

BCA ASSESSMENT REPORT



DUKE of KENT HOUSING PROJECT

**18-22 SPRING STREET & 21-25 NORTH PARADE,
WAGGA WAGGA**

14 September 2022

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REVISION HISTORY

REVISION	REVISION DATE	DETAILS	PREPARED BY
A	5/8/2022	For Planning Submission	KC
B	14/9/2022	Updated for Revised Plans	KC

1.0 INTRODUCTION

This report has been prepared in accordance with Clause 18 of the Building Professionals Board Regulation 2007 for NSW Land and Housing Corporation to determine the compliance status of the preliminary architectural design documentation with the deemed-to-satisfy provisions of the NCC's Building Code of Australia 2019 amdt 1 (BCA).

As the design documentation is in its initial stages, this report is a high level review and is not to be construed as a comprehensive list of all non-compliances with the BCA.

The following preliminary documents were reviewed as part of this assessment:

Documents	Title	Ref Numbers	Date
Architectural Drawings, prepared by CK Architecture	Cover Page	SK-000 (rev P3)	12/3/2022
	Development Data Tables	SK-00A (rev P1)	12/3/2022
	Site Location Plan	SK-001 (rev P4)	12/3/2022
	Site Analysis – Spring Street	SK-002 (rev P4)	12/3/2022
	Spring Street Site Location Plan	SK-110 (rev P3)	12/3/2022
	Overall Site Plan – Spring Street	SK-111 (rev P4)	12/3/2022
	Overall Ground Floor & Site Plan – Spring Street	SK-112 (rev P6)	12/3/2022
	Overall First Floor & Site Plan – Spring Street	SK-113 (rev P6)	12/3/2022
	Overall Roof Plan & Site Plan – Spring Street	SK-114 (rev P5)	12/3/2022
	Elevations – Spring Street Sheet 1	SK-115 (rev P4)	12/3/2022
	Elevations – Spring Street Sheet 2	SK-116 (rev P3)	12/3/2022
	Streetscape – Spring Street	SK-117 (rev P4)	12/3/2022
	Sections – Spring Street	SK-118 (rev P3)	12/3/2022
	Shadow Diagrams Sheet 1 – Spring Street	SK-119 (rev P4)	12/3/2022
	Shadow Diagrams Sheet 2 / Sun Studies Ground	SK-120 (rev P4)	12/3/2022
	Sun Studies Sheet 1 – Spring Street	SK-121 (rev P4)	12/3/2022
	Sun Studies Sheet 2 – Spring Street	SK-122 (rev P4)	12/3/2022
	Sun Studies Sheet 3 – Spring Street	SK-123 (rev P4)	12/3/2022
	Sun Studies Sheet 4 – Spring Street	SK-124 (rev P3)	12/3/2022
	North Parade Context & DDT	SK-126 (rev P3)	12/3/2022
	Overall Site Plan – North Parade	SK-127 (rev P3)	12/3/2022
	Overall Ground Floor & Site Plan – North Parade	SK-128 (rev P6)	12/3/2022
	Overall First Floor & Site Plan – North Parade	SK-129 (rev P6)	12/3/2022
	Overall Roof Plan & Site Plan – North Parade	SK-130 (rev P5)	12/3/2022
	Elevations Sheet 1 – North Parade	SK-131 (rev P4)	12/3/2022
	Elevations Sheet 2 – North Parade	SK-132 (rev P4)	12/3/2022
	Streetscape - North Parade	SK-133 (rev P4)	12/3/2022
	Sections – North Parade	SK-134 (rev P3)	12/3/2022
	Shadow Diagrams Sheet 1 – North Parade	SK-135 (rev P4)	12/3/2022
	Shadow Diagrams / Sun Studies Ground – North Parade	SK-136 (rev P4)	12/3/2022
	Sun Studies Sheet 2 – North Parade	SK-137 (rev P4)	12/3/2022
	Sun Studies Sheet 3 – North Parade	SK-138 (rev P4)	12/3/2022
	Sun Studies Sheet 4 – North Parade	SK-139 (rev P3)	12/3/2022
	Sun Studies Sheet 5 – North Parade	SK-140 (rev P3)	12/3/2022
Civil Plans, prepared by Cardno	Cover Sheet & Locality Plan	DA-1000 (rev A)	29/6/2022
	Drawing List	DA-1001 (rev A)	29/6/2022
	General Notes	DA-1003 (rev A)	29/6/2022
	Site Plan	DA-1005 (rev A)	29/6/2022
	Site Access Plan	DA-1006 (rev A)	29/6/2022
	General Arrangement Plan Sheet 1 of 2	DA-1010 (rev B)	3/8/2022
	General Arrangement Plan Sheet 2 of 2	DA-1011 (rev B)	3/8/2022
	Option 1 Stormwater Master Plan Sheet 1 of 2	DA-1015 (rev A)	29/6/2022
	Option 1 Stormwater Master Plan Sheet 2 of 2	DA-1016 (rev A)	29/6/2022
	Sewer Master Plan Sheet 1 of 2	DA-1030 (rev A)	29/6/2022
	Sewer Master Plan Sheet 2 of 2	DA-1031 (rev A)	29/6/2022
	Vegetation Management Plan Sheet 1 of 2	DA-1080 (rev B)	3/8/2022
	Vegetation Management Plan Sheet 2 of 2	DA-1081 (rev B)	3/8/2022
	Cut / Fill	DA-1090 (rev B)	3/8/2022
	Erosion & Sediment Plan Sheet 1 of 2	DA-1100 (rev A)	29/6/2022
	Erosion & Sediment Plan Sheet 2 of 2	DA-1101 (rev A)	29/6/2022
	Waste Management Plan Sheet 1 of 2	DA-1110 (rev B)	3/8/2022
	Waste Management Plan Sheet 2 of 2	DA-1111 (rev B)	3/8/2022

