be required to prepare a performance solution to permit the provide basins within the ambulant cubicles similar to AS1428.1 – 2021.	F4D6	F4P1

3.4 Design amendments required

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

Item	Amendments required	DtS Provision
1.	<p>The current design of the building does not provide access in accordance with these requirements due to insufficient circulation space to the latch side of the rear door (W 10) (Clause 13.3.2 & Figure 31 of AS 1428.1 – 2009) and the turning space in this corridor area is less than 1540 mm wide (Clause 6.5 of AS 1428.1 – 2009).</p> 	D4D2

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.

Matters such as the type of mechanical ventilation system is to be confirmed and if the existing ramp is to be used then slip resistance is to be confirmed.

It is possible that an exemption under Clause D4D5 may be considered for access to the plant and cool rooms.

The existing wall cladding appears to be retained and this should be reviewed for compliance with AS 3700.

4 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 as outlined in Part 3 & 7 subject to resolution of items identified in this Report.

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

5 Legislative Requirements

The following legislation outline some of the pertinent requirements which must be reviewed and satisfied prior to the issue of a Development Application.

5.1 Clause 62 of the Environmental Planning & Assessment Regulation 2021

Clause 62 of the Environmental Planning and Assessment Regulations 2021 applies to existing buildings subject to a Development Application for the change of building use, where the proposal does not seek the rebuilding or alteration of the building.

This clause does not apply to the development as the proposal involves building alteration works.

Clause 64 of the Environmental Planning & Assessment Regulation 2021

Clause 64 of the Environmental Planning and Assessment Regulations 2021 applies to existing buildings subject to a Development Application for the rebuilding or alteration of the building where:

Clause 64 (1)

(a) the proposed building work and previous building work together represent more than half of the total volume of the building, or

(b) the measures contained in the building are inadequate—

(i) to protect persons using the building, if there is a fire, or

(ii) to facilitate the safe egress of persons using the building from the building, if there is a fire, or

(iii) to restrict the spread of fire from the building to other buildings nearby.

Where this clause applies to the development:

(2) The consent authority must consider whether it is appropriate to require the existing building to be brought into total or partial conformity with the Building Code of Australia.

This clause applies to the development as the total building work represents more than half of the building volume as per Clause 64(1)(a).

The local Consent Authority (Council) have at the Development Approval stage discretion on the level of fire safety upgrading deemed necessary, being either a total upgrade to satisfy the provisions of the BCA or partial upgrading depending on the design, construction extent of alterations and additions and circumstances of the particular building.

It should be noted that under Clauses 64 above, the primary concern with existing buildings is that of protecting persons using the building and to facilitate their egress from the building in the event of a fire or to restrict the spread of fire from the building to other buildings nearby.

Due to the extent of the works it is considered that the building will be fully upgraded. As a part of the new works we note that it is expected that the fire services, such as portable fire extinguisher coverage, smoke detection and alarm systems, emergency lighting and exit signage systems will be modified to suit the new layout.

6 Disability (Access to Premises - Buildings) Standards 2010

The Disability (Access to Premises – Buildings) Standards 2010 (the “Premises Standards”) was created under the DDA and is also Commonwealth legislation (applies nationally). The Premises Standards identifies buildings to which it applies before specifying construction standards that those buildings are required to comply with. In summary, the Premises Standards are applicable to a new building, a new part of a building, and an affected part of a building, and the construction standards applicable are contained within “Schedule 1 Access Code for Buildings”.

The Premises Standards provides a definition for a new building, a new part of a building, and an affected part of a building. The definition of a new building and a new part of a building is currently considered to be in line with standard dictionary definitions (unless a building or part obtained construction approvals prior to 1 May 2011). However, the term “affected part” is specific to the Premises Standards and is defined by clause 2.1(5) as follows –

- a) the principal pedestrian entrance of an existing building that contains a new part; and*
- b) any part of an existing building, that contains a new part, that is necessary to provide a continuous accessible path of travel from the entrance to the new part.*

The upgrade requirements of the Premises Standards are founded on determining whether a development within an existing building result in the creation of an affected part.

As previously mentioned, the construction standards of the Premises Standards are contained within “Schedule 1 Access Code for Buildings”. It should be noted that this part of the Premises Standards was prepared in consultation with the Australian Building Codes Board (ABCB – publisher of the BCA). As such, the requirements outlined in each document are the same. Therefore, assessment of the proposed development against the relevant requirements of the BCA applicable to access for people with a disability ensures that it also complies with the Premises Standards.

The subject proposed development results in the creation of an affected part within the existing building. Therefore, the new part, the principal pedestrian entry to the building, and the continuous accessible path of travel from the principal pedestrian entry to the new part must all comply with the Premises Standards. This may require upgrading existing parts of the building to achieve compliance.

An assessment of the building against the relevant requirements of the BCA applicable to access for people with a disability, as outlined in this Report, is equivalent to an assessment against “Schedule 1 Access Code for Buildings” of the Premises Standards. Therefore, confirmation of compliance with the BCA should also be taken as confirmation of compliance with the Premises Standards.

7 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	<p>“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.</p> <p>Additional information or documentation is necessary to confirm compliance. This may be in the form of additional drawing, a specification or design certification. See Appendix D for a proposed specification</p>
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.

