



Newland Wood

BUILDING CERTIFICATION

BCA Assessment Report

Project Name: 95 Cudgegong Road, Rouse Hill

Ref: NW17/2194

Rev 2: 24.10.17

Attention: Bing Wei Pty Limited






Executive Summary

This report documents the relevant clause by clause assessment of the proposed works against the deemed to satisfy requirements of the National Construction Code, Volume One: Building Code of Australia 2016, or BCA as now referred to in this report.

The proposed works are for the construction of a 4 storey buildings comprising 100 apartments with basement car parking at 95 Cudgegong Road, Rouse Hill, NSW 2155.

The following items are brought to your attention as needing further information to assess or items are to be addressed by a Fire Engineer or Access Consultant as an Performance Solution, therefore deemed capable of compliance with the BCA 2016. Please refer to the relevant clause in the body of the report for detailed information:

BCA Clause	Performance Requirement	Summary
C2.6	CP2	<p><u>Vertical separation of openings in external walls</u></p> <p>The windows on various elevations are required to be staggered at space of at least 450mm in order to comply with the spandrel requirements of the BCA. Please provide details of the spandrel protection between the external wall openings prior to Construction Certificate stage. A performance solution could be sought from a Fire Engineer.</p> 
C3.3	CP2	<p><u>Separation of external walls and associated openings in different fire compartments</u></p> <p>The openings between various apartments and the lobbies of the building are less than those set out by the BCA. These openings are required to be protected in accordance with C3.4. A performance solution could be sought from a Fire Engineer if they are to remain unprotected.</p> 
D1.2	DP4	<p><u>Number of exits required</u></p> <p>Two exits provided from each level above ground.</p>

		<p>Only one exit is provided from the basement level 2 in Stage 2. Two exits are required as the rise in level is over 1.5m.</p> <p>A performance solution could be sought from a Fire Engineer.</p>
D1.4	DP4	<p><u>Exit travel distances</u></p> <p>The travel distances appear to exceed the deemed to satisfy requirements in the following areas:</p> <ul style="list-style-type: none"> • 61m in Stage 2 Basement level 1 in lieu of 40m • 35m in Stage 2 Basement Level 2 in lieu of 20m • 43m in Stage 2 Basement Level 1 in lieu of 40m • 12.5m in Stage 1 and 2 Residential Levels 1-3 in lieu of 6m <p>A Performance Solution can be sought from a Fire Engineer.</p>
D1.5	DP4	<p><u>Distance between alternative exits</u></p> <p>The distance between exits appear to exceed the deemed to satisfy requirements in the following areas:</p> <ul style="list-style-type: none"> • 81m in Stage 2 Basement level 1 in lieu of 60m • 62m in Stage 1 Basement Level 1 in lieu of 60m <p>A Performance Solution can be sought from a Fire Engineer.</p>
D1.7	DP4	<p><u>Travel via Fire-isolated exits</u></p> <p>All stairs on the ground floor discharge into an area that is not open for more than 1/3 of its perimeter. A performance solution can be sought from a fire engineer.</p> <p>Discharge from the fire isolated stairs passes within 6m of an opening (Bedroom windows and lobby doorway) on the ground floor. These openings can be protected in accordance the C3.4 or a performance solution can be sought from a fire engineer.</p> 

Introduction

This report documents the assessment of the proposed works against the Deemed-to-satisfy provisions of the Building Code of Australia, Volume One 2016

The proposal is for the construction of a 4 storey buildings comprising 100 apartments with basement car parking at 95 Cudgegong Road, Rouse Hill, NSW 2155.

The items within this report are either important items that require further information or compliance issues. All other items not shown have been considered acceptable. A full report can be required upon request.

The report is set out so each BCA clause is listed and provided with assessment comments, along with a 'status' to indicate whether the design documentation either:

X	Complies	- the design meets the deemed-to-satisfy provisions of the relevant clause of the BCA; or
X	Capable of compliance	- insufficient details have been provided at this stage but compliance could be achieved; or
X	Does Not Comply	- the design does not meet the deemed-to-satisfy provisions of the relevant clause of the BCA; or
X	Not Applicable	- the relevant clause is not relevant to the project.
X	Note	- for information only but to be incorporated into the scheme.