2.0 PROPOSED DEVELOPMENT

The development consists of three buildings containing a combined total of twenty four (24) units. The development spans over 6 current residential allotments, with the existing houses to be demolished to make way for the multi residential development. All three buildings are two storeys in height and are proposed to be constructed of typical residential type construction.

There are two buildings fronting Spring Street, with each building containing 3 units on the ground floor and 3 units on the first floor, consisting of 4x1 bedroom units, 2x2 bedroom units and 1 common stair lobby. The ground floor units have their own courtyard areas and the first floor units have access to a covered balcony each. This part of the development also contains an on-grade carpark accessed off Spring Street, containing 6 carparking spaces and further contains 2 single carport structures which are located adjacent the proposed adaptable units. The driveway to the main carpark separates the two buildings.

The building fronting North Parade is the larger building of the three buildings located to the south of the previous two buildings, with 6 units on the ground floor and 6 units on the first floor, consisting of 8x1 bedroom units, 4x2 bedroom units and 2 common stair lobbies. The ground floor units have their own courtyard areas and the first floor units have access to a covered balcony each. This part of the development also contains an on-grade carpark accessed off North Parade, containing 7 carparking spaces with 2 being accessible spaces. A further single carport is proposed on the eastern elevation of the building.



It has been assumed for the purposes of this report that all 6 current house allotments will be consolidated into one single allotment.



3.0 BUILDING DESCRIPTION

The following table represents the characteristics of the building in regards to the Building Code of Australia 2019 (amdt 1).

BCA Characteristics			
BCA Classification	Class 2	Multi Units (apartments)	
	Class 10a	Carports	
Floor Area – Spring Street Bldg 1	Ground floor	Level 1	Total
	237 m ²	230 m ²	467 m ²
Floor Area – Spring Street Bldg 2	Ground floor	Level 1	Total
	237 m ²	230 m ²	467 m ²
Floor Area – North Parade Bldg	Ground floor	Level 1	Total
	488 m ²	482 m ²	970 m ²
Development Total Floor Area	1,904 m ²		
No of Storeys	2		
Rise in Storeys	2		
Effective Height	3.1m		
Type of Construction	Type B		
Climate Zone	4		