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

SECTION C – FIRE RESISTANCE				
Clause	[2019]	Description	Comments	Assessment
Part C1 – Fire resistance				
This part details the objectives, functional statements, performance requirements and verification methods relevant to this Section.				
Part C2 – Fire resistance and stability				
C2D1	C1.0	DtS Provisions	Information only.	Noted
C2D2	C1.1	Type of construction required	The building is to be of Type C Construction.	Noted
C2D3	C1.2	Calculation of rise in storeys	The rise in storey of the building is one. The rise in storey is the sum of storeys at any part of the external wall of the building and any storey within the roof space.	Noted
C2D4	C1.3	Buildings of multiple classifications	The top storey of the building contains a Class 5 and 9b part and therefore applies to the entire building for the purposes of determining the type of construction required under clause C2D3.	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
C2D9	C1.8	Lightweight construction	Lightweight construction must comply with Specification 6.	To be assessed at CC stage
C2D10	C1.9	Non-combustible building elements	The building is Type C Construction and therefore this clause does not apply.	N/A
C2D11	C1.10	Fire hazard properties	Fire hazard properties of all materials to comply with this Clause and Specification 7.	To be assessed at CC stage
C2D12	C1.11	Performance of external walls in fire	The building does not contain proposed tilt-up/ precast concrete panels or the like and therefore this clause does not apply.	N/A
C2D13	C1.13	Fire-protected timber: Concession	Fire protected timber is not proposed where an element is required to be non-combustible and therefore this clause does not apply.	N/A
C2D14	C1.14	Ancillary elements	The building is Type C Construction and therefore this clause does not apply.	N/A
C2D15	-	Fixing of bonded laminated cladding panels	The building is Type C Construction and therefore this clause does not apply.	N/A
Part C3 – Compartmentation and separation				
C3D1	C2.0	DtS Provisions	Information only.	Noted
C3D2	C2.1	Application of Part	C3D3, C3D4, C3D5 do not apply to a carpark provided with an AS 2118 sprinkler system complying with Specification 17, an open deck carpark, or an open spectator stand.	Noted
C3D3	C2.2	General floor area and volume limitations	The proposal is within the area and volume limitations of this clause.	Noted

Clause	[2019]	Description	Comments	Assessment
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 9a or 9c 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	The development does not contain fire walls and therefore this clause does not apply	N/A
C3D9	C2.8	Separation of classifications in the same storey	Each storey must be constructed to achieve the FRLs applicable to a higher class, or the different classifications must be separated from one another by fire walls. As the building is in Type C Construction the required FRLs are the same for Class 5 and 9b parts.	Noted
C3D10	C2.9	Separation of classifications in different storeys	The building does not contain multiple storeys, therefore this clause does not apply.	N/A
C3D11	C2.10	Separation of lift shafts	The development does not incorporate a lift and therefore this clause does not apply.	N/A
C3D12	C2.11	Stairways and lifts in one shaft	The development does not incorporate a lift and therefore this clause does not apply.	N/A
C3D13	C2.12	Separation of equipment	No such equipment shown or expected. 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	No such equipment shown or expected. 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 development does not incorporate any class 2 or 3 uses and therefore this clause does not apply.	N/A
Part C4 – Protection of openings				
C4D1	C3.0	DtS Provisions	Information only.	Noted
C4D2	C3.1	Application of Part	Information only.	Noted
C4D3	C3.2	Protection of openings in external walls	Openings within external walls that are required to have an FRL and are within the limitations of this provision must be protected in accordance with C4D5. Currently, the following openings in external walls of the building considered to be exposed to a fire source feature: (a) Doors to rooms within 3.0 m of the northern and southern boundaries; (b) The sidelight to the CHS office within 3.0 m of the northern boundary.	To be assessed at 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

Clause	[2019]	Description	Comments	Assessment
C4D5	C3.4	Acceptable methods of protection	Where protection is required, doorways, windows and other openings must be protected in accordance with provision.	To be assessed at CC stage
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 development does not incorporate any fire isolated exits and therefore this clause does not apply.	N/A
C4D10	C3.9	Service penetrations in fire-isolated exits	The development does not incorporate any fire isolated exits and therefore this clause does not apply.	N/A
C4D11	C3.10	Openings in fire-isolated lift shafts	The development does not incorporate any fire isolated lift shafts and therefore this clause does not apply.	N/A
C4D12	C3.11	Bounding construction: Class 2 and 3 buildings and Class 4 parts	The development does not incorporate any class 2, 3 or 4 uses and therefore this clause does not apply.	N/A
C4D13	C3.12	Openings in floors and ceilings for services	The development does not incorporate any fire rated floors or ceilings and therefore this clause does not apply.	N/A
C4D14	C3.13	Openings in shafts	The development is not of Type A Construction and therefore this clause does not apply.	N/A
C4D15	C3.15	Openings for service installations	Details of fire seals to service penetrations must be provided as part of the Construction Documentation.	To be assessed at CC stage
C4D16	C3.16	Construction joints	Construction joints in fire rated building elements are to be appropriately treated to maintain the integrity and insulation of the element in which they are located.	To be assessed at CC stage
C4D17	C3.17	Columns protected with lightweight construction to achieve an FRL	Any columns protected with lightweight fire rated materials to achieve a required FRL are to comply with this Clause.	To be assessed at CC stage
Specification 5 – Fire-resisting construction [2019: Spec C1.1]				
S5C1	1	Scope	This Specification contains the requirements for fire resisting construction of building elements.	Noted
S5C2	2.1	Exposure to FSF	The building is exposed to FSF to the north and south from neighbouring properties.	CRA
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

