BCA COMPLIANCE ASSESSMENT REPORT

LOCATION: 1-3 Crown Street, Harris Park

PROPOSAL: Mixed use shop top residential building

REPORT SECTIONS:

SECTION C - FIRE RESISTANCE

SECTION D – ACCESS & EGRESS

SECTION E – SERVICES & EQUIPMENT

SECTION F – HEALTH & AMENITY

DATE: 10.11.2021
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EXECUTIVE SUMMARY

This report provides a Building Code of Australia 2019 (BCA) assessment for a mixed use, shop top, residential building at 1-3 Crown Street, Harris Park. The primary purpose of this report is to identify any non-compliance in respect of the proposed development building against the current Deemed-to-Satisfy (DTS) Provisions of the BCA.

The recommendations below provide an overview of the (DTS) non-compliances identified in the assessment.

RECOMMENDATIONS

The following is a list of Deemed-to-Satisfy Provisions that should be addressed by design amendments or performance solution to achieve compliance with the requirements of the BCA.

BCA Clause	Deemed –to-Satisfy Provision to be addressed
D1.4 Exit travel distances	Class 2 part - The entrance doorway of any sole-occupancy unit must be not be more than 6m from an exit or from a point from which travel in different directions is available or 20m from a single exit serving the storey at the level of egress to a road or open space. No point on the floor of a room which is not in a sole-occupancy unit must be more than 20m from an exit or from a point at which travel in different directions to 2 exits is available. Exits travel distances cannot be determined as exits from Level 1 are not identified. It is anticipated travel distances will be exceeded and a performance solution will be required to demonstrate compliance with the performance requirements.

1.0 INTRODUCTION

This report provides a Building Code of Australia 2019 (BCA) assessment for proposed mixed use, shop top, residential building at 1-3 Crown Street, Harris Park. This report provides a BCA assessment in Section 3.0 that summarises the identified non-compliance matters and offers specific recommendations in the executive summary.

1.1 Basis of Report

The key basis of this report is to address compliance with the Building Code of Australia (BCA) 2019. The scope of services is limited to Section C – Fire Resistance, Section D - Access & Egress, Section E – Services & Equipment & Section F - Health and Amenity of the BCA.

This report is based on a desktop assessment of the proposed plans, with specific reference to the following:

- The following architectural plans as listed hereunder:

Plan No./s	Revision/s	Prepared by	Date
Project 28792		IDRAFT Architects	
DA101	B		21.05.2021
DA102	B		21.05.2021
DA103	B		21.05.2021
DA200	A		07.05.2021
DA201	B		21.05.2021
DA300	B		21.05.2021

- The NCC 2019 Building Code of Australia – Volume One - prepared by the Australian Building Codes Board.
- The Guide to Building Code of Australia – Volume One – prepared by the Australian Building Codes Board.

1.2 Purpose of the Report

The purpose of this report is to carry out an assessment under the current Building Code of Australia 2019 and provide advice in terms of any non-compliance matters.

1.3 Limitations of the Report

The limitations of this report include:

- Assessment of any structural elements or geotechnical matters relating to the construction of the building.
- Consideration of any fire services operations (including hydraulic, electrical or other systems).
- Assessment of plumbing and drainage installations, including stormwater.
- Assessment of mechanical plant operations, electrical systems or security systems.
- Consideration of Council's local planning policies, environmental or planning issues.
- Provision of any construction approvals or certification under the Environmental Planning & Assessment Act 1979.
- Assessment of compliance against section D3 – Access for people with a disability and the requirements of the Disability (Access to Premises - Buildings) Standards 2010.
- A detailed section J assessment including glazing, shading, lighting calculations and the like required by Section J of the BCA has not been carried out.

2.0 BCA Assessment

Assessment data regarding the current Building Code of Australia:

BCA Building Classification/s	Class 7a Carpark – Basement
	Class 6 - Retail
	Class 2 - Residential
Building Rise in Storeys	2
Type of Construction	B
General Floor area limitations	Floor area and volume limitations for the Class 6 and 7a parts are in accordance with BCA Part C2.2.
Effective height	L1 RL 24.23 – Shop 4 RL 19.63 = 4.6m

Effective height is defined in Part A1.1 of the BCA as:

'the height to the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units) from the floor of the lowest storey providing direct egress to a road or open space

3.0 BCA ASSESSMENT SUMMARY

Class 2-9 Buildings

The following table details the BCA compliance of the assessed design

Capable of complying	The documents provided demonstrate compliance with the clause is possible. Further construction documentation and specifications are required at Construction Certificate application phase
Complies	The documents provided offer enough information to demonstrate compliance with the clause.
Performance solution	The documents provided demonstrate compliance with the clause is not achievable and a performance solution is required to satisfy the performance requirements.
Note	For information
N/A	This clause is not applicable to this development.

The following table details the BCA compliance of the assessed design.

Structure (BCA Section B)

BCA Clause	Title	Assessment and Comment	Status
B1.1	Resistance to actions	The resistance of the building must be greater than the most critical action effects resulting from different combinations of actions in accordance with this clause. The structural design is to be completed by a Structural Engineer to meet the requirements of this provision.	Capable of Complying
B1.2	Determination of	The structural design is to be completed by a Structural Engineer to meet the requirements of this provision.	Capable of Complying

BCA Clause	Title	Assessment and Comment	Status
	individual actions	Non-structural components such as partitions, ceilings, services, etc, and their fastenings must be designed for earthquake forces comply in accordance with AS1170.4-2007 Amdt 1 & 2, as relevant. Design certification should be provided by the relevant designers.	
B1.4	Determination of structural resistance of materials & forms of construction	The structural resistance of the following materials and forms of construction for the following elements are to be in accordance with the standards nominated in this clause: ▪ Masonry ▪ Concrete ▪ Steel construction ▪ Composite steel and concrete ▪ Aluminium construction ▪ Timber construction ▪ Piling ▪ Glazing assemblies ▪ Termite risk management ▪ Roof construction ▪ Particleboard structural flooring ▪ Garage doors ▪ Lift shafts The plans and specifications are to identify compliance. The method of termite control shall be to use primary building elements (as defined by BCA) that are of a material that is not subject to termite attack, i.e primary building elements must not be timber unless the timber is naturally	Capable of Complying

BCA Clause	Title	Assessment and Comment	Status
		termite resistant, or preservative treated in accordance with AS 3660.1. The structural design is to be completed by a Structural Engineer to meet the requirements of this provision.	
B1.5	Structural Software	Structural software used in computer aided design is to comply with the requirements of this provision.	Capable of Complying
B1.6	Construction of buildings in flood hazard areas	A Class 2, 3, 4, 9a or 9c building is required to comply with the ABCB standards for Construction of Buildings in Flood Hazard Areas.	Capable of Complying

Fire Resistance (BCA Section C)