Spring Street

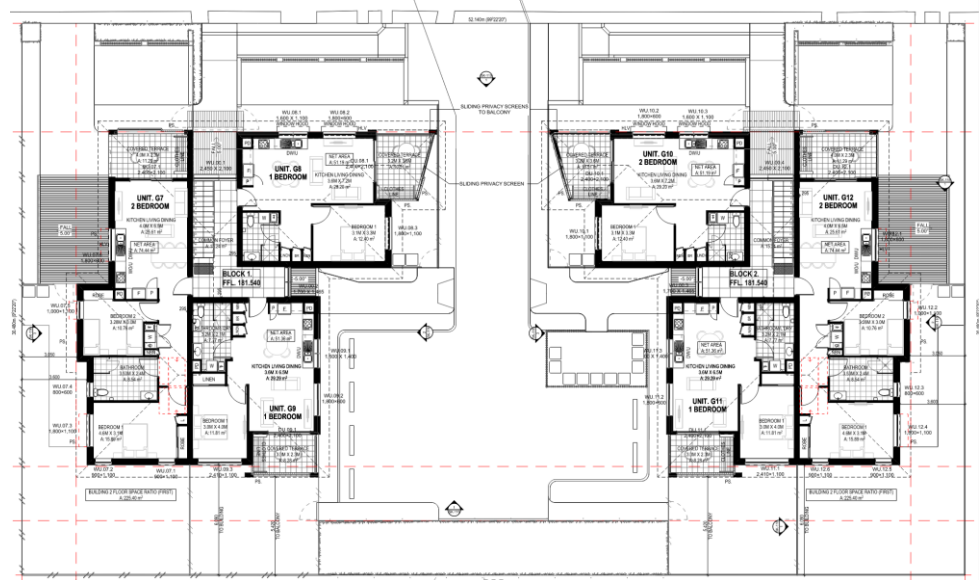


North Parade

Ground Floor Plan – Spring Street



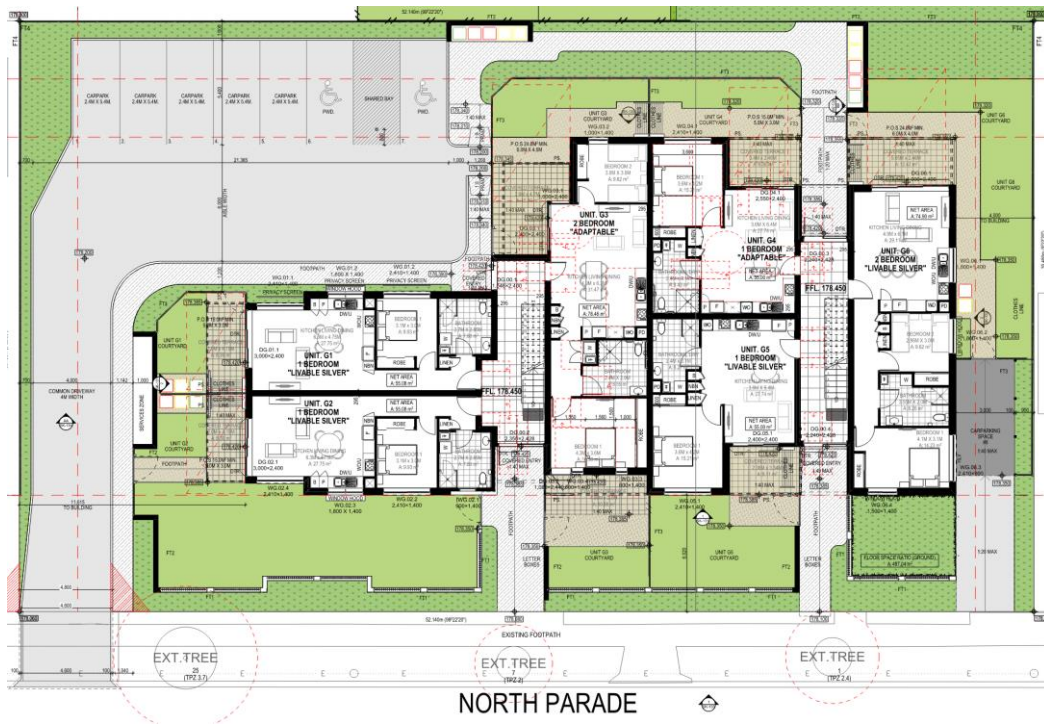
Level 1 Floor Plan – Spring Street



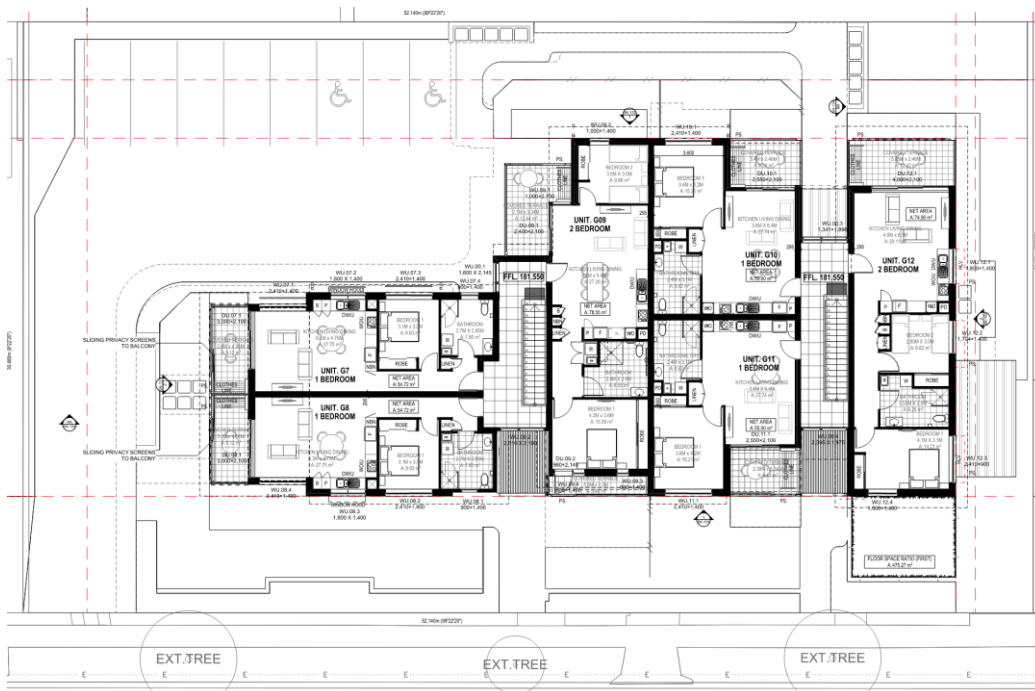
Front Elevation – Spring Street



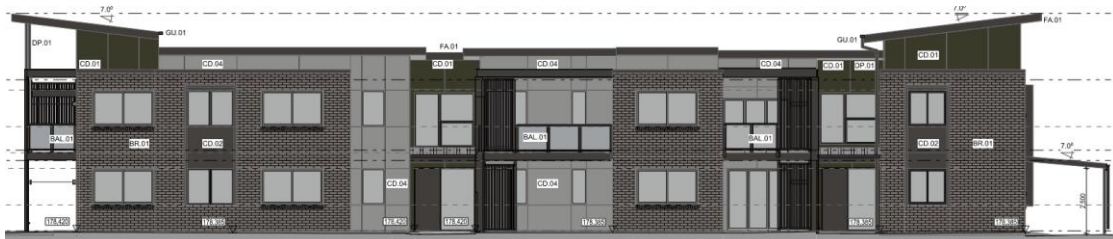
Ground Floor Plan – North Parade



Level 1 Floor Plan – North Parade



Front Elevation – North Parade



4.0 SUMMARY OF MAIN BCA ITEMS

As the project is in its initial design phase, the design must be further developed and detailed to demonstrate full compliance with the BCA. To achieve compliance with the BCA either, (i) the design is to comply with the deemed-to-satisfy provisions, or (ii) the relevant items must be addressed as part of a 'performance solution' in accordance with Clause A2.2 of the BCA 2019 (amdt 1).

The following is a list of the main Building Code of Australia (BCA) items from a deemed-to-satisfy perspective relevant to the current design.

4.1 Fire resistance Properties of Façade (BCA Clause C1.9 & C1.14)

All proposed external claddings and external wall cavity insulation are to be non combustible as tested in accordance with AS1530.1, and ensure any ancillary elements installed to the external face of the external walls are permitted under BCA Clause C1.14.

4.2 Fire Resistance Construction (BCA Specification C1.1)

The fire resistance construction is to be further detailed for review, but in general the design must demonstrate compliance with the following:

Element	Ground Level	Level 1