Clause	[2019]	Description	Comments	Assessment
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	The building does not contain any shafts that are required to be fire rated and therefore this clause does not apply.	N/A
S5C9	2.8	Carparks in Class 2 and 3 buildings	The building does not contain any class 2 or 3 parts and therefore this clause 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
	5	Type C Construction		
S5C24	5.1	Fire resistance of building elements	The building elements are to have FRLs as determined by this Clause. See Part 4 of the Report. External brick walls are likely to comply. It is noted that FRLs for external walls need only be measured from the external side of the wall.	To be assessed at CC stage
S5C25	5.2	Carparks	The development does not contain a roofed carpark and therefore this clause does not apply.	To be assessed at CC stage
Specification 6 – Structural tests for lightweight construction [2019: Spec C1.8]				
An assessment against this specification is not included in a DA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation.				
Specification 7 – Fire hazard properties [2019: Spec C1.10]				
An assessment against this specification is not included in a DA stage report due to the level of documentation provided. Pending further engagement, this will be assessed upon receipt of Construction Documentation.				
Specification 8 – Performance of external walls in fire [2019: Spec C1.11]				
Not applicable.				
Specification 9 – Cavity barriers for fire-protected timber [2019: Spec C1.13]				
An assessment against this specification 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.				
Specification 10 – Fire-protected timber [2019: Spec C1.13a]				
An assessment against this specification 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.				
Specification 11 – Smoke-proof walls in health-care and residential care buildings [2019: Spec C2.5]				
Not applicable.				
Specification 12 – Fire doors, smoke doors, fire windows and shutters [2019: Spec C3.4]				
An assessment against this specification 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.				
Specification 13 – Fire doors, smoke doors, fire windows and shutters [2019: Spec C3.15]				
An assessment against this specification 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.				

SECTION D – ACCESS AND EGRESS

Clause	[2019]	Description	Comments	Assessment
Part D1 – Access and egress				
This part details the objectives, functional statements, performance requirements and verification methods relevant to this Section.				
Part D2 – Provision for escape				
D2D1	D1.0	DtS Provisions	Information only.	Noted
D2D2	D1.1	Application of Part	Information only.	Noted
D2D3	D1.2	Number of exits required	The building must be provided with at least 1 exit from all areas. The building must be provided with at least 2 exits from all Class 9b areas.	Complies
D2D4	D1.3	When fire-isolated	The development is single storey and therefore this clause does not apply.	N/A

Clause	[2019]	Description	Comments	Assessment
		stairways and ramps are required		
D2D5	D1.4	Exit travel distances	The exit travel distances are within the limitations of this clause.	Complies
D2D6	D1.5	Distance between alternative exits	The distances between alternative exits are within the limitations of this clause.	Complies
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. Based on the total number of occupants within the building, the below aggregate egress width is required: <ul style="list-style-type: none"> 2.0 m due to the Class9b population. 	Noted
D2D9	D1.6(f)	Width of doorways in exits or paths of travel to exits	The minimum width of 750mm through a doorway is required unless otherwise specified in this clause. Given that the access requirements in D4 require a minimum 850mm clearance in accessible areas, we recommend providing clear width of 850mm throughout the development.	Complies
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.	Complies
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 building does not contain fire isolated exits and therefore this clause does not apply.	N/A
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 distances comply.	Complies
D2D15	D1.10	Discharge from exits	The discharge of alternative exits must be located as far apart as practical, and where they discharge to open space, a path of travel to the public road must be in accordance with this provision with bollards or kerbs being provided to the rear ramp.	CRA
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

Clause	[2019]	Description	Comments	Assessment
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. These all appear to be on ground level.	To be assessed at CC stage
D2D22	D1.17	Access to lift pits	The development does not contain any lifts and therefore this clause does not apply.	N/A
D2D23	D1.18	Egress from primary schools	The building does not incorporate a Class 9b primary school and therefore this clause does not apply.	N/A
Part D3 – Construction of Exits				
D3D1	D2.0	DtS Provisions	Information only.	Noted
D3D2	D2.1	Application of Part	Information only.	Noted
D3D3	D2.2	Fire-isolated stairways and ramps	The development does not contain any fire-isolated stairways or ramps and therefore this clause does not apply.	N/A
D3D4	D2.3	Non-fire-isolated stairways and ramps	The development does not contain a RIS of more than 2 and therefore this clause does not apply.	N/A
D3D5	D2.4	Separation of rising and descending stair flights	The development does not contain rising and descending stair flights and therefore this clause does not apply.	N/A
D3D6	D2.5	Open access ramps and balconies	The building is not proposed to be provided with open access ramp or balconies to meet the smoke hazard management requirements of E2D4-E2D13 and therefore this clause does not apply.	N/A
D3D7	D2.6	Smoke lobbies	The building is not required to be provided with a smoke lobby required by D2D12 and therefore this clause does not apply.	N/A
D3D8	D2.7	Installations in exits and paths of travel	Access to services must be in accordance with this provision.	To be assessed at CC stage
D3D9	D2.8	Enclosure of space under stairs and ramps	The space under stairways are not shown to be enclosed to for a cupboard or similar enclosed space.	Complies
D3D10	D2.9	Width of required stairways and ramps	The plans do not include a required stairway or ramp with a required width over 2 m.	N/A
D3D11	D2.10	Pedestrian ramps	The ramp must be in accordance with AS 1428.1 floor surface of a ramp must have a slip-resistance classification not less than that listed in Table D3D15 when tested in accordance with AS 4586	FI
D3D12	D2.11	Fire-isolated passageways	The development does not contain any fire-isolated passageways therefore this clause does not apply.	N/A
D3D13	D2.12	Roof as open space	The development does not contain any roof that has been assessed as open space and therefore this clause does not apply.	N/A
D3D14	D2.13	Goings and risers	Stair geometry and treads slip resistance must comply 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