There is insufficient information at this stage to show compliance with the BCA, however subject to the items highlighted in this report being incorporated in the scheme, then general BCA compliance could be achieved. Full compliance with certain BCA clauses cannot be ascertained without additional information being provided and typically at Construction Certificate stage, as indicated in this report.

Some items will need to be addressed as a Performance Solution by a Fire Engineer, therefore deemed capable of compliance with the BCA 2016. Please refer to the relevant clause in the body of the report for detailed information.

If you have any queries please do not hesitate to contact me.





Ryan Dillon
Newland Wood Certification

BCA Assessment

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Not Applicable
Building Code of Australia 2016						
Section A – General Provisions						
A1.1	Effective Height	The building has an effective height of less than 12m	X			
A3.2	Classification	The classification for the proposed development is Class 2 (apartment accommodation) and 7a (carpark)	X			
Section B – Structure						
B	Structural Provisions	Please forward the structural details and design statement for the proposed building at Construction Certificate stage.		X		
Section C – Fire Safety						
C1.1	Type of construction required	The type of fire resisting construction applicable is Type A construction. Architectural details should indicate compliance with this Clause and Specification C1.1. <i>Details will be required prior to issue of the Construction Certificate.</i>		X		
C1.2	Calculation of rise in storey	The rise in storeys is four (4).	X			
C1.3	Buildings of multiple classification	Not applicable.				X
C1.4	Mixed types of construction	Mixed types of construction must comply with this clause.				X
C1.5	Two storey Class 2, 3 or 9c buildings	Not applicable				X
C1.6	Class 4 parts of buildings	No Class 4 parts				X
C1.7	Open spectator stands and indoor sports stadiums	Not an open spectator stand or indoor sports stadium				X
C1.8	Lightweight construction	Lightweight construction is required to comply with Spec C1.8 <i>Details will be required prior to the issue of the Construction Certificate.</i>		X		


Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Not Applicable
C1.10	Fire hazard properties	This Clause permits the use of certain types of materials achieving the required fire hazard properties. <i>Compliance to be reviewed at completion stage</i>		X		
C1.11	Performance of external walls in fire	No pre-cast or tilt up panels used				X
C2.2	General floor area & volume limitations	The Building contains a Class 7 part and construction Type A. Therefore, the maximum fire compartment size is 5000 m2 and the maximum volume allowed is 30,000 m3. The fire compartment of the carparking basements in Stage 2 measures 4963m2. Please confirm the accuracy of this measurement.		X		
C2.3	Large isolated buildings	Not applicable				X
C2.4	Requirements for open space and vehicular access	Not applicable				X
C2.5	Class 9a and 9c buildings	Not a Class 9a or 9c building				X
C2.6	Vertical separation of openings in external walls	A building of Type A construction must be provided with spandrel separation between opening on different storeys unless the building is sprinkler protected throughout. Spandrels are required in accordance with BCA Clause C2.6, which stipulates a 900mm high spandrel; with 600mm of this spandrel being above the finished floor level. Alternatively, an 1100mm horizontal slab may be utilized. The spandrel material is required to achieve an FRL of 60/60/60. The windows on various elevations are required to be staggered at space of at least 450mm in order to comply with the spandrel requirements of the BCA. Please provide details of the spandrel protection between the external wall openings prior to Construction Certificate stage. A performance solution could be sought from a Fire Engineer.			X	