Floor (& any beams)	No FRL	<ul style="list-style-type: none"> FRL 30/30/30, or Floor/ceiling system incorporating a ceiling which has a resistance to the incipient spread of fire to the space above of not less than 60 minutes, or Have a fire protective covering on the underside of the floor, including any beams incorporated in it (if the floor is combustible or of metal)
External wall loadbearing <ul style="list-style-type: none"> less than 1.5m to fire source feature (FSF) 1.5m to less than 3m from FSF 3m to less than 9m from FSF 9m to less than 18m from FSF 18m or more from FSF 	FRL 90/90/90 FRL 90/60/30 FRL 90/30/30 FRL 90/30/- No FRL	FRL 90/90/90 FRL 90/60/30 FRL 90/30/30 FRL 90/30/- No FRL
External wall non-loadbearing <ul style="list-style-type: none"> less than 1.5m to fire source feature (FSF) 1.5m to less than 3m from FSF 3.0m or more from side boundary 	FRL -/90/90 FRL -/60/30 No FRL	FRL -/90/90 FRL -/60/30 No FRL
External column <ul style="list-style-type: none"> less than 18m to fire source feature (FSF) 18m or more from FSF 	FRL 90/-/- No FRL	FRL 90/-/-
Internal wall bounding public lobby / corridor <ul style="list-style-type: none"> loadbearing non-loadbearing 	FRL 60/60/60 FRL -/60/60	FRL 60/60/60 FRL -/60/60
Internal wall between or bounding SOU's <ul style="list-style-type: none"> loadbearing non-loadbearing 	FRL 60/60/60 FRL -/60/60	FRL 60/60/60 FRL -/60/60
Other internal loadbearing walls	FRL 60/-/-	FRL 60/-/-
Internal columns	FRL 60/-/-	FRL 60/-/-
Roof	N/A	Non-combustible