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.	To be assessed at CC stage
D3D16	D2.15	Thresholds	The thresholds throughout the building comply with the requirements of this clause.	Complies
D3D17	D2.16(a), (b) and (c)	Barriers to prevent falls	There are no raised areas that are shown to be at least 1.0 m above the surface beneath and therefore barriers are not required.	N/A
D3D18	Table D2.16a	Height of barriers	Barriers are not required as per clause D3D17 and therefore this clause does not apply.	N/A
D3D19		Openings in barriers	Barriers are not required as per clause D3D17 and therefore this clause does not apply.	To be assessed at CC stage
D3D20		Barrier climbability	Barriers are not required as per clause D3D17 and therefore this clause does not apply.	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.	CRA
D3D23	D2.18	Fixed platforms, walkways, stairways and ladders	Where used must comply with AS1657, not proposed in the development.	N/A
D3D24	D2.19	Doorways and doors	The automatic sliding door to Gaskill Street must open automatically on power failure and on fire alarm. The sliding door to the library must be openable under a force of not more than 110 N if there is a malfunction or failure of the power source 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.	Complies
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	The development does not contain any fire isolated exits and therefore this clause does not apply.	To be assessed at CC stage
D3D28	D2.23	Signs on doors	The development does not contain any fire or smoke doors and therefore this clause does not apply.	N/A
D3D29	D2.24	Protection of openable windows	The development does not contain any class 2, 3, 4 parts, or a class 9b early childhood centre or floors over 4.0 m above the surface beneath and therefore this clause does not apply.	N/A
D3D30	D2.25	Timber stairway: Concession	The concession is not being sought.	N/A

Part D4 – Access for People with a Disability				
D4D1	D3.0	DtS Provisions	Information only.	Noted
D4D2	D3.1	General building access requirements	<p>Access must be provided to each Classification within the building in accordance with the following:</p> <p><u>Class 5 & 9b</u> To and within all areas normally used by the occupants.</p> <p>The current design of the building does not provide access in accordance with these requirements due to circulation space to the latch side of the rear door (W 10) and the turning space in this area is less than 1540 mm wide.</p>	DNC

D4D3	D3.2	Access to buildings	An accessway must be provided to a building required to be accessible - <ul style="list-style-type: none"> i. from the main points of a pedestrian entry at the allotment boundary; and ii. from another accessible building connected by a pedestrian link; and iii. from any required accessible carparking space on the allotment. Also, access must be provided through the principal pedestrian entrances of the building.	DNC
D4D4	D3.3	Part of buildings to be accessible	Parts of the building must comply with the relevant requirements of this clause.	
D4D5	D3.4	Exemptions	The services / plant room and cool room may be considered to be exempt due to risk of safety.	FI
D4D6	D3.5	Accessible carparking	Class 5,7,8,9c In a class 5,7,8,9c building a single accessible bay is to be provided for every 100 car parking spaces. The building does not have a car park on the allotment therefore this Clause does not apply.	To be assessed at CC stage
D4D7	D3.6	Signage	Braille and tactile signage is to be provided in accordance with this Clause and Specification D3.6, throughout the building. Signage will need to be located to achieve compliance. Signs with single lines of characters must have: <ul style="list-style-type: none"> a) the line of tactile (braille) characters not less than 1250 mm and not higher than 1350 mm above the floor; and b) be located on the latch side of the door 50-300mm from the architrave. Where this is not possible and only when this is not possible the sign may be placed on the door itself. Where illuminated exit signage is provided to an exit door a braille and tactile sign complying with this Clause is to be provided stating "Exit" and the level number and/or both descriptors, for example "Basement Level, Carpark".	To be assessed at CC stage
D4D8	D3.7	Hearing augmentation	Required in auditoriums, conference room, or the like, ticket booths, reception areas, areas where the public is screened off from the service provider and in class 9b buildings.	To be assessed at CC stage
D4D9	D3.8	Tactile indicators	Tactile indicators are to be provided to warn people that they are approaching a stairway, ramp or overhead obstruction. Tactiles are to comply with this Clause and AS/NZS1428.4.1-2009.	To be assessed at CC stage
D4D10	D3.9	Wheelchair seating spaces in Class 9b assembly buildings	There is no Class 9b part with fixed seating in the development.	N/A
D4D11	D3.10	Swimming pools	There is no swimming pool.	N/A
D4D12	D3.11	Ramps	On an access way, a series of connected ramps are not to have a combined vertical rise of 3.6m or more. A landing for a step ramp may not overlap a landing for another step ramp or ramp.	Complies
D4D13	D3.12	Glazing on an accessway	On an access way, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked in accordance with AS/NZS1428.4.1-2009.	To be assessed at CC stage
Specification 14 - Non-required stairways, ramps and escalators [2019: Spec D1.12]				
An assessment against this specification 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.				
Specification 15 – Braille and tactile signs [2019: Spec D3.6]				
An assessment against this specification 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.				
Specification 16 – Accessible water entry/exit from swimming pools [2019: Spec D3.10]				

An assessment against this specification 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.