BCA Clause	Title	Assessment and Comment	Status
C1.1	Type of construction required	The type of fire resisting construction applicable is Type B construction. Type C construction may be applicable to the ground floor Class 6 parts – see C1.4	Capable of Complying
C1.2	Calculation in rise in storeys	The building contains a RIS of 2.	Note
C1.3	Buildings of multiple classifications	In a building of multiple classifications, the Type of construction required for the building is the most fire-resisting Type resulting from the application of Table C1.1 on the basis that the classification applying to the top storey applies to all storeys. The top storey of the building is classified as Type B construction.	Capable of Complying
C1.4	Mixed types of construction	A building may be of mixed Types of construction where it is separated in accordance with C2.7 and the Type of construction is determined in accordance with C1.1 or C1.3	NA

BCA Clause	Title	Assessment and Comment	Status
		The mixed types of construction is not applicable for mixed types of construction above or below each other.	
C1.5	Two storey Class 2, 3 or 9c buildings	A building having a rise in storeys of 2 may be of Type C construction if – a) It is a class 2 or 3 building or a mixture of these classes and each SOU has access to at least 2 exits or its own direct access to a road or open space. The plans do not identify 2 exits from Level 1 and so the provisions of this clause cannot be applied.	NA
C1.8	Lightweight construction	Any proposed fire resisting lightweight walls or fire resisting lightweight protection to steel columns is to comply with Specification C1.8.	Capable of Complying
C1.9	Non-combustible building elements	The following building elements and their components must be non-combustible: ▪ External walls and common walls, including all components incorporated in them including the façade covering, framing and insulation. ▪ The flooring and floor framing of lift pits. ▪ Non-loadbearing internal walls where they are required to be fire-resisting. ▪ A shaft, being a lift, ventilating, pipe, garbage, or similar shaft that is not for the discharge of hot products of combustion, that is non-loadbearing. ▪ A loadbearing internal wall and loadbearing fire wall, including those that are part of a loadbearing shaft, must comply with Specification C1.1. The requirements of this clause do not apply to gaskets, caulking, sealants, termite management systems, glass, thermal breaks associated with glazing systems & dampproof courses. Notwithstanding the above, the following materials may be used wherever a non-combustible material is required: ▪ Plasterboard. ▪ Perforated gypsum lath with a normal paper finish.	Capable of Complying

BCA Clause	Title	Assessment and Comment	Status
		▪ Fibrous-plaster sheet. ▪ Fire-reinforced cement sheeting. ▪ Pre-finished metal sheeting having a combustible surface finish not exceeding 1mm thickness and where the Spread-of-Flame Index of the product is not greater than 0. ▪ Sarking that does not exceed 1 mm thickness and have a flammability index of not greater than 5. ▪ Bonded lamination materials where each lamina, including any core, is non-combustible; each adhesive layer does not exceed 1mm in thickness and the total thickness of the adhesive layers does not exceed 2mm; and the Spread of Flame Index and the Smoke-Developed Index of the bonded laminated materials as a whole do not exceed 0 and 3 respectively.	
C1.10	Fire hazard properties	Proposed internal linings, materials and assemblies are to be selected to comply with the required fire hazard properties of Specification C1.10. Evidence of compliance (test certificates) shall be obtained from the supplier or manufacturer.	Capable of Complying
C1.11	Performance of external wall in fire	Concrete external walls that could collapse as complete panels, in a building having a rise in storeys of more not more than 2, must comply with Specification C1.11.	Capable of Complying
C1.13	Fire protected timber: Concession	NA – not proposed	N/A
C1.14	Ancillary Elements	An ancillary element must not be fixed, installed or attached to the internal parts or external face of an external wall that is required to be non-combustible, except were permitted by this clause.	Capable of Complying
C2.2	General floor area and volume limitations	The following maximum fire compartmentation floor area and volume limitations apply to the Class 6 and 7 fire compartments: Floor area – 3,500 m² Volume – 21,000 m3	Capable of Complying

BCA Clause	Title	Assessment and Comment	Status
		The building complies with the general floor area and volume limitations identified by this clause.	
C2.3	Large Isolated buildings	NA – not affected.	N/A
C2.4	Open space and vehicular access	NA – not affected.	N/A
NSW C2.5	Class 9a and 9c buildings	NA – not affected.	N/A
C2.6	Vertical separation of openings in external walls	NA – not affected.	N/A
C2.7	Separation by fire walls	Fire walls are required to be designed to comply with the clause. The following fire walls are proposed: 1. The Class 2 lobby entrance is required to be separated from the class 6 retail parts unless the higher FRLs are utilized throughout ground floor.	Capable of Complying
C2.8	Separation of classifications in the same storey	If a building has parts of different classifications located alongside one another in the same storey, ▪ each building element in that storey must have the higher FRL prescribed in Specification C1.1 for that element for the classifications concerned; or ▪ the parts must be separated in that storey by a fire wall. The proposed fire walls are identified in C2.7 above.	Capable of Complying
C2.9	Separation of classifications in different storeys	The floor separating the part from the storey below must: i) be a floor/ceiling system incorporating a ceiling which has a resistance to the incipient spread of fire to the space above itself of not less than 60 minutes; or	Capable of Complying

BCA Clause	Title	Assessment and Comment	Status
		ii) have an FRL of at least 30/30/30; or iii) have a fire-protective covering on the underside of the floor, including beams incorporated in it, if the floor is combustible or of metal.	
C2.10	Separation of lift shafts	The lift shafts are required to be fire separated from the rest of the building in accordance with this clause.	Capable of Complying
C2.11	Stairways and lifts in one shaft	The stairs and lift shaft are located in different shafts. Stairs to L1 are not identified on the plans. **Stair shafts to L1 are required to be identified on construction certificate drawings demonstrating compliance with this clause.**	Capable of Complying
C2.12	Separation of equipment	The following equipment are required to be fire separated from the remainder of the building by 120/120/120 FRL construction: ▪ Lift motor rooms and lift control panels. ▪ Emergency Generators. ▪ Central smoke control plant. ▪ Boilers. ▪ Battery systems. The building does not contain any of the above room and the requirements of this provision do not apply.	Capable of Complying
C2.13	Electricity supply system	Any main switchboard located in the building which sustains emergency equipment operating in emergency mode, is required to be fire separated from the remainder of the building by 2 hr fire resisting construction. Construction should achieve an FRL of 120/120/120, doorways are required achieve an FRL of -/120/30 and to be self-closing and all penetrations in enclosures are to be appropriately fire stopped. All switchboards in the electrical distribution system, which sustain the electricity supply to the emergency	Capable of Complying

BCA Clause	Title	Assessment and Comment	Status
		equipment, must provide full segregation by way of enclosed metal partitions designed to prevent the spread of any fault from non-emergency equipment switchgear to the emergency equipment switchgear. Electrical conductors and switchboards are required to comply with this clause.	
C2.14	Public corridors in Class 2 & 3 buildings	The building does not contain public corridors more than 40 m in length.	Complies
C3.2	Protection of openings in external walls	Openings are located more than 3m from the allotment boundary.	Complies
C3.3	Separation of external walls and associated openings in different fire compartments	Where the ground floor is not compartmentalised, the building does not contain separate fire compartments which are applicable to this clause. **FRL plans are required to demonstrate compliance with this clause if compartmentation is proposed in addition to protection of openings in different fire compartments in accordance with C3.4.**	Capable of Complying
C3.4	Acceptable method of protection	Windows requiring protection must be protected by one of the means: ▪ External wall-wetting sprinklers with windows that are automatically or permanently fixed in the closed position. ▪ -/60/- fire windows (Automatic or permanently fixed in the closed position) ▪ -/60/- automatic fire shutters Doorways which require protection can be protected externally with wall wetting sprinklers with doors that are self-closing or automatic closing, or -/60/30 fire doors which are self-closing or automatic closing.	Capable of Complying