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Not Applicable
						
C2.7	Separation by firewalls	<p>This Clause provides guidance on the construction of fire walls.</p> <p><i>Details will be required prior to the issue of the Construction Certificate.</i></p>		X		
C2.8	Separation of classifications in the same storey	<p>Different classifications on the same storeys exist, therefore:</p> <p>(a) each building element in that storey must have the higher FRL prescribed in Specification C1.1 for that element for the classifications concerned; or</p> <p>(b) the parts must be separated in that storey by a fire wall having the higher FRL prescribed in Table 3 (Type A construction) of Specification C1.1 as applicable, for that element for the Type of construction and the classifications concerned.</p> <p>Please confirm that the Carpark (Class 7) will be separated from the residential part by construction achieving a rating of 120/120/120 or that the entire storey will achieve a rating required for a Class 7 building.</p> <p><i>Details will be required prior to the issue of the Construction Certificate.</i></p>		X		
C2.9	Separation of classifications in different storeys	<p>Different classifications on different storeys exist.</p> <p>The fire resistance level (FRL) of this floor must be in accordance with Type A construction.</p> <p>The floor between the carpark and the residential area is required to achieve an FRL of 120/120/120.</p> <p><i>Details will be required prior to the issue of the Construction Certificate.</i></p>		X		
C2.10	Separation of lift shafts	<p>The lift shaft is required to be fire separated in accordance with Type A construction i.e. FRL 90/90/90 load-bearing or -/90/90 non-load-bearing.</p> <p><i>Details will be required prior to the issue of the Construction Certificate.</i></p>		X		
C2.11	Stairways and lifts in one shaft	<p>The lift and stairway appear to be in different shafts.</p>	X			

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Not Applicable
C2.12	Separation of equipment	Any lift motors and lift control panels; or emergency generators used to sustain emergency equipment operating in the emergency mode; boilers; or certain types of batteries will need to be fire separated from the rest of the building. <i>Details will be required prior to the issue of the Construction Certificate.</i>		X		
C2.13	Electricity supply system	The Electrical MSB Room is to be enclosed construction achieving an FRL120/120/120 with self-closing -/120/30 fire doors. <i>Details will be required prior to the issue of the Construction Certificate.</i>		X		
C2.14	Public corridors in Class 2 & 3 building	No corridor over 40m in length.				X
C3.2	Protection of openings in external walls	No opening within 3m of a boundary or 6m of the far side of a road or other building.				X
C3.3	Separation of external walls and associated openings in different fire compartments	The distance between parts of external walls and any openings within them in different fire compartments separated by a fire wall must not be less than that set out in Table C3.3. a) unless those parts of each wall have an FRL not less than 60/60/60; b) and any openings protected in accordance with C3.4. The openings between various apartments and the lobbies of the building are less than those set out by the BCA. These openings are required to be protected in accordance with C3.4. A performance solution could be sought from a Fire Engineer if they are to remain unprotected. 			X	
C3.4	Acceptable Methods of protection	The clause gives guidance on acceptable methods of protection.				X
C3.5	Doorways in fire walls	Doorway in the fire walls to comply with this clause.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Not Applicable
C3.6	Sliding fire doors	No sliding fire doors at this stage of design.				X
C3.7	Protection of doorways in horizontal exits	No instances where this occurs.				X
C3.8	Openings in fire isolated exits	Doors on to the fire isolated exits are required to have an FRL -/60/30. <i>Details will be required prior to the issue of the Construction Certificate.</i>		X		
C3.9	Service penetrations in fire isolated exits	Any service penetrations must be limited to services indicated in this Clause. <i>These will be inspected to confirm compliance</i>		X		
C3.10	Openings in fire isolated lift shafts	Clause gives guidance on acceptable openings in fire isolated lift shafts. Lift doors required to have FRL of -/60/- <i>Details will be required prior to the issue of the Construction Certificate.</i>		X		
C3.11	Bounding Construction: Class 2, 3 and 4 buildings	Bounding construction to the SOU will be required to show compliance with Table 3 of Spec C1.1 (Type A construction). <i>Details will be required prior to issue of the Construction Certificate.</i>		X		
C3.12	Openings in floors and ceilings for services	Openings in floors and ceilings will be required to be appropriately protected. <i>These will be inspected to confirm compliance</i>		X		
C3.13	Openings in shafts	Openings in shafts will be required to be appropriately protected. <i>These will be inspected to confirm compliance</i>		X		
C3.15	Openings for service installation	This Clause provides guidance on how service installation should be sealed. These will be inspected during works <i>These will be inspected to confirm compliance</i>		X		
C3.16	Construction Joints	Construction joints are to show compliance with this Clause. <i>These will be inspected to confirm compliance</i>		X		
C3.17	Columns protected with lightweight construction to achieve an FRL	This clause gives guidance on lightweight construction to protect columns requiring FRL.				X
Section D – Access & Egress						