SECTION E – SERVICES AND EQUIPMENT

Clause	[2019]	Description	Comments	Assessment
Part E1 – Fire fighting equipment				
E1D1	E1.0	DtS Provisions	Information only.	Noted
E1D2	E1.3	Fire hydrants	The building is not required to be provided with a Hydrant System in accordance with this provision and AS 2419.1	N/A
E1D3	E1.4	Fire hose reels	The building is not required to be provided with a Fire Hose Reel System in accordance with this provision and AS 2441.	N/A
NSW E1D4 - E1D13	E1.5	Sprinklers	The building is not required to be provided with a sprinkler system to meet the requirements of clauses E1D5-E1D13.	N/A
E1D5	Table E1.5	Where sprinklers are required: all classifications	The building does not have an effective height or more than 25m and therefore this clause does not apply.	N/A
E1D6	Table E1.5	Where sprinklers are required: Class 2 and 3 buildings other than residential care buildings	The building does not contain class 2 or 3 parts and therefore this clause does not apply.	N/A
E1D7	Table E1.5	Where sprinklers are required: Class 3 building used as a residential care building	The building does not contain any class 3 residential care areas and therefore this clause does not apply.	N/A
E1D8	Table E1.5	Where sprinklers are required: Class 6 building	The building does not contain class 6 areas and therefore this clause does not apply.	N/A
E1D9	Table E1.5	Where sprinklers are required: Class 7a building, other than an open-deck carpark	The building does not contain class 7a carpark with a fire compartment that accommodates more than 40 vehicles and therefore this clause does not apply.	N/A
E1D10	Table E1.5	Where sprinklers are required: Class 9a health-care building used as a residential care building, Class 9c buildings	The building does not contain class 9a or 9c use and therefore this clause does not apply.	N/A
E1D11	Table E1.5	Where sprinklers are required: Class 9b buildings	The building does not contain class 9b early childhood centre use and therefore this clause does not apply.	N/A
E1D12	Table E1.5	Where sprinklers are required: additional requirements	The building does not contain an atrium and has not been assessed as a large isolated building and therefore this clause does not apply.	N/A
E1D13	Table E1.5 (note 4)	Where sprinklers are required: occupancies of excessive hazard	The building does not contain excessive hazards and therefore this clause does not apply.	N/A
E1D14	E1.6	Portable fire extinguishers	The building is to be provided with portable fire extinguishers in accordance with this provision and AS 2444.	To be assessed at CC stage

Clause	[2019]	Description	Comments	Assessment
E1D15	E1.8	Fire control centres	The building has an effective height of less than 25m and does not contain class 6, 7, 8, or 9 uses with a floor area or more than 18,000m ² . Therefore, the building is not required to be provided with a fire control centre and this clause does not apply.	N/A
E1D16	E1.9	Fire precautions during construction	In a building under construction not less than one fire extinguisher to suit Class A, B and C fires and electrical fires must be provided at all times on each storey adjacent to each required exit or temporary stairway or exit.	Noted
E1D17	E1.10	Provisions for special hazards	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
Part E2 – Smoke hazard management				
E2D1	E2.0	DtS Provisions	Information only.	Noted
E2D2	E2.1	Application of Part	Information only.	Noted
E2D3	E2.2	General requirements	An air-handling system which does not form part of a smoke hazard management system in accordance with E2D4 to E2D20 and which recycles air from one fire compartment to another fire compartment or operates in a manner that may unduly contribute to the spread of smoke from one fire compartment to another fire compartment must comply with the requirements of this clause	FI
E2D4	Table E2.2a	Fire-isolated exits	The building is not required to be provided with fire isolated exits and therefore this clause does not apply.	N/A
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 has an effective height of less than 25m and therefore this clause does not apply.	N/A
E2D6	Table E2.2a	Buildings more than 25 m in effective height: Class 5, 6, 7b, 8 or 9b buildings	The building has an effective height of less than 25m and therefore this clause does not apply.	N/A
E2D7	Table E2.2a	Buildings more than 25 m in effective height: Class 9a buildings	The building has an effective height of less than 25m and therefore this clause does not apply.	N/A
E2D8	Table E2.2a	Buildings not more than 25 m in effective height: Class 2 and 3 buildings and Class 4 part of a building	This clause does not apply to this development as it is not a Class 2 and 3 buildings and Class 4 part of a building.	N/A
E2D9	Table E2.2a	Buildings not more than 25 m in effective height: Class 5, 6, 7b, 8 and 9b buildings	This clause does not apply to this development as it is only single storey.	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 C3D4	N/A
E2D11	Table E2.2a	Buildings not more than 25 m in	This clause does not apply to this development as it is not a Class 9a and 9c buildings	N/A