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BCA Clause	Title	Assessment and Comment	Status
		Fire doors, fire windows and fire shutters are required to comply with Specification C3.4.	
C3.5	Doorways in fire walls	Doors in fire walls are to have the FRL's and features required by this clause.	Capable of Complying
C3.6	Sliding fire doors	NA – sliding fire doors are not proposed.	N/A
C3.7	Protection of doorways in horizontal exits	NA – horizontal exits are not proposed.	N/A
C3.8	Openings in fire isolated exits	NA – fire isolated exits are not required.	N/A
C3.9	Service penetrations in fire isolated exits	NA – fire isolated exits are not required.	N/A
C3.10	Fire isolated lift shafts	NA – fire isolated lift shafts are not required.	N/A
NSW C3.11	Bounding construction	Doors from sole occupancy units opening into enclosed public corridors are required to be protected by -/60/30 self-closing fire doors. A doorway from any other room not within a SOU, must be protected by -/60/30 self-closing fire doors if it opens to a public corridor, public lobby or the like within the residential portion of the building.	Capable of Complying
C3.12	Openings in floors and ceilings for services.	Fire separation between floors is required to be maintained where services penetrate though floors unless the services are located in fire rated shafts.	Capable of Complying
C3.13	Openings in shafts	Opening in shafts are required to be protected in accordance with this clause.	Capable of

BCA Clause	Title	Assessment and Comment	Status
		The waste loading room are an extension of the fire rated shaft containing the garbage chute. The access roller door will not have the required fire rating of FRL of -/60/30. Performance justification is proposed.	Complying
C3.15	Openings for service installations	Services that penetrate a building element that is required to have an FRL must be protected utilising one of the options listed under this clause. Test certificates describing each individual service penetration and configuration will be required at the construction certificate stage.	Capable of Complying
C3.16	Construction joints	Construction joints in building elements required to be fire resistant are required to be protected in accordance with this clause.	Capable of Complying
C3.17	Columns protected with lightweight construction to achieve an FRL	Any columns protected with fire resisting lightweight construction to achieve an FRL must be installed in a manner that's identical to the tested prototype.	Capable of Complying

Fire-Resisting Construction (Specification C1.1)

BCA Clause	Title	Assessment and Comment	Status
2.1	Exposure to fire source features	Exposure to fire source features is to eb determine in accordance with this cause.	Note
2.2	Fire protection for support of another part	When determining FRL's applicable to a particular building element, the requirements of this clause are required to be complied with.	Note
2.3	Lintels	Lintels are to be protected as required by the requirements of this clause.	Capable of Complying

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BCA Clause	Title	Assessment and Comment	Status
2.4	Method of attachment not to reduce the fire resistance of building elements	The method of attaching or installing a finish, lining, ancillary element or service installation to the building element must not reduce the fire-resistance of that element to below that required.	Capable of Complying
2.5	General concessions	NA – roof top plant is not proposed.	N/A
2.6	Mezzanine floors: concession	NA – Mezzanine is not proposed.	N/A
2.7	Enclosure of shafts	Fire rated shafts are to be enclosed at the top and bottom in accordance with the requirements of this clause.	Capable of Complying
2.9	Residential care building: Concession	NA – not affected.	N/A
4.1	Fire resistance of building elements	Generally building elements are required to achieve the following FRL's; Class 2 part external walls within 3-9m of a fire source feature – 90/30/30 Class 6 part external walls within 3-9m of a fire source feature – 180/90/60 Carpark & storage – 120/120/120 Class 2 part generally – 90/90/90 Class 6 part generally – 180/180/180 A loadbearing internal wall and a loadbearing fire wall must be of concrete or masonry.	Capable of Complying

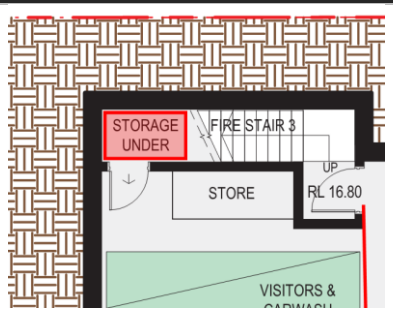
Access and Egress (BCA Section D)

BCA Clause	Title	Assessment and Comment	Status
D1.2	Number of exits required	The building is required to be provided with a minimum of 1 exit. **The exits to Level 1 are not identified. Plans demonstrating compliance with this clause are required to be provided at construction certificate stage.**	Capable of Complying
D1.3	When fire isolated exits are required	NA - Fire isolated stairs are not required to the building	N/A
D1.4	Exit travel distances	Class 2 part - The entrance doorway of any sole-occupancy unit must be not be more than 6m from an exit or from a point from which travel in different directions is available or 20m from a single exit serving the storey at the level of egress to a road or open space. No point on the floor of a room which is not in a sole-occupancy unit must be more than 20m from an exit or from a point at which travel in different directions to 2 exits is available. **Exits travel distances cannot be determined as exits from Level 1 are not identified.** **It is anticipated travel distances will be exceeded and a performance solution will be required to demonstrate compliance with the performance requirements.** 6 and 7a parts - No point on a floor must be more than 20 m from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40m. The Class 6 and 7a parts comply	Performance Solution
D1.5	Distance between alternative exits	Exits that are required to serve as alternative means of egress must not be more than 45m apart in a residential building and not more than 60m in all other parts. The distance between alternative exits comply.	Complies

BCA Clause	Title	Assessment and Comment	Status
		Exits required as alternative means of egress must be located not less than 9m apart and located so that the alternative paths of travel do not converge such that they become less than 6m apart. The exits comply with the requirements above.	
NSW D1.6	Dimensions of exits and paths of travel to exits	A required exit or path of travel to an exit are required to be a minimum unobstructed height of not less than 2m and minimum width of 1m.	Capable of Complying
D1.7	Travel via fire isolated exits	A doorway from a room must not open directly into a stairway, passageway or ramp that is required to be fire-isolated unless it is from: ▪ a public corridor, public lobby or the like; or ▪ a sole-occupancy unit occupying all of a storey; or ▪ a sanitary compartment, airlock or the like. Each fire-isolated stairway or fire-isolated ramp must provide independent egress from each storey served and discharge directly, or by way of its own fire-isolated passageway to a road or open space; Where a path of travel from the point of discharge of a fire-isolated exit necessitates passing within 6 m of any part of an external wall of the same building, measured horizontally at right angles to the path of travel, that part of the wall must have an FRL of not less than 60/60/60 and any openings protected internally in accordance with C3.4, for a distance of 3 m above or below, as appropriate, the level of the path of travel, or for the height of the wall, whichever is the lesser.	Capable of Complying
D1.8	External Stairs or ramps in lieu of Fire-isolated exits	NA - External stairs are not provided in lieu of fire isolated exits.	N/A
D1.9	Travel via non-fire-isolated stairways	A non-fire-isolated stair serving as a required exit must provide a continuous means of travel by its own flights and landings to a level at which egress to a road or open space is available.	Capable of Complying