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Not Applicable
D1.2	Number of exits required	Two exits provided from each level above ground. Only one exit is provided from the basement level 2 in Stage 2. Two exits are required as the rise in level is over 1.5m. A performance solution should be sought from a Fire Engineer.			X	
D1.3	When fire isolated exits are required	All stairs appear to be fire isolated stairs.	X			
D1.4	Exit travel distances	The travel distances appear to exceed the deemed to satisfy requirements in the following areas: <ul style="list-style-type: none"> 61m in Stage 2 Basement level 1 in lieu of 40m 35m in Stage 2 Basement Level 2 in lieu of 20m 43m in Stage 2 Basement Level 1 in lieu of 40m 12.5m in Stage 1 and 2 Residential Levels 1-3 in lieu of 6m A Performance Solution can be sought from a Fire Engineer to address these travel distances via a performance solution.			X	
D1.5	Distance between alternative exits	The distance between exits appear to exceed the deemed to satisfy requirements in the following areas: <ul style="list-style-type: none"> 81m in Stage 2 Basement level 1 in lieu of 60m 62m in Stage 1 Basement Level 1 in lieu of 60m A Performance Solution can be sought from a Fire Engineer.			X	
D1.6	Dimensions of exits and paths of travel to exits	Dimensions of exits are shown as 1 m or more.	X			
D1.7	Travel via Fire-isolated exits	Each fire-isolated stairway 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 or into a covered area that: <ol style="list-style-type: none"> adjoins a road or open space; and is open for at least 1/3 of its perimeter; and has an unobstructed clear height throughout, including the perimeter openings, of not less than 3 m; and provides an unimpeded path of travel from the point of discharge to the road or open space of not more than 6 m All stairs on the ground floor discharge into an area that is not open for more than 1/3 of its perimeter. A performance solution can be sought from a fire engineer. Discharge from the fire isolated stairs passes within 6m of an opening			X	