Clause	[2019]	Description	Comments	Assessment
		effective height: Class 9a and 9c buildings		
E2D12	Table E2.2a	Class 7a buildings	The development does not contain class 7a parts and therefore this clause does not apply.	N/A
E2D13	Table E2.2a	Basements (other than Class 7a buildings)	The development does not contain a basement that is not included in the rise in storeys and therefore this clause does not apply.	N/A
E2D14	Table E2.2b	Class 6 buildings – in fire compartments more than 2000 m ² : Class 6 building (not containing an enclosed common walkway or mall serving more than one Class 6 sole-occupancy unit)	The development does not contain class 6 parts and therefore this clause does not apply.	N/A
E2D15	Table E2.2b	Class 6 buildings – in fire compartments more than 2000 m ² : Class 6 building (containing an enclosed common walkway or mall)	The development does not contain class 6 parts and therefore this clause does not apply.	N/A
NSW E2D16	NSW Table E2.2b	Class 9b – assembly buildings: all	The class 9b assembly building must be provided with and automatic shutdown of any air-handling system upon the activation of smoke detections complying with S20C6. Note: This only applies when an air-conditioning system is installed in the building (excluding non-ducted individual room units with a capacity of not more than 1000L/s). Mechanical consultant to confirm whether any air-conditioning system is proposed subject to this provision as part of the Construction Certificate phase.	To be assessed at CC stage
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) with a floor area of more than 2,000 m ² .	N/A
NSW E2D20	Table E2.2b	Class 9b assembly buildings: other assembly buildings	Clause E2D20 has not been adopted for NSW	N/A

Clause	[2019]	Description	Comments	Assessment
		(not listed in E2D16 to E2D19)		
E2D21	E.2.3	Provision 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
Part E3 – Lift installations				
E3D1	E3.0	DtS Provisions	Information only.	Noted
E3D2	E3.1	Lift installations	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification 24. The lift manufacture is to ensure compliance with this clause is achieved as part of the CC stage.	To be assessed at CC stage
E3D3	E3.2	Stretcher facility in lifts	The building does not have a lift therefore this clause does not apply.	N/A
E3D4	E3.3	Warning against use of lifts in fire	The building does not have a lift therefore this clause does not apply.	N/A
E3D5	E3.4	Emergency lifts	The building does not have a lift therefore this clause does not apply.	N/A
E3D6	E3.5	Landings	The building does not have a lift therefore this clause does not apply.	N/A
E3D7	E3.6, table E3.6a, Table E3.6b	Passenger lifts and their limitations	The building does not have a lift therefore this clause does not apply.	N/A
E3D8	Table E3.6a, Table E3.6b	Accessible features required for passenger lifts	In an accessible building, every passenger lift must have the following features in the lift to provide for accessibility to the requirements of this clause.	To be assessed at CC stage
E3D9	E3.7	Fire service controls	The building does not have a lift therefore this clause does not apply.	N/A
E3D10	E3.8	Residential care buildings	The building does not have a lift therefore this clause does not apply.	N/A
E3D11	E3.9	Fire service recall control switch	The building does not have a lift therefore this clause does not apply.	N/A
E3D12	E3.10	Lift car fire service drive control switch	The building does not have a lift therefore this clause does not apply.	N/A
Part E4 – Visibility in an emergency, exit signs and warning systems				
E4D1	E4.0	DtS Provisions	Information only.	Noted
E4D2	E4.2	Emergency lighting requirements	The building is to be provided with emergency lighting in accordance with this Clause.	To be assessed at CC stage
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.	N/A
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

Clause	[2019]	Description	Comments	Assessment
E4D9	E4.9	Emergency warning and intercom systems	The building has an effective height of less than 25m, does not contain a class 3 or 9 part subject this clause and these for is not required to have an EWIS.	N/A
Specification 17 – Fire sprinkler systems [2019: Spec E1.5]				
Sprinklers not required or expected and therefore this clause does not apply.				
Specification 18 – Class 2 and 3 buildings not more than 25 m in effective height [2019: Spec E1.5a]				
The development does not contain class 2 or 3 parts and therefore this clause does not apply.				
Specification 19 – Fire control centres [2019: Spec E1.8]				
This specification does not apply to the development as it is not required to have a fire control centre by clause E1D15.				
Specification 20 – Smoke detection and alarm systems [2019: Spec E2.2a]				
An assessment against this specification 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.				
Please refer to the proposed Fire Safety Schedule for details of the required Fire Safety Systems.				
Specification 21 – Smoke exhaust systems [2019: Spec E2.2b]				
Smoke exhaust not required or expected and therefore this clause does not apply.				
Specification 22 – Smoke and heat vents [2019: Spec E2.2c]				
Smoke and heat vents not required or expected and therefore this clause does not apply.				
Specification 23 – Residential fire safety systems [2019: Spec E2.2d]				
The development does not contain Class 3 residential aged care and therefore this clause does not apply.				
Specification 24 – Lift installations [2019: Spec E3.1]				
The building does not have a lift therefore this clause does not apply.				
Specification 25 – Photoluminescent exit signs [2019: Spec E4.8]				
An assessment against this specification 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.				