Concessions:

The external columns associated with the balconies and verandahs are provided with a concession under the BCA that permits these elements without the 90 minute fire rating.

Timber framework is permitted.

It is important to detail in the design the following fire related construction items:

- The fire rating for the external walls (where applicable) is taken from both inside and outside.
- Insulation in the cavity of external walls must be non combustible, as tested in accordance with AS1530.1.
- Internal walls required to have an FRL with respect to integrity & insulation, must extend to (i) the underside of the floor next above, or (ii) the underside of a 60 minute incipient fire spread ceiling, or (iii) to the underside of the roof cladding, and except for roof battens with dimensions of 75x50mm or less, must not be crossed by timber of other combustible building elements.
- Where a part of a building required to have an FRL depends upon direct vertical or lateral support from another part to maintain its FRL, that supporting part must have an FRL in respect of structural adequacy of not less than the part it supports.

The following highlighted external walls in blue indicates the approximate extent of the buildings exposed and located within 18m of a fire source feature (FSF ie. side allotment boundary or adjacent building).



4.3 Fire Protection of Service Penetrations (BCA Clause C3.12 & C3.15)

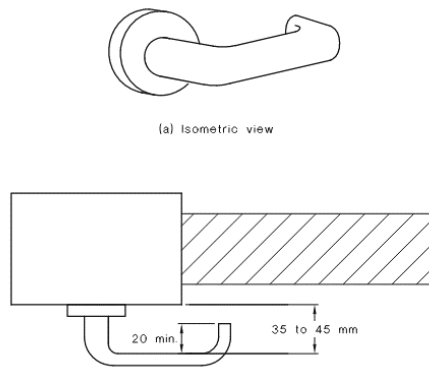
Where an electrical, electronic, plumbing, mechanical ventilation, air conditioning or other service penetrates a building element (other than an external wall) that is required to have an FRL with respect to integrity and insulation or a resistance to the incipient spread of fire, that installation must comply with Clause C3.15. Service plans are to detail compliance.

4.4 Bounding Construction (BCA Clause C3.11)

Entrance doorways to the units are to be minimum 35mm thick self closing solid core doors. To be detailed.

4.5 Exit Doors (BCA Clause D2.20 & D2.21)

Exit doors from public lobbies are to be fitted with D-lever handles that permit egress at all times using solely the lever handle.



4.6 Egress Width (BCA Clause D1.6 & D1.10)

Further details will need to be provided to demonstrate that all exit pathways, within the building and from the building to the street, will achieve a minimum 1000mm clear unobstructed width. Ensure 1000mm clear dimensions are provided to all stairs measured between handrails. It is strongly recommended that allowance be made for construction tolerance, particularly regarding stairways.

4.7 Installation in Exits and Paths of Travel (BCA Clause D2.7)

If services or equipment comprising electricity meters, distribution boards, central telecommunications distribution boards or equipment and the like are installed in a public corridor or lobby leading to a required exit they must be enclosed by non-combustible construction or a fire-protective covering with doorways or openings suitably sealed against smoke spreading from the enclosure. To be detailed applicable where applicable.

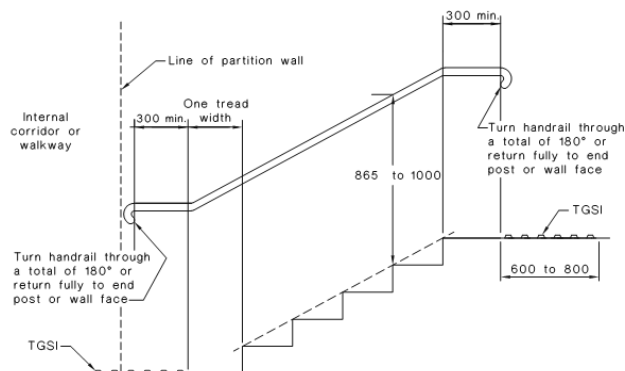
4.8 Fire Related Services (BCA Clause E1.3, E1.6, E2.2 & Part E4)