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Not Applicable
		<p>(Bedroom windows and lobby doorway) on the ground floor. These openings can be protected in accordance the C3.4 or a performance solution can be sought from a fire engineer.</p>  <p>Discharge from the fire isolated stairs passes within 6m of an opening (Bedroom windows and lobby doorway) on the ground floor. The openings can be protected in accordance the C3.4 or a performance solution can be sought from a fire engineer.</p>				
D1.8	External Stairs or ramps in lieu of Fire-isolated exits	No external stairs in lieu of fire-isolated exits proposed.				X
D1.9	Travel via non-fire-isolated	No non-fire-isolated stairs within the building.				X
D1.10	Discharge from exits	The exits appear not to be blocked at this stage of design.	X			
D1.11	Horizontal exits	No horizontal exits.				X
D1.12	Non-required stairways, ramps or escalators	No non-required stairs.				X
D1.13	Number of persons accommodated	Not applicable to a Class 2 building.				X
D1.14	Measurement of distances	This clause provides guidance on the application of the NCC				X
D1.15	Method of measurement	This clause provides guidance on the application of the NCC				X
D1.16	Plant rooms and lift machine rooms:	This clause provides guidance on the application of the NCC				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Not Applicable
D1.17	Access to lift pits	Lift pit less than 3m.				X
D2.2	Fire-isolated stairways and ramps	Fire isolated stairs are to be constructed in accordance with this Clause. <i>These will be inspected to confirm compliance</i>		X		
D2.3	Non-fire isolated stairs and ramps	No non-fire isolated stairs installed within the building.				X
D2.4	Separation of rising and descending stair flights	There is no direct connection between a flight rising from the basement and a flight descending from a storey above that level.	X			
D2.5	Open access ramps and balconies	No open access ramps and balconies				X
D2.6	Smoke lobbies	No smoke lobbies required.				X
D2.7	Installation in exits and paths of travel	Electrical/communication cupboards are to be enclosed by non-combustible construction or a fire-protective covering with doorways or openings suitably sealed against smoke spreading from the enclosure. <i>Compliance to be reviewed at completion stage</i>		X		
D2.8	Enclosure of space under stair	No enclosures shown on the stair at this stage.				X
D2.9	Width of stairways	Considered not applicable.				X
D2.10	Pedestrian ramps	No ramps.				X
D2.11	Fire-isolated passageways	This clause gives guidance on the construction of fire-isolated passageways.				X
D2.12	Roof as open space	No instances where this occurs.				X
D2.13	Goings & risers	All stairs are required to be designed to show compliance with this Clause. <i>Details will be required prior to issue of the Construction Certificate.</i>		X		
D2.14	Landings	Landings are to be constructed as per this clause, See Appendix 3 for guidance on slip resistance. <i>Details will be required prior to issue of the Construction Certificate.</i>		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Not Applicable
D2.15	Thresholds	This clause gives guidance on the only area a threshold can be incorporated at a doorway. <i>Details will be required prior to issue of the Construction Certificate.</i>		X		
D2.16	Barriers to prevent falls	Barriers to balconies and stair landings are to be designed and installed in accordance with this Clause. Barrier heights on balconies are shown at 1 m. <i>Details will be required prior to issue of the Construction Certificate.</i>		X		
D2.17	Handrails	Handrails are required to comply with this Clause. Reference should also be made to AS1428.1. <i>Details will be required prior to issue of the Construction Certificate.</i>		X		
D2.18	Fixed Platforms and walkways	No instances where this occurs				X
D2.19	Doorways and doors	All required exit doors are swing doors.	X			
D2.20	Swinging doors	All required exit doors swing in the direction of egress.	X			
D2.21	Operation of latch	Details of door hardware to required exit doors or doors forming part of require exist are to show compliance with the operation of latch requirements. <i>Compliance to be reviewed at completion stage</i>		X		
D2.22	Re-entry from fire isolated exits	Effective height of building is less than 25 m				X
D2.23	Signs on doors	This clause gives guidance on required signage for exit doors. <i>Compliance to be reviewed at completion stage</i>		X		
D2.24	Protection of Openable Windows	Where the lowest level of the window opening is less than 1.7 m above the floor, the openable portion of the window must be protected with— (A) a device capable of restricting the window opening; or (B) a screen with secure fittings. <i>Details will be required prior to issue of the Construction Certificate</i>		X		
D3.1	General Building access requirements	Lift access is provided to all floors with general accessibility provided to sole occupancy units. Two accessible unit provided.	X			