BCA Clause	Title	Assessment and Comment	Status
	or ramps		
D1.10	Discharge from exits	NA – fire isolated exits are not required.	N/A
D1.11	Horizontal exits	NA - Horizontal exits are not proposed.	N/A
D1.12	Non-required stairways, ramps or escalators	NA - Non-required stairways, ramps or travellators are not proposed.	N/A
D1.13	Number of persons accommodated	Populations have been assessed in accordance with Table D1.13. 517.69m2 /3m2 = 172 people	Capable of Complying
D1.16	Plant rooms and lift rooms: concession	A ladder may be used in lieu of a stairway to provide egress from a plant room with a floor area less than 100m^2 or plant or lift machine rooms with a floor area of less than 200 m^2, for all but one point of egress. Ladders are required to comply with AS1657 and the requirement of this clause.	Capable of Complying
D1.17	Access to lift pits	Access to lift pipes is to be in accordance with this clause.	Capable of Complying
D1.18	Egress from early childhood centres	NA – Not proposed.	N/A
D2.2	Fire-isolated stairways and ramps	A stairway or ramp (including any landings) that is required to be within a fire-resisting shaft must be constructed of non-combustible materials and so that if there is local failure it will not cause structural damage to or impair the fire-resistance of the shaft.	N/A
D2.3	Non-fire isolated stairs and ramps	The non-fire isolated stairs are required to be designed in accordance with the requirements of this provision. Non-fire isolated stairs are not proposed.	Capable of Complying

BCA Clause	Title	Assessment and Comment	Status
D2.4	Separation of rising and descending stair flights	NA – fire isolated stairs are not required.	N/A
D2.7	Installation in exits and paths of travel	Access to service shafts and services other than to firefighting or detection equipment as permitted in the Deemed-to-Satisfy provisions of Section E, must not be provided from a fire-isolated stairway, fire-isolated passageway, or fire-isolated ramp. Gas or other fuel services must not be installed in a required exit. Electrical or telecommunications cupboards opening onto a corridor or the like must be of non-combustible construction and smoke sealed from the corridor (including metal lining to inside face of door and smoke seals to door). Only electrical wiring associated with services specified in the clause, are permitted to be installed in a fire isolated exit.	Capable of Complying
D2.8	Enclosure of space under stairs and ramps	The space below the required fire-isolated stairways must not be enclosed to form a cupboard or similar enclosed space. The space below a required non fire-isolated stairway (including an external stairway) or non fire-isolated ramp must not be enclosed to form a cupboard or other enclosed space unless: ▪ the enclosing walls and ceilings have an FRL of not less than 60/60/60; and ▪ any access doorway to the enclosed space is fitted with a self-closing –/60/30 fire door.	Capable of Complying

BCA Clause	Title	Assessment and Comment	Status
			
D2.9	Width of stairways	A required stairway or ramp that exceeds 2m in width is counted as having a width of only 2m unless it is divided by a handrail or barrier continuous between landings and each division has a width of not more than 2m	Note
D2.10	Pedestrian ramps	A ramp must: 1. where the ramp is also serving as an accessible ramp under Part D3, be in accordance with AS1428.1; or 2. in any other case, have a gradient not steeper than 1:8. The floor surface of a ramp must have a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS4586.	Capable of Complying
D2.11	Fire-isolated passageways	NA – fire isolated passageways not proposed.	N/A
D2.12	Roof as open space	NA - There is no roof as open space.	N/A
NSW D2.13	Goings & risers	Goings and risers are to be designed to comply with this clause including: ▪ going and riser dimensions; and ▪ slip resistance.	Capable of Complying

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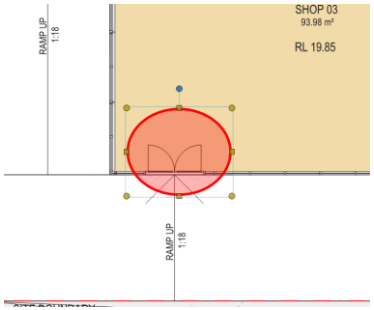
BCA Clause	Title	Assessment and Comment	Status
D2.14	Landings	Landings are to be designed in accordance with this clause.	Capable of Complying
NSW D2.15	Thresholds	Thresholds are to comply with this clause.	Capable of Complying
NSW D2.16	Barriers to prevent falls	Balustrades are to be designed to comply with this clause.	Capable of Complying
D2.17	Handrails	Handrails are required along at least one side of all stairways or ramps, or on both sides of stairs or ramps with a total width of 2m or more. In a required exit serving an area required to be accessible, handrails are required to comply with AS 1428.1-2009 (Clause 12)	Capable of Complying
D2.18	Fixed platforms, walkways, stairways & ladders	NA - Fixed platforms, walkways, stairways & ladders are not proposed.	N/A
NSW D2.19	Doorways and doors	The sliding doors leading directly to the road or open space must be capable of being opened manually under a force of not more than 110 N. Power-operated doorway required to be opened manually under a force of not more than 110 N and open automatically if it leads directly to a road or open space.	Capable of Complying
D2.20	Swinging doors	A swinging door must not encroach and impede the path of travel/exit width by more than 500mm at any part of it swing. When in the fully open position, it must not encroach into the path of travel/exit width by more than or 100mm. Doors in or serving as a required exit must swing in the direction of egress unless they are subject to the concession in this clause. Doors to ground floor retail spaces are required to swing in the direction of egress or be provided with a hold	Capable of Complying

BCA Clause	Title	Assessment and Comment	Status
		open device.  	
NSW D2.21	Operation of latch	All the doors in the required exits, doors forming part of the required exits, and doors within paths of travel must be readily openable in accordance with this clause	Capable of Complying
D2.22	Re-entry from fire-isolated exits	NA – building is under 25m in effective height.	N/A
D2.23	Signs on doors	NA – doors identified by this clause are not proposed.	N/A
D2.24	Protection of openable windows	Window openings must be protected in accordance with this clause to limit the risk of a person falling through an openable window	Capable of Complying
D2.25	Timber stairways: Concession	NA – it is not considered timber stairs will be proposed.	N/A
D3.1	General building access requirements	Refer to access consultant report.	Capable of Complying

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Services and Equipment (BCA Section E)