SECTION F – HEALTH AND AMENITY

Clause	[2019]	Description	Comments	Assessment
Part F1 – Surface water management, rising damp and external waterproofing				
An assessment against Part F1, which relates to stormwater drainage, and damp-proofing has not been undertaken and is to be confirmed by a suitably qualified consultant as part of the Construction Certificate Documentation.				
Part F2 – Wet areas and overflow protection				
F2D1	New	DtS Provisions	Information only.	Noted
F2D2	F1.7(a)(b)	Wet Area Construction	Wet areas to be waterproofed to comply with Specification 26 and AS 3740	CRA
F2D3	F1.7(c)-(e)	Rooms containing Urinals	The rooms containing urinals must be graded to a floor waste and waterproofing in accordance with this provision. No urinal is provided.	N/A
F2D4	F1.11	Floor Wastes	The floor graded to floor wastes must be between 1:80-1:50.	CRA
Part F3 – Roof and wall cladding				
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: <ul style="list-style-type: none"> ▪ 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.	FI
Part F4 – Sanitary and other facilities				
F4D1	F2.0	DtS Provisions	Information only.	Noted

Clause	[2019]	Description	Comments	Assessment
F4D2	F2.1	Facilities in residential buildings	The development does not contain any class 2, 3, 4 or 9c parts and therefore this clause does not apply.	N/A
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.	
F4D5	F2.4	Accessible sanitary facilities	Accessible sanitary facilities are provided at each bank of toilets.	Complies
F4D6	Table F2.4a	Accessible unisex sanitary compartments	Accessible sanitary facilities are provided at each bank of toilets. The basins are in the ambulant cubicles.	PS
F4D7	Table F2.4B	Accessible unisex showers	Showers are not required under Clause F4D4 so accessible showers are not required.	N/A
F4D8	F2.5	Construction of sanitary compartments	The sanitary compartments are capable of complying with this provision	To be assessed at CC stage
F4D9	F2.6	Interpretation: Urinals and washbasins	Information only. As basins are separate this is not required to be used.	Noted
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 (of the type or capacity where required) and therefore this clause does not apply.	N/A
Part F5 – Room heights				
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. Sections indicate 2800 to 3000 mm ceiling heights.	Complies
Part F6 – Light and ventilation				
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 of 9 parts (where natural light is required)and therefore this does not apply.	N/A
F6D3	F4.2	Methods and extent of natural light	The development does not contain any class 2, 3, 4 of 9 parts (where natural light is required)and therefore this does not apply.	N/A
F6D4	F4.3	Natural light borrowed from adjoining room	The development does not contain any class 2, 3, 4 of 9 parts (where natural light is required)and therefore this does not apply.	N/A
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

Clause	[2019]	Description	Comments	Assessment
F6D9	F4.8	Restriction on location of sanitary compartments	Open to corridor.	Complies
F6D10	F4.9	Airlocks	Open to corridor.	Complies
F6D11	F4.11	Carparks	Carpark is external so does not apply.	N/A
F6D12	F4.12	Kitchen local exhaust ventilation	The building does not contain a commercial kitchen (servery only) and therefore this clause does not apply.	N/A
Part F7 – Sound transmission and insulation				
The building does not contain any class 2, 3 or 9c parts and therefore this part does not apply.				
Specification 26 – Waterproofing and water-resistance requirements for building elements in wet area [2019: Table F1.7]				
An assessment against this specification is not included in a DA stage report due to the level of documentation provided. Pending further engagement, where applicable, this will be assessed upon receipt of Construction Documentation.				
Specification 27 – Accessible adult change facilities [2019: Spec F2.9]				
The building is not required to be provided with an accessible adult change facility and therefore is not required to be assessed against this specification.				
Specification 28 – Sound insulation for building elements [2019: Spec F5.2]				
The building does not contain any class 2, 3 or 9c parts and therefore this part does not apply.				
Specification 29 – Impact sound – test of equivalence [2019: Spec F5.5]				
The building does not contain any class 2, 3 or 9c parts and therefore this part does not apply.				

SECTION G – ANCILLARY PROVISIONS

Clause	[2019]	Description	Comments	Assessment
Part G1 – Minor structures and components				
G1D1	G1.0	DtS Provisions	Information only.	Noted
G1D2	G1.1	Swimming pools	The building does not contain a swimming pool and therefore this clause does not apply.	N/A
G1D3	G1.2	Refrigerated chambers, strong-rooms and vaults	Refrigerated chambers, strong-rooms and vaults that are of a sufficient size for a person to enter are to have facilities meeting the requirements of this Clause.	To be assessed at CC stage
G1D4	G1.3	Outdoor play spaces	The building does not contain a Class 9b early childhood centre and therefore this clause does not apply.	To be assessed at CC stage
NSW G1D5	NSW G1.101	Provision for cleaning windows	The building is only single storey so this clause does not apply.	N/A
Part G2 – Boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues				
The building does not contain any boilers, pressure vessels, heating appliances, fireplaces, chimney or flues and therefore an assessment against this part has not been undertaken.				
Part G3 – Atrium construction				
The building does not contain an atrium that connects more than 2 storeys, or more than 3 storeys (if each storey is provided with a sprinkler system and one of those storeys is located at a level with direct egress to a road or open space). Therefore, an assessment against this part has not been undertaken and the remaining clauses have been removed from this report.				
Part G4 – Construction in alpine areas				
The building is not within an alpine area and therefore an assessment against this part has not been undertaken.				
Part G5 – Construction in bushfire prone areas				
G5D1	G5.0	DtS Provisions	Information only.	Noted
G5D2	G5.1	Application of Part	This Part applies to any Class 2 or 3 building and any Class 10a building associated with a Class 2 or 3 building constructed in designated bushfire prone area.	N/A
G5D3	NSW G5.2	Protection – residential buildings	In a designated bushfire prone area the following must comply with AS 3959: (a) A Class 2 or 3 building. (b) A Class 10a building or deck immediately adjacent or connected to a Class 2 or 3 building.	N/A
G5D4	New	Protection – certain Class 9 buildings	In a designated bushfire prone area the following must comply with Specification 43: (a) A Class 9a health-care building.	N/A