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Not Applicable
D3.2	General building access requirements	<p>An accessway appears to be provided to a building required to be accessible—</p> <ul style="list-style-type: none"> i. from the main points of a pedestrian entry at the allotment boundary; and ii. from any required accessible carparking space on the allotment. <p>Accessway are to be designed to AS1428.1. <i>Details will be required prior to issue of the Construction Certificate</i></p>		X		
D3.3	Parts of the buildings to be accessible	<p>This Clause gives guidance on some of the general access requirements under the provisions of the BCA and AS 1428.1-2009.</p> <p>The building appears to comply; however, the comments from the access consultant should be incorporated into the design. <i>Details will be required prior to issue of the Construction Certificate</i></p>		X		
D3.4	Exemptions	This Clause provides guidance on when Exemptions can be applied.				X
D3.5	Car parking	Not a BCA requirement for Class 2, however should be constructed in accordance with AS2890.6 and the number will be determined by Development Approval.				X
D3.6	Identification of accessible facilities, services and features	<p>Signage will be required to identify any accessible and ambulant sanitary facilities and exit doors required by E4.5 <i>Compliance to be reviewed at completion stage</i></p>		X		
D3.7	Hearing augmentation	This is required if an inbuilt amplification system is used.				X
D3.8	Tactile indicators	<p>Tactile indicators are required to the non-fire isolated stairs. <i>Compliance to be reviewed at completion stage</i></p>		X		
D3.9	Wheelchair spaces in a class 9b assembly building	Not a Class 9b assembly building (school only)				X
D3.10	Swimming Pools	No swimming pools				X
D3.11	Ramps	Ramps appear to comply.	X			
Section E – Services & Equipment						
E1.3	Fire hydrants	<p>A fire hydrants system is required and should comply with AS 2419.1. <i>Details will be required prior to issue of the Construction Certificate.</i></p>		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Not Applicable
E1.4	Fire hose reels	A fire hose reel system required and should comply with AS 2441, to serve the ground floor only. <i>Details will be required prior to issue of the Construction Certificate.</i>		X		
E1.5	Sprinklers	Sprinklers are required in the basement levels in accordance with AS2118.1. <i>Details will be required prior to issue of the Construction Certificate.</i>		X		
E1.6	Portable fire extinguishers	This clause gives guidance on the type and location of fire extinguishers required on every floor of the class 2 building. No fire extinguishers are shown on plan. <i>Details will be required prior to issue of the Construction Certificate.</i>		X		
E1.8	Fire control centres	A Fire Control Centre is not required, as the building is under 25 m effective height.				X
E1.9	Fire precautions during construction	Building is less than 12m in effective height.				X
E1.10	Provision for special hazards	No instances where this occurs at this stage of design.				X
E2.2	General Requirements	The building must be provided with an automatic smoke detection and alarm system complying with Specification E2.2a. <i>Details will be required prior to issue of the Construction Certificate.</i>		X		
E2.3	Provision for special hazards	No special requirement				X
E3.2	Stretcher facility in lifts	A stretcher facility is not required as the building has an effective height of less than 12 m.				X
E3.3	Warning against use of lifts in fire	Lift signage is required. This clause gives guidance on the type of signage. <i>Compliance to be reviewed at completion stage</i>		X		
E3.4	Emergency lifts	Building has an effective height of less than 25 m.				X
E3.5	Landings	Access and egress to and from lift well landings must comply with Section D above. <i>Details will be required prior to the issue of the Construction Certificate.</i>		X		
E3.6	Passenger lifts	The lifts should be designed to show compliance with AS1735.12. <i>Details will be required prior to the issue of the Construction Certificate.</i>		X		
E3.7	Fire service controls	As the lifts don't serve any storey above an effective height of 12 m, fire service controls are not required.				X