BCA Clause	Title	Assessment & Comment	Status
E1.3	Fire hydrants	A fire hydrant system must be provided in accordance with this clause to serve the whole building and must also be installed in accordance with AS 2419.1. Where internal hydrants are provided, they must only serve the storey in which they are located. The locations of hydrant boosters and pumps are required to be identified at construction certificate application stage.	Capable of Complying
E1.4	Fire hose reels	A hose reel system must be provided to serve the class 6 and class 7a parts of the building. The hose reel system must be installed in accordance with this clause and AS 2441.	Capable of Complying
E1.5	Sprinklers	NA – sprinklers are not required to the proposed building.	N/A
E1.6	Portable fire extinguishers	Portable fire extinguishers are to comply with this provision and sections 1, 2, 3 and 4 of AS 2444.	Capable of Complying
E1.8	Fire control centres	NA – fire control centres are not required.	N/A
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 12 m the required fire hydrants and fire hose reels must be operational in at least every storey that is covered by the roof or the floor structure above, except the 2 uppermost storey's and any required booster connections must be installed.	Capable of Complying
E1.10	Provision for special hazards	NA - No special hazards have been identified.	N/A
E2.2	General	The following smoke hazard management measures are required in accordance with this clause:	Capable of

BCA Clause	Title	Assessment & Comment	Status
	requirements	E2.2 ▪ An air-handling system which does not form part of a smoke hazard management system in accordance with Table E2.2a 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: - be designed and installed to operate as a smoke control system in accordance with AS 1668.1; or - incorporate smoke dampers where the air-handling ducts penetrate any elements separating the fire compartments served; and be arranged such that the air-handling system is shut down and the smoke dampers are activated to close automatically by smoke detectors complying with Clause 7.5 of AS 1670.1; and for the purposes of this provision, each SOU in the Class 2 part is treated as a separate fire compartment. ▪ Miscellaneous air-handling systems covered by Sections 5 and 6 of AS 1668.1 serving more than one fire compartment (other than a car park ventilation system) and not forming part of a smoke hazard management system must comply with that Section of the Standard. ▪ A smoke detection and alarm system must be installed in accordance with Specification E2.2a for the Class 2 part.	Complying
E2.3	Provision for special hazards	NA - No special hazards have been identified.	N/A
E3.1	Lift installations	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification E3.1.	Capable of Complying
E3.2	Stretcher facility in lifts	NA – The building has an effective height of less than 25m.	N/A
E3.3	Warning against use of lifts in fire	Warning signs must be displayed near every lift call button in accordance with this clause.	Capable of Complying

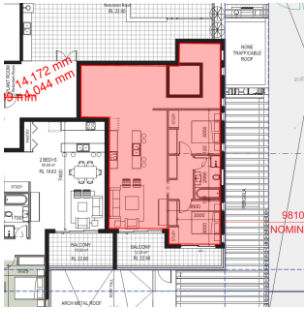
CD CERTIFICATION

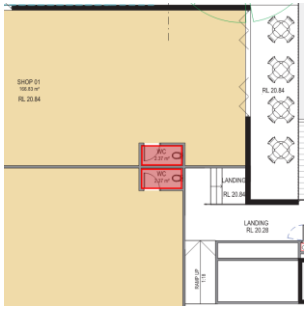
BCA Clause	Title	Assessment & Comment	Status
E3.4	Emergency lifts	NA – The building has an effective height of less than 25m.	N/A
E3.5	Landings	Access and egress to and from lift well landings must comply with the DTS provision of Section D	Capable of Complying
E3.6	Passenger lifts	The lifts are required to be of a type and have features for people with disabilities as required by this clause.	Capable of Complying
E3.7	Fire service controls	NA – The building has an effective height of less than 12m.	N/A
E3.8	Aged care buildings	NA – Class not affected.	N/A
E3.9	Fire service recall operation switch	NA – The building has an effective height of less than 12m.	N/A
E3.10	Lift car fire service drive control switch	NA – The building has an effective height of less than 12m.	N/A
E4.2 to E4.4	Emergency lighting requirements	Emergency lighting must be provided in accordance with these clauses. Emergency lighting is required to comply with AS2293.1-2005.	Capable of Complying
E4.5 to E4.8	Exit signs	Exit signage must be provided in accordance with this clause. Exit signage is required to comply with AS2293.1-2005 and be clearly visible at all times.	Capable of Complying
E4.9	Emergency warning and intercom systems	NA – The building has an effective height of less than 25m.	N/A

CD CERTIFICATION

Health and Amenity (BCA Section F)

BCA Clause	Title	Assessment and Comment	Status
F1.0	Deem to satisfy provisions	Performance requirement FP1.4, for the prevention of the penetration of water through external walls, is required to be complied with. A performance solution is required to demonstrate compliance with the performance requirements.	Performance Solution
F1.1	Stormwater drainage	Stormwater drainage is required to be designed to comply with AS/NZS 3500.3-2015.	Capable of Complying
F1.4	External above ground membranes	Waterproofing membranes for external above ground use must comply with AS 4654.1-2012 & AS 4654.2-2012	Capable of Complying
F1.5	Roof coverings	Lightweight metal roof sheeting is to comply with AS1562.1.	Capable of Complying
F1.6	Sarking	Sarking-type materials used for weatherproofing of roofs and walls are required to comply with AS/NZS 4200 Parts 1 and 2.	Capable of Complying
F1.7	Waterproofing of wet areas in buildings	Waterproofing of wet areas are required to comply with this clause & AS 3740-2010 Amdt 1.	Capable of Complying
F1.9	Damp-proofing	Damp proofing is required to be provided in accordance with this clause.	Capable of Complying
F1.10	Damp-proofing of floor on ground	Damp proofing is required to be provided in accordance with this clause.	Capable of Complying
F1.11	Provision of floor	In a Class 2 or 3 building or Class 4 part of a building, a bathroom or laundry located at any level above a sole	Capable of

BCA Clause	Title	Assessment and Comment	Status
	wastes	occupancy unit or public space must have: ▪ a floor waste. ▪ The floor graded to the floor waste to permit drainage of water	Complying
F1.12	Sub-floor ventilation	NA – subfloor is not provided.	N/A
F1.13	Glazed assemblies	Glazed assemblies to comply with AS 2047 as applicable.	Capable of Complying
F2.1	Facilities in residential buildings	The residential portion of the building is to be provided with appropriate facilities in accordance with Table F2.1. Generally, provision of the following facilities within each unit will comply: ▪ A bath or shower; and ▪ A closet pan & wash basin; and ▪ Kitchen; and ▪ Wash tub and space for washing machine and drier Room labels and sanitary facilities are required to be provided in accordance with this clause at construction certificate stage. 	Capable of Complying

BCA Clause	Title	Assessment and Comment	Status
F2.3	Facilities in Class 3 to 9 buildings	Sanitary facilities must be provided in accordance with this clause and Table F2.3. For each retail space, a single facility shared by both sexes may be provided where no more than 10 people are employed. This facility is required to be accessible in accordance with part F2.4.  Plans demonstrating compliance with this clause are required at construction certificate stage. Adequate means of disposal of sanitary products must be provided in sanitary facilities for use by females.	Capable of Complying
F2.4	Facilities for people with disabilities	Accessible unisex and ambulant sanitary facilities are required in accordance with clause. The design of accessible sanitary facilities is to comply with AS1428.1-2009. Refer to access consultant report.	Capable of Complying
F2.5	Construction of sanitary compartments	The construction of sanitary compartments is required to comply with this requirement.	Capable of Complying
F2.6	Interpretation: Urinals and washbasins	NA – not proposed.	N/A