Clause	[2019]	Description	Comments	Assessment
			(b) A Class 9b— (i) early childhood centre; or (ii) primary or secondary school. (c) A Class 9c residential care building. (d) A Class 10a building or deck immediately adjacent or connected to a building of a type listed in (a) to (c).	
Part G6 – Occupiable outdoor areas				
G6D1	G6.1	Application of Part	There are no such areas so this part does not apply.	N/A
Part G7 – Livable housing design				
Part G7 does not apply in NSW and therefore this part has been removed from this report.				
Specification 30 – Installation of boilers and pressure vessels [2019: Spec G2.2]				
There are no such features so this part does not apply.				
Specification 31 – Fire and smoke control systems in buildings containing atriums [2019: Spec G3.8]				
The building does not contain an atrium that connects more than 2 storeys, or more than 3 storeys (if each storey is provided with a sprinkler system and one of those storeys is located at a level with direct egress to a road or open space). Therefore, an assessment against this specification has not been undertaken and the remaining clauses have been removed from this report.				

SECTION I – SPECIAL USE BUILDINGS

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

SECTION J – ENERGY EFFICIENCY

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

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

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

Annexure A – Reviewed Documentation

This report has been based on the documentation listed below:

Architectural Details prepared by Cabonne Council, Project reference 341608		
Drawing Number	Revision	Title
DA00	4	Cover
DA01	4	Site Plan
DA05	4	Existing Ground Floor Plan
DA06	1	Existing Roof Plan
DA09	3	Demolition Plan
DA10	5	Proposed Ground Floor Plan
DA11	4	Proposed Ground Floor - Carpark
DA12	4	Proposed Roof Plan
DA15	3	Elevations Sheet 1
DA16	2	Elevations Sheet 2
DA20	2	Sections Sheet 1
DA21	2	Sections Sheet 2
DA40	2	Window Schedule
DA50	2	3D Images

Annexure B – Fire Safety Measures

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

	Fire Safety Measure	Standard of Performance
1.	Automatic fail-safe devices (automatic doors)	BCA 2022 Clause D3D24 Manufacturer's Specifications
2.	Automatic fail-safe devices (electronic latching)	BCA 2022 Clause D3D26 Manufacturer's Specifications
3.	Automatic fire detection and alarm systems**	BCA 2022 Part E2 NSW Clause E2D16 and Specification 20 Clause 6 AS1670.1-2018 (amendment 1)
4.	Emergency lighting	BCA 2022 Clauses E4D2 and E4D4 AS/NZS 2293.1-2018 (amendment 1)
5.	Exit signs	BCA 2022 Clauses E4D5, NSW E4D6 and E4D8 AS/NZS 2293.1-2018 (amendment 1)
6.	Fire seals protecting openings in fire-resisting components of the building	BCA 2022 Clause C4D15 AS 1530.4-2014 Manufacturer's Specification
7.	Fire shutters (option for providing protection of openings)*	BCA 2022 Clauses C4D3, C4D4, C4D5 and Specification 12 Manufacturer's Specification
8.	Fire windows (option for providing protection of openings)*	BCA 2022 Clauses C4D3, C4D4, C4D5 and Specification 12 Manufacturer's Specification
9.	Lightweight construction (fire rated)	BCA 2022 Clause C2D9 and Specification 6 Manufacturer's Specification
10.	Mechanical air handling systems (automatic shutdown)***	BCA 2022 NSW E4D6 and Specification 20 AS 1668.1-2015 (amendment 1)
11.	Portable fire extinguishers	BCA 2022 Clause E1D14 AS 2444-2001
12.	Wall-wetting sprinkler and drencher systems over permanently closed or self-closing glazed elements (option for providing protection of openings)*	BCA 2022 Clauses C4D3, C4D4 and C4D5 AS 2118.1-2017
13.	Warning and operational signs	BCA 2022 Clauses D3D28 & E3D4 Environmental Planning and Assessment Regulation 2000 (EP&A Reg) Clause 183
14.	Performance Solutions	TBA – Performance Solution to be carried out at the CC stage of the development

*These are options for the protection of openings under Clause C4D5.

**These may be required for the opening of the sliding door and shutdown of the ventilation.

***This is subject to the type of mechanical ventilation system used as discussed under NSW Clause E2D16.

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 C Construction	Class 5 & 9
External Walls <ul style="list-style-type: none"> - Less than 1.5m from a FSF - 1.5 - 3m from a FSF - 3m or more from a FSF 	90/90/90 60/60/60 -/-/-
External Columns (not incorporated into an external wall) <ul style="list-style-type: none"> - Less than 1.5m from a FSF - 1.5 - 3m from a FSF - 3m or more from a FSF 	90/-/- 60/-/- -/-/-
Common Walls and Fire Walls	90/90/90
Internal Walls - Fire resisting stair shafts –	60/60/60
Internal Walls – Bounding public corridors, public lobbies and the like <ul style="list-style-type: none"> - 	-/-/-
Internal Walls – Between or bounding sole-occupancy units	-/-/-

Annexure D – Sanitary Facility Calculations

Required Number of Sanitary Facilities					
Use		Occupant no.	Pan	Basin	Urinal
5 & 9b*	Male	10 & 25	1 + 1	1 + 1	0 + 1
	Female	10 & 25	2 + 1	1 + 1	-
	Accessible	-			

*There is no clear category for a library so public hall is used and 20 staff is estimated.