The following fire & safety related services are to be detailed:

- A fire hydrant system to cover the North Parade building, complying with BCA Clause E1.3 and AS2419.1-2005. Details will also be required demonstrating the required flows and pressures can be achieved of AS2419.1.
- Portable fire extinguishers are to be installed outside the sole-occupancy units, to serve only the storey in which they are located, and so that the travel distance from the entrance doorway of any sole-occupancy unit to the nearest fire extinguisher is not more than 10m (ie. min. 2.5kg ABE type extinguishers). Ensure fire extinguishers are located so as not to obstruct the required wheelchair access circulation spaces to the ground floor doorways.
- Smoke alarm or detection system to the building, complying with BCA Specification E2.2a.
- Emergency lighting and exit signs to the entry/stairway lobbies, complying with BCA Part E4 and AS2293.1-2018.

4.9 Stair Handrails (BCA Clause D2.16 & D2.17)

All the stairways are to be provided with handrails both sides complying with AS1428.1-2009, including a minimum 50mm clearance between the handrail and the wall or other obstruction. Allowance will need to be made for the handrail extensions particularly at the base of the stairways, whilst ensuring wheelchair door circulation spaces are maintained.



4.10 Balustrading (BCA Clause D2.16)

A continuous barrier (ie. balustrade) is to be provided along stairways, Level 1 lobby voids & Level 1 balconies in accordance with BCA Clause D2.16. Details of all barriers and balustrade systems are required to ensure compliance is achieved, including that the minimum height of 1000mm is provided above finished floor level/balcony level/stair landings. Any gaps within the required barriers/balustrades are to be less than 125mm.

Where the screens also form part of the balustrade, the screens must comply with the loading force requirements applicable to the balustrade under AS1170.1-2002.



It is strongly recommended that the proximity of horizontal or other elements adjacent to balustrades that may facilitate climbing by children be considered so as to prevent those elements compromising the safety of the balustrades, including screens, A/C condenser units and the like.

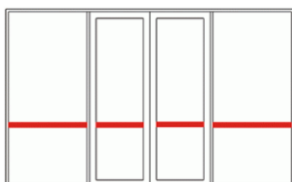
4.11 Access for People with a Disability (BCA Clause D3.2 & D3.3)

Access for people with a disability complying with AS1428.1 must be provided:

- from the main points of pedestrian entry at the allotment boundary,
- through the principal building entrances,
- to the entrance doorway of each sole occupancy unit on the ground floor.

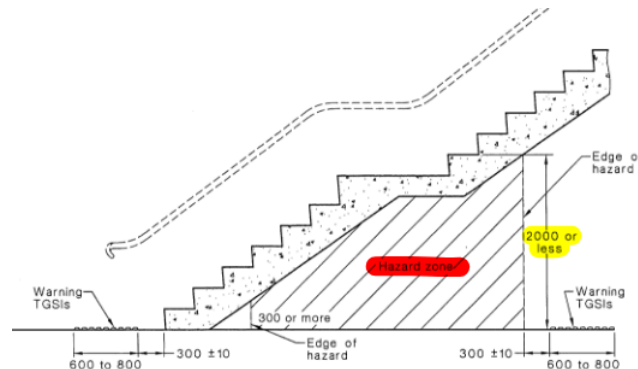
Other accessible features to be shown on further detailed plans include:

- accessway gradients and surfaces to AS1428.1,
- threshold ramps where provided at building entrance doorways to AS1428.1,
- solid risers to steps/stairways,
- nosing strips and handrails to AS1428.1,
- tactile indicators to AS1428.4,
- glazing vision bands to BCA Clause D3.12 to public glazed elements,
- braille signage to exit doors to BCA Clause D3.6.



Exit Level G
DOOR ENTRY #

Tactile indicators are to be detailed to the side and under stairways in accordance with AS1428.4-2009 if it is proposed to be open under the stairways creating an overhead obstruction less than 2m.