CD CERTIFICATION

BCA Clause	Title	Assessment and Comment	Status
F2.8	Waste management	NA – not affected.	N/A
F2.9	Accessible adult change facilities	NA – not affected.	N/A
F3.1	Height of rooms and other spaces	The minimum ceiling height requirements are to comply with the requirements of this provision.	Capable of Complying
F4.1-4.3	Provision of natural light	Natural lighting must be provided in all habitable rooms of the residential units.	Capable of Complying
F4.4	Artificial lighting	Artificial lighting is to be provided in accordance with AS/NZS1680.0 to spaces required by this clause.	Capable of Complying
F4.5-4.7	Ventilation of rooms	Ventilation is to be provided by natural or mechanical means in accordance with this provision and Clause F4.6.	Capable of Complying
F4.8	Restriction on the position of water closets and urinals	A room containing a closet pan or urinal must not open directly into a room used for public assembly or a workplace normally occupied by more than one person.	Capable of Complying
F4.9	Airlocks	If the room containing a closet pan or urinal must not open directly into rooms identified in F4.8 above then an airlock of not less than 1.1 m^2 and fitted with self-closing doors at all access doorways or the room containing the closet pan or urinal must be provided with mechanical ventilation and the doorway to the room adequately screened from view. Mechanical ventilation of the bathrooms is to be provided.	Capable of Complying
F4.11	Car park exhaust	Each storey of the carpark must have a system of ventilation complying with AS1668.2 or permanent natural ventilation in accordance with Section 4 of AS1668.4.	Capable of Complying

CD CERTIFICATION

BCA Clause	Title	Assessment and Comment	Status
F4.12	Kitchen local exhaust	A commercial kitchen must be provided with a kitchen exhaust hood complying with AS/NZS 1668.1-1998 and AS 1668.2-1991 as required by this clause.	Capable of Complying
F5.1	Application of part	The sound insulation requirements of F5.2, F5.3, F5.4, F5.5, F5.6 & F5.7 only apply to the Class 2, 3 and 9c component of the building.	Note
F5.2	Determination of airborne sound insulation ratings	A form of construction required to have an airborne sound insulation rating must: ▪ have the required value for weighted sound reduction index (R_w) or weighted sound reduction index with spectrum adaptation term ($R_w + C_{tr}$) determined in accordance with AS/NZS 1276.1 or ISO 717.1 using results from laboratory measurements; or ▪ an acceptable form of construction under Spec F5.2.	Note
F5.3	Determination of impact sound insulation ratings	Determination of impact sound insulation ratings is to be in accordance with this clause. Particular attention is required to the requirements for discontinuous construction	Note
F5.4	Sound insulation rating of floor	1. A floor in a Class 2 or 3 building must have an $R_w + C_{tr}$ (airborne) not less than 50 and an $L_{n,w}$ (impact) not more than 62 if it separates— (a) sole-occupancy units; or (b) a sole-occupancy unit from a plant room, lift shaft, stairway, public corridor, public lobby or the like, or parts of a different classification. A floor in a Class 9c building separating sole occupancy units must have an R_w not less than 45.	Capable of Complying
F5.5	Sound insulation of walls	Sound insulation of walls and doors is required to be in accordance with this clause.	Capable of Complying
F5.6	Sound insulation rating of internal	Services that serves or pass through more than one SOU must achieve the required ratings specified by this clause.	Capable of Complying

BCA Clause	Title	Assessment and Comment	Status
	services		
F5.7	Sound isolation of pumps	A flexible coupling must be installed at the point of connection between service pipes in a building and any circulating or other pump.	Capable of Complying
F6.1	Application of part	The deemed-to-satisfy provisions of this Part only apply to a sole-occupancy unit of a Class 2 building and a Class 4 part of a building	Note
F6.2	Pliable building membrane	Where a pliable building membrane is installed in an external wall, it must comply with the provisions of this clause. Except for single skin masonry and single skin concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.	Capable of Complying
F6.3	Flow rate and discharge of exhaust systems	1. An exhaust system installed in a kitchen, bathroom, sanitary compartment or laundry must have a minimum flow rate of: (a) 25 L/s for a bathroom or sanitary compartment; and (b) 40 L/s for a kitchen or laundry. 2. Exhaust from a kitchen must be discharged directly or via a shaft or duct to outdoor air. 3. Exhaust from a bathroom, sanitary compartment, or laundry must be discharged: (a) Directly or via a shaft or duct to outdoor air; or (b) To a roof space that is ventilated in accordance with F6.4.	Capable of Complying
F6.4	Ventilation of roof spaces	Where an exhaust system covered by F6.3 discharges directly or via a shaft or duct into a roof space, the roof space must be ventilated to outdoor air through evenly distributed openings in accordance with this clause.	Capable of Complying

Ancillary Provisions (BCA Section G)

BCA Clause	Title	Assessment and comment	Status
G1.1	Swimming Pools	NA – swimming pools are not proposed.	N/A
G1.2	Refrigerated chambers, strong rooms & vaults	NA - Refrigerated chambers, strong rooms & vaults are not proposed.	N/A
G1.3	Outdoor Play Spaces	NA – Outdoor play spaces are not proposed.	N/A
NSW G1.101	Provision for the cleaning of windows	NA – building is not more than 3 storeys above ground.	N/A
G2.2	Installation of appliances	NA - Domestic solid fuel burning appliances are not proposed.	N/A
G2.3	Open fireplaces	NA - Open fireplaces are not proposed.	N/A
G2.4	Incinerator rooms	NA - Incinerator rooms are not proposed.	N/A
G3.1	Atriums affected by this part	NA – Atriums are not proposed.	N/A
NSW G5.2	Protection in bushfire prone areas	NA – Not bushfire affected.	N/A
G6.1	Application of part	This part applies to occupiable outdoor areas. Except for G6.2, the Deemed-to-Satisfy Provisions of this Part do	Note

BCA Clause	Title	Assessment and comment	Status
		not apply to: ▪ an occupiable outdoor area of a sole-occupancy unit in a Class 2 or 3 building, Class 9c building or Class 4 part of a building; or ▪ an occupiable outdoor area with an area less than 10m².	
G6.2	Fire hazard properties	A lining, material or assembly in an occupiable outdoor area must comply with C1.10 as for an internal element as specified in this clause.	Capable of Complying
G6.3	Fire separation	For the purposes of the Deemed-to-Satisfy Provisions of C2.7, C2.8 and C2.9, a reference to a storey includes an occupiable outdoor area, however a fire wall cannot be used to separate an occupiable outdoor area into different fire compartments.	Capable of Complying
G6.4	Provision for escape	For the purposes of the Deemed-to-Satisfy Provisions of Part D1, a reference to a storey or room includes an occupiable outdoor area.	Capable of Complying
G6.5	Construction of exits	For the purposes of the Deemed-to-Satisfy Provisions of Part D2, a reference to a storey or room includes an occupiable outdoor area.	Capable of Complying
G6.6	Firefighting equipment	Except for Clause 7(b)(i) of Specification E1.5, for the purposes of the Deemed-to-Satisfy Provisions of Part E1, a reference to a storey includes an occupiable outdoor area.	Capable of Complying
G6.7	Lift installations	For the purposes of the Deemed-to-Satisfy Provisions of Part E3, a reference to a storey includes an occupiable outdoor area.	Capable of Complying
G6.8	Visibility in an emergency, exit signs and warning systems	For the purposes of the Deemed-to-Satisfy Provisions of Part E4, a reference to a room includes an occupiable outdoor area.	Capable of Complying
G6.9	Light and	For the purposes of the Deemed-to-Satisfy Provisions of F4.4, F4.8 and F4.9, a reference to a room includes an	Capable of