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Not Applicable
E3.8	Aged care building	Not an aged care building.				X
E3.9	Fire service recall operation switch	This clause provides guidance on the fire service recall control switch required by E3.7				X
E3.10	Lift car fire service drive control switch	This clause provides guidance on the Lift car fire service drive control switch required by E3.7				X
E4.2	Emergency lighting requirements	An emergency lighting system is required to all areas other than within the SOUs. <i>Details will be required prior to the issue of the Construction Certificate.</i>		X		
E4.3	Measurement of distance	This clause provides guidance on the application of the BCA.				X
E4.4	Design and operation of emergency lighting	The emergency lighting system should be provided in accordance with AS2293.1-2005. <i>Details will be required prior to issue of the Construction Certificate.</i>		X		
E4.5	Exit signs	Exits are required to all areas other than within Class 2 SOUs. <i>Details will be required prior to the issue of the Construction Certificate.</i>		X		
E4.6	Direction Signs	This clause provides guidance on the installation of direction signs.				X
E4.7	Class 2 and 3 buildings and class 4 parts: Exemptions	As per E4.2 and E4.5 above.				X
E4.8	Design and operation of exit signs	The exit signs should be provided in accordance with AS2293.1-2005. <i>Details will be required prior to issue of the Construction Certificate.</i>		X		
E4.9	Sound systems and intercom systems for emergency purposes	Building is less than 25 m therefore not required.				X
Section F – Health & Amenity						
F2.1	Facilities in residential buildings	A closet pan and washbasin is to be provided at or near ground level and accessible to employees without entering a sole-occupancy unit. <i>Details will be required prior to the issue of the Construction Certificate.</i>		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Not Applicable
F2.2	Calculation of the number of occupants and facilities	This Clause provides guidance on the calculation of the number of occupants and facilities.				X
F2.3	Facilities in Class 3-9 Buildings	Not applicable to Class 2 SOU.				X
F2.4	Facilities for people with disabilities	Not applicable to Class 2 SOU.				X
F2.5	Construction of sanitary compartments	Doors to sanitary compartments where the WC pan is less than 1.2 m from the door, are to be removable from the outside as they are inward opening. The door to the cleaner's WC is within 1.2 m and requires lift off hinges. <i>These will be inspected to confirm compliance</i>		X		
F2.6	Interpretation; Urinals and washbasins	This clause provides guidance on the application of the BCA				X
F3.1	Height of rooms and other spaces	This Clause provided minimum room height requirements for the Class 2 and 7a (car park) parts. The heights appear to comply.	X			
F4.1	Provision of natural light	Natural light is required to class 2 habitable rooms.	X			
F4.2	Methods and extent of natural lighting	This clause provides guidance on the achieving natural light requirements. Studies and media rooms are considered habitable rooms and do not appear to have provisions of natural light i.e. rooms: Natural light appears to be provided to all habitable rooms.	X			
F4.3	Natural light borrowed from adjoining room	With reference to F4.2 above and General Notes on the plans, it is acknowledged that provision for borrowed light to study/media areas from adjacent rooms are to comply with BCA clause F4.3 by the use of high level windows.				X
F4.4	Artificial Lighting	The artificial lighting system to comply with AS1680.0. <i>Details will be required prior to the issue of the Construction Certificate.</i>		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Not Applicable
F4.5	Ventilation of rooms	A habitable room, sanitary compartment, bathroom, shower room, laundry and any other room occupied by a person for any purpose must have— a) natural ventilation complying with F4.6; or b) a mechanical ventilation or air-conditioning system complying with AS 1668.2 <i>Details will be required prior to issue of the Construction Certificate.</i>		X		
F4.6	Natural Ventilation	Where natural ventilation is proposed this should comply with the requirements of this Clause. <i>Details will be required prior to issue of the Construction Certificate.</i>		X		
F4.7	Ventilation borrowed from adjoining room	In any instances where this occurs details to show compliance with this Clause will be required. <i>Details will be required prior to the issue of the Construction Certificate.</i>		X		
F4.8	Restriction on position of water closets and urinals	No instances where this occurs.				X
F4.9	Airlocks	No requirement for airlocks.				X
F4.11	Car parks	Ventilation of the carpark will be required to show compliance with this Clause (natural ventilation to AS1668.4 or mechanical to AS1668.2). <i>Details will be required prior to issue of the Construction Certificate.</i>		X		
F4.12	Kitchen local exhaust ventilation	No instances where this occurs.				X
F5.2	Determination of airborne sound insulation ratings	This clause provides guidance on determination of airborne sound insulation ratings. <i>Details will be required prior to the issue of the Construction Certificate.</i>		X		
F5.3	Determination of impact sound insulation ratings	This clause provides guidance on determination of impact sound insulation ratings. Note discontinuous construction is required to the walls enclosing the Class 3 parts. <i>Details will be required prior to the issue of the Construction Certificate.</i>		X		
F5.4	Sound insulation rating of floors	This clause provides guidance on the requirements of the sound insulation rating of floors to be achieved. <i>Details will be required prior to issue of the Construction Certificate.</i>		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Not Applicable
F5.5	Sound insulation rating of walls	This clause provides guidance on the requirements of the sound insulation rating of floors to be achieved. <i>Details will be required prior to the issue of the Construction Certificate.</i>		X		
F5.6	Sound insulation rating of services	Services passing through more than one sole occupancy unit must be separated by construction with an $R_w + C_{tr}$. <i>Details will be required prior to issue of the Construction Certificate.</i>		X		
F5.7	Sound insulation of pumps	This clause provides guidance on the requirements on flexible coupling connections. <i>Details will be required prior to issue of the Construction Certificate.</i>		X		
Section J – Energy Efficiency for Class 7a Part						
J1-J3	Energy Efficiency	Please provide a design certificate and report from an energy efficiency consultant confirming compliance with parts J1-J3, prior to the issue of the Construction Certificate.		X		
J5	Air conditioning and ventilation systems	Air conditioning and ventilation to comply with Part J5. <i>Compliance should be stated on the mechanical design statement provided prior to Construction Certificate.</i>		X		
J6	Artificial lighting and power	Lighting to comply with part J6. <i>Compliance should be specified on the electrical designer's design statement provided prior to Construction Certificate.</i>		X		
J7	Hot water supply	Hot water supply to comply with Part J7. <i>This should be stated on the Hydraulic designer's design statement provided prior to Construction Certificate.</i>		X		
J8	Access for maintenance and facilities for monitoring	Access must be provided to all plant, equipment and components of services that rely on maintenance to continue to perform. A building or sole-occupancy unit with a floor area of more than 500 m ² must have the facility to record the consumption of gas and electricity. <i>Details will be required prior to the issue of the Construction Certificate.</i>		X		
Section J – Energy Efficiency for Class 2 Part						
J(A)1	Building Fabric	Compliance is not required with the national BCA provisions of J1 as those matters are regulated under BASIX. A BASIX certificate is required and architectural details should reflect the requirements, <i>prior to the issue of the Construction Certificate.</i>		X		
J(A)2	Building Sealing	The proposed building is required to comply with the requirements of this Clause. <i>Details will be required prior to the issue of the Construction Certificate.</i>		X		