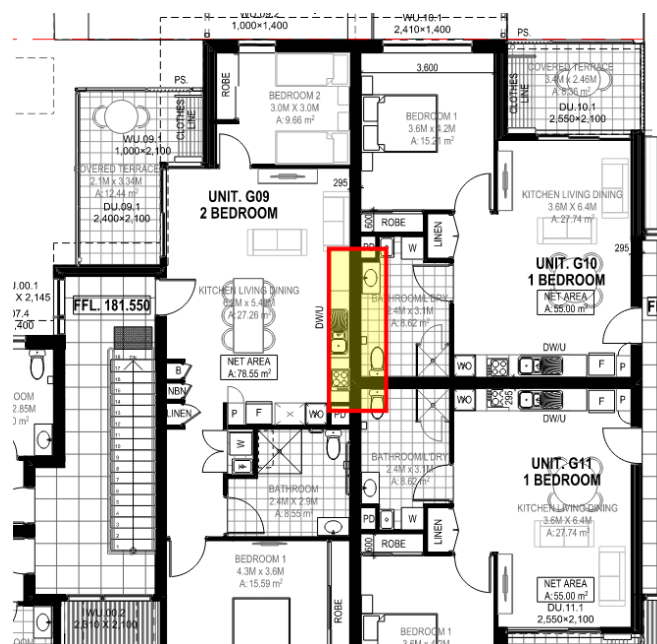


4.12 Acoustic Provisions (BCA Part F5)

Further details are to be provided with the design development to demonstrate compliance with the acoustic requirements of BCA Part F5, including that:

- floors between residential units will achieve an $R_w + C_{tr}$ sound rating not less than 50 and a $L_{n,w}$ (impact) of not more than 62.
- walls between the sole occupancy units will achieve an $R_w + C_{tr}$ (airborne) sound rating not less than 50.
- walls will be of discontinuous construction to BCA Clause F5.3(c) where a bathroom, laundry or kitchen adjoins a bedroom or living area of the adjacent unit.
- walls separating units from stairs and corridors and lobbies will achieve an R_w (airborne) rating not less than 50.
- doors to sole occupancy units will achieve an R_w not less than 30.
- soil and waste pipes when passing through SOU's will have an $RW + C_{tr}$ 40 if adjoining a habitable room (other than a kitchen), or $RW + C_{tr}$ 25 if adjoining a kitchen or other room.

Discontinuous construction to be detailed for areas such as below in the North Parade building.



(Ground level 1 similar)

4.13 Ventilation (BCA Clause F4.5 & F6.3)

Mechanical service details are to be provided to demonstrate that all kitchens, bathrooms and laundries are provided with an exhaust system that discharge directly to outside (or into a ventilated roof space for bathroom & laundries complying with BCA Clause F6.4), with minimum exhaust flows of 25 L/s for bathrooms and 40 L/s for kitchen & laundries.

4.14 Ceiling Heights (BCA Clause F3.1)

The ceiling heights for habitable rooms are to be a minimum 2.4m, and 2.1m for non-habitable rooms & kitchens. Above stairways a minimum 2m clearance is to be obtained, measured above the nosing line. Further details will be required during the design to confirm the minimum ceiling height are achieved.

4.15 Protection from Bedroom Windows (BCA Clause D2.24)

Protection from openable windows is required in every bedroom where the fall exceeds 2m and the windows are less than 1.7m above the finished floor level. Applicable windows will require restrictors such that windows cannot be opened more than 125mm, or provided with screens suitable to withstand a force of 250N.

Final details of proposed window heights and confirmation of restrictions will need to be shown with the further design documentation.

4.16 Facilities in Units (BCA Clause F2.1)

Within each unit a kitchen sink, facilities for the preparation of food, shower (or bath), closet pan, washbasin, laundry tub and a space for a washing machine must be provided. Additionally, a clothes drying facility comprising a clothes line or hoist with not less than 7.5m of line, or a space for one heat-operated drying cabinet or appliance in the same room as the clothes washing facility is to be provided.

The current plans currently indicate the required facilities, and includes a clothes line for each unit.

4.17 Floor Wastes (BCA Clause F1.11)

Further details are to be provided to show that each bathroom and laundry on Level 1 has a floor waste and the floor graded to the floor waste to permit drainage of water. This includes laundries contained in cupboards.

4.18 Balcony Waterproofing (BCA Clause F1.4)

Waterproofing membranes for external above ground use must comply with AS4654 parts 1 & 2. Further details are to be provided to show the waterproofing membrane to the balconies particularly the junction with the external wall & external doors to ensure compliance with AS4654.

If a stepdown forms part of the waterproofing, the stepdowns are to be clearly dimensioned and replicated on the structural plans.

4.19 Energy Efficiency (BASIX & BCA Section J)

Further details are to be provided to show that the building will comply with the required energy efficiency requirements of BASIX and applicable provisions of Section J.