BCA Clause	Title	Assessment and comment	Status
	ventilation	occupiable outdoor area.	Complying

Energy Efficiency (BCA Section J – Class 3 and 5 to 9 Buildings)

External Fabric (Part J1)

BCA Clause	Title	Assessment and Comment	Status
J1.1	Application of part	The Deemed-to-Satisfy Provisions of this Part apply to building elements forming the envelope of a Class 3 and 5 to 9 building in accordance with this clause.	Note
J1.2	Thermal Construction - General	Required insulation, reflective insulation and bulk insulation is to be installed in accordance with this clause and AS/NZS 4859.1.	Capable of Complying
J1.3	Roof and Ceiling Construction	A roof or ceiling that is part of the envelope must achieve the Total R-Value in accordance with this clause.	Capable of Complying
J1.5	Walls & Glazing	External wall-glazing that are part of the envelope are required to comply with the requirements of this provision.	Capable of Complying
J1.6	Floors	Floors that are part of the envelope are required to comply with the requirements of this provision.	Capable of Complying

Building Sealing (Part J3)

BCA Clause	Status	Assessment and Comment	Status

BCA Clause	Status	Assessment and Comment	Status
NSW J3.1	Application of part	The Deemed-to-Satisfy Provisions of this Part apply to building elements forming the envelope of a Class 3 & 5 to 9 building in accordance with this clause.	Note
J3.4	Windows and doors	Windows and doors forming part of the envelope are required to be sealed to restrict air infiltration in accordance with this clause.	Capable of Complying
J3.5	Exhaust Fans	An exhaust fan must be fitted with a sealing device such as a self-closing damper or the like when serving a: ▪ conditioned space; or ▪ a habitable room in climate zone 4, 6, 7 & 8.	Capable of Complying
J3.6	Construction of roofs, walls and floors	Roofs, ceilings, walls, floors and any openings are required to be designed and constructed to minimise air leakage in accordance with this clause.	Capable of Complying

Air Conditioning and Ventilation Systems (Part J5)

BCA Clause	Status	Assessment and Comment	Status
J5.2	Air Conditioning System control	Any proposed air-conditioning systems must be designed in accordance with this clause.	Note
J5.3	Mechanical ventilation system control	Any proposed mechanical ventilation systems must be designed in accordance with this clause.	Capable of Complying
J5.4	Fan systems	Any proposed fan systems must be designed in accordance with this clause.	Capable of Complying

BCA Clause	Status	Assessment and Comment	Status
J5.5	Ductwork insulation	Ductwork and fittings in an air-conditioning system must be provided with insulation in accordance with this clause.	Capable of Complying
J5.6	Ductwork sealing	Ductwork in an air-conditioning system with a capacity of 3000 L/s or greater, not located within the only or last room served by the system, must be sealed against air loss in accordance with the duct sealing requirements of AS 4254.1 and AS 4254.2 for the static pressure in the system.	Capable of Complying
J5.7	Pump systems	Pumps and pipework that form part of an air-conditioning system are to be designed in accordance with this clause.	Capable of Complying
J5.8	Pipework insulation	Piping, vessels, heat exchangers and tanks containing heating or cooling fluid, where the fluid is held at a heated or cooled temperature, that are part of an air-conditioning system, other than in appliances covered by MEPS, must be provided with insulation in accordance with this clause.	Capable of Complying
J5.9	Space heating	A heater used for air-conditioning or as part of an air-conditioning system must be provided with insulation in accordance with this clause	Capable of Complying
J5.10	Refrigerant chillers	An air-conditioning system refrigerant chiller must comply with MEPS and the full load operation energy efficiency ratio and integrated part load energy efficiency ratio in Table J5.10a or Table J5.10b when determined in accordance with AHRI 551/591.	Capable of Complying
J5.11	Unitary air conditioning equipment	Unitary air-conditioning equipment including packaged air-conditioners, split systems, and variable refrigerant flow systems must comply with MEPS and for a capacity greater than or equal to 65 kWr where required by this clause.	Capable of Complying
J5.12	Heat rejection equipment	The motor rated power of a fan in a cooling tower, closed circuit cooler or evaporative condenser must not exceed the allowances in Table J5.12. The fan in an air-cooled condenser must have a motor rated power in accordance with this clause.	Capable of Complying

Artificial Lighting and Power (Part J6)

BCA Clause	Status	Assessment and Comment	Status
J6.2	Artificial lighting	Artificial lighting is to be designed in accordance with this provision.	Note
J6.3	Interior artificial lighting and power control	Artificial lighting and power control are to be designed and provided in accordance with this provision.	Capable of Complying
J6.4	Interior decorative and display lighting	Interior decorative and display lighting, such as for foyer mural or art display, must be controlled in accordance with this clause.	Capable of Complying
J6.5	Exterior artificial lighting	Artificial lighting around the perimeter of a building must be designed to comply with this clause.	Capable of Complying
J6.6	Boiling water and chilled water storage units	Power supply to a boiling water or chilled water storage unit is required to be controlled by a time switch in accordance with Spec J6.	Capable of Complying
J6.7	Lifts	Lifts must be designed to comply with this clause.	Capable of Complying

Facilities for Energy Monitoring (Part J8)

BCA Clause	Status	Assessment and Comment	Status
J8.3	Facilities for energy monitoring	Facilities for energy monitoring are required to be provided in accordance with this clause.	Note

CD CERTIFICATION

Energy Efficiency (BCA Section J – Class 2 and 4 Buildings)
The provisions of this Section J(A) are designed to complement the requirements of BASIX which are implemented via a Development Consent or Complying Development as applicable. BASIX is a web-based planning tool design to assess the potential performance of certain residential buildings against a range of sustainability indices.