Item	Title	Assessment Comments	Complies	Capable of Compliance	Does Not Comply	Not Applicable
J(A)3	Air conditioning and ventilation systems	Any proposed air conditioning and ventilation systems are required to be energy efficient and comply with this Part. Compliance is not required with the national BCA provisions of J5.4(b) as those matters are regulated under BASIX. <i>Details will be required prior to the issue of the Construction Certificate.</i>		X		
J(A)4	Hot water supply	Any proposed hot water system are required to comply with this Clause. Compliance is not required with the national BCA provisions of J7.3 and J7.4 as those matters are regulated under BASIX. <i>Details will be required prior to the issue of the Construction Certificate.</i>		X		
J(A)5	Access for maintenance and facilities for monitoring	Access must be provided to all plant, equipment and components of services that rely on maintenance to continue to perform. A building or sole-occupancy unit with a floor area of more than 500 m2 must have the facility to record the consumption of gas and electricity. <i>Details will be required prior to the issue of the Construction Certificate.</i>		X		

Conclusion

This report has assessed the architectural plans the construction of a 4 storey buildings comprising 100 apartments with basement car parking, against Deemed-to-satisfy provisions of the Building Code of Australia, Volume One 2016, Disability (Access to Premises) Standards 2010.

Subject to the recommendations contained in this report, the development can readily comply with the requirements of the BCA. The report has highlighted where Performance Solutions will be required to resolve the deemed-to-satisfy non-compliances.

Exclusions

This report does not consider the following except where specifically mentioned:

- i) Other parts of the building
- ii) Local Consenting Authority Plumbing and Drainage.
- iii) Local Consenting Authority Trade waste.
- iv) Local Consenting Authority Health (food premises).
- v) Aged care compliance (Federal Department of Ageing).
- vi) The Disability Discrimination Act 1992.
- vii) Occupational Health & Safety Act and Regulations;
- viii) Structural and Services Design Documentation