Building Fabric (NSW Part J(A)1)

BCA Clause	Status	Assessment and Comment	Status
NSW J(A)1.1	Application of part	The Deemed-to-Satisfy Provisions of this Part apply to thermal insulation in a Class 2 building or Class 4 part of a building where a development consent specifies that insulation is to be provided. The DTS provisions for thermal breaks apply to all Class 2 buildings and Class 4 parts.	Note
NSW J(A)1.2	Compliance with BCA	The sole occupancy units of a Class 2 building and a Class 4 part of the building must comply with the national BCA provisions of J02(b) to (d). Refer to J1.2, J1.3, J1.5 & J1.6 below.	Capable of Complying
J1.2	Thermal construction — general	Thermal insulation is required to be installed in accordance with AS/NZS 4859.1 and the general requirements of this clause. Reflective & bulk insulation is to be installed in accordance with this clause.	Capable of Complying
J0.4	Roof thermal breaks	Roof thermal breaks are required in accordance with this clause.	Capable of Complying
J0.5	Wall thermal breaks	Wall thermal breaks are required in accordance with this clause.	Capable of Complying
J1.6 (c) & (d)	Floors – floor edge insulation	Floor edge insulation is to comply with this clause	Capable of Complying

CD CERTIFICATION

Building Sealing (NSW Part J(A)2)

BCA Clause	Status	Assessment and Comment	Status
NSW J(A)2.1	Application of part	The Deemed-to-Satisfy Provisions of this Part apply to a Class 2 building and a Class 4 part of a building, but exclude the following: ▪ a building in climate zones 2 and 5 where the only means of air-conditioning is by using an evaporative cooler; or ▪ a permanent building opening, in a space where a gas appliance is located, that is necessary for the safe operation of a gas appliance; or. ▪ parts of those buildings that cannot be fully enclosed	Note
NSW J(A)2.2	Compliance with BCA provisions	The following national provisions apply to the requirements of this clause: ▪ J3.2 Chimneys and flues ▪ J3.3 Roof Lights ▪ J3.4 External Doors and windows ▪ J3.5 Exhaust fans ▪ J3.6 Construction of roofs, walls and floors ▪ J3.7 Evaporative coolers	Note
J3.3	Roof lights	Roof lights are to be designed to comply with this clause.	Capable of Complying
J3.4 (a) to (d)	Windows and doors	External windows and doors are required to be designed to comply with this clause.	Capable of Complying
J3.5	Exhaust fans	An exhaust fan must be fitted with a sealing device to prevent air infiltration in a conditioned space or in climate zones 4, 6, 7 and 8.	Capable of Complying

BCA Clause	Status	Assessment and Comment	Status
J3.6	Construction of roofs, walls and floors	Roofs, external walls, external floors and any openings are required to be designed and constructed to minimise air leakage.	Capable of Complying

Air-Conditioning and Ventilating System (NSW Part J(A)3)

BCA Clause	Status	Assessment and Comment	Status
NSW J(A)3.1	Application of part	The Deemed-to-Satisfy Provisions of this Part apply to a Class 2 building and a Class 4 part of a building.	Note
NSW J(A)3.2	Compliance with BCA provisions	Class 2 buildings and Class 4 parts of buildings must comply with national BCA provisions as identified below.	Note
J5.2	Air Conditioning System control	Any proposed air-conditioning systems must be designed in accordance with this clause.	Capable of Complying
J5.3	Mechanical ventilation system control	Any proposed mechanical ventilation systems must be designed in accordance with this clause.	Capable of Complying
J5.4	Fan systems	Any proposed fan systems must be designed in accordance with this clause.	Capable of Complying
J5.5	Ductwork insulation	Ductwork and fittings in an air-conditioning system must be provided with insulation in accordance with this clause.	Capable of Complying
J5.6	Ductwork sealing	Ductwork in an air-conditioning system with a capacity of 3000 L/s or greater, not located within the only or last room served by the system, must be sealed against air loss in accordance with the duct sealing	Capable of Complying

BCA Clause	Status	Assessment and Comment	Status
		requirements of AS 4254.1 and AS 4254.2 for the static pressure in the system.	
J5.7	Pump systems	Pumps and pipework that form part of an air-conditioning system are to be designed in accordance with this clause.	Capable of Complying
J5.8	Pipework insulation	Piping, vessels, heat exchangers and tanks containing heating or cooling fluid, where the fluid is held at a heated or cooled temperature, that are part of an air-conditioning system, other than in appliances covered by MEPS, must be provided with insulation in accordance with this clause.	Capable of Complying
J5.10	Refrigerant chillers	An air-conditioning system refrigerant chiller must comply with MEPS and the full load operation energy efficiency ratio and integrated part load energy efficiency ratio in Table J5.10a or Table J5.10b when determined in accordance with AHRI 551/591.	Capable of Complying
J5.11	Unitary air conditioning equipment	Unitary air-conditioning equipment including packaged air-conditioners, split systems, and variable refrigerant flow systems must comply with MEPS and for a capacity greater than or equal to 65 kWr where required by this clause.	Capable of Complying
J5.12	Heat rejection equipment	The motor rated power of a fan in a cooling tower, closed circuit cooler or evaporative condenser must not exceed the allowances in Table J5.12. The fan in an air-cooled condenser must have a motor rated power in accordance with this clause.	Capable of Complying

Heated Water Supply (NSW Part J(A)4)

BCA Clause	Status	Assessment and Comment	
NSW J(A)4.1	Application of part	The Deemed-to-Satisfy Provisions of this Part apply to a Class 2 building and a Class 4 part of a building.	Note

BCA Clause	Status	Assessment and Comment	
NSW J(A)4.2	Compliance with the BCA provisions	Class 2 buildings and Class 4 parts of buildings must comply with the national BCA provisions of J7.2.	Note
J7.2	Hot Water Supply	A heated water supply system for food preparation and sanitary purposes must be designed and installed in accordance with Part B2 of NCC Volume Three — Plumbing Code of Australia.	Capable of Complying

Facilities for Energy Monitoring (NSW Part J(A)5)

BCA Clause	Status	Assessment and Comment	Status
NSW J(A)5.1	Application of part	The Deemed-to-Satisfy Provisions of this Part apply to a Class 2 building except within a sole occupancy unit.	Note
NSW J(A)5.3	Compliance with BCA provisions	Class 2 buildings must comply with the national provision of J8.3.	Note
J8.3	Facilities for energy monitoring	Facilities for energy monitoring are required to be provided in accordance with this clause.	Capable of Complying

4. 0 Conclusion

The proposed mixed use, shop top, residential building at 1-3 Crown Street, Harris Park has been assessed against the deemed to satisfy provisions of the BCA 2019. The primary purpose of this report is to identify the non-compliance matters in comparison to the current Deemed-to-Satisfy Provisions of the BCA, which are outlined in the ***executive summary*** and further detailed in Section 3.0 above. Compliance with the recommendations of the report will ensure that the proposed building additions will be provided with a satisfactory level of fire safety and amenity to the building occupants.

Fire Safety Measures

The fire safety measures within the building must be maintained to ensure correct operation at all times the building is occupied. All fire fighting equipment should be tagged when tested/inspected and log books kept up-to-date for all smoke detection, warning systems and sprinkler systems (where installed).

An annual fire safety certificate must be submitted to the local consent authority and the NSW Fire Brigade each year indicating satisfactory performance of the fire safety measures contained within the building. The annualfire safety statement should be displayed in a prominent place within the building (i.e. the main entryfoyer).

The correct operation and maintenance of the buildings fire safety measures is critical in affording an adequate level of fire safety.

Good Housekeeping

The ongoing management of the building should ensure good housekeeping procedures. The following matters should be considered by building management:

- Ensure exits and paths of travel to exits remain unobstructed (in particular stairways).
- Avoid storage of materials in unoccupied areas.
- Limit storage of flammable/combustible materials to designated and approved areas.
- Prevent chocking open fire/smoke doors.
- Prevent storage of materials that could hinder access to firefighting equipment.