Note:

It is important to clarify that the above items are based on the deemed-to-satisfy provisions of the Building Code of Australia, and are a summary of the main high level items associated with the preliminary architectural documentation and not a comprehensive list of all non-compliant items or BCA items still to be detailed. As mentioned the Building Code of Australia also allows compliance to be achieved through Performance Solutions to meet the BCA's performance requirements, such as those prepared by qualified Fire Engineers or Access Consultants (refer Clause A2.2 of the NCC-BCA 2019).

5.0 BUILDING CODE OF AUSTRALIA DTS ASSESSMENT

The following is a clause by clause assessment of the BCA related items that are generally applicable to the building.

BCA Deemed to Satisfy Provision		Complies	Does not Comply	To be Detailed	Note/Info	Comments
Section B - Structure						
B1.2	Determination of individual actions			✗		
B1.4	Structural resistance of materials & construction			✗		
Section C - Fire Resistance						
C1.1	Type of construction required			✗		Refer Section 4 comments
C1.9	Non-combustible building elements			✗		
C1.8	Lightweight construction				✗	
C1.10	Fire hazard properties			✗		
C1.12	Non-combustible materials				✗	
C1.14	Ancillary elements			✗		
C2.12	Separation of equipment				✗	
C2.13	Electricity supply system				✗	
C2.14	Public corridors in Class 2 buildings	✓				
C3.2	Protection of openings in external walls				✗	
C3.4	Acceptable methods of protection				✗	
C3.11	Bounding construction			✗		Refer Section 4 comments
C3.12	Openings in floors & ceilings for services			✗		
C3.13	Openings in shafts				✗	
C3.15	Openings for service installations			✗		
C3.16	Construction joints			✗		
C3.17	Columns protected with lightweight construction to achieve an FRL				✗	
Section D - Access & Egress						
D1.2	Number of exits required	✓				
D1.4	Exit travel distances	✓				
D1.5	Distance between alternative exits	✓				
D1.6	Dimensions of exits & path of travel to exits			✗		
D1.9	Travel by non-fire-isolated stairways	✓				
D1.10	Discharge from exits			✗		
D2.3	Non-fire-isolated stairways			✗		
D2.7	Installation in exits & paths of travel				✗	Refer Section 4 comments
D2.8	Enclosure of space under stairs				✗	
D2.10	Pedestrian ramps				✗	
D2.13	Goings & risers			✗		
D2.14	Landings	✓				
D2.15	Thresholds	✓				
D2.16	Balustrades or other barriers			✗		
D2.17	Handrails			✗		
D2.18	Fixed platforms, walkways, stairways & ladders				✗	
D2.19	Doorways & doors	✓				
D2.20	Swinging doors	✓				
D2.21	Operation of latch			✗		
D2.24	Protection of openable windows			✗		Refer Section 4 comments
D3.1	General building access requirements	✓				
D3.2	Access to buildings	✓				
D3.3	Parts of buildings to be accessible			✗		
D3.6	Signage			✗		
D3.8	Tactile indicators			✗		Refer Section 4 comments
D3.11	Ramps				✗	
D3.12	Glazing on accessways			✗		Refer Section 4 comments
Section E - Services & Equipment						
E1.3	Fire hydrants			✗		Refer Section 4 comments
E1.6	Portable fire extinguishers			✗		
E2.2	General requirements (smoke hazard management)			✗		

BCA Deemed to Satisfy Provision		Complies	Does not Comply	To be Detailed	Note/Info	Comments
E4.2	Emergency lighting requirements			✗		
E4.4	Design & operation of emergency lighting			✗		
E4.5	Exit signs			✗		
E4.6	Directional exit signs			✗		
E4.8	Design & operation of exit signs			✗		
Section F – Health & Amenity						
F1.1	Stormwater drainage			✗		
F1.4	External above ground membranes			✗		Refer Section 4 comments
F1.5	Roof coverings			✗		
F1.6	Sarking			✗		
F1.7	Waterproofing of wet areas in buildings			✗		
F1.9	Damp-proofing			✗		
F1.10	Damp-proofing of floors on the ground			✗		
F1.11	Provision of floor wastes			✗		Refer Section 4 comments
F1.13	Glazed assemblies			✗		
F2.1	Facilities in residential buildings			✗		
F2.5	Construction of sanitary compartments				✗	
F3.1	Height of rooms & other spaces			✗		
F4.1	Provision of natural light	✓				
F4.2	Methods and extent of natural lighting	✓				
F4.3	Natural light borrowed from adjoining room				✗	
F4.4	Artificial lighting			✗		
F4.5	Ventilation of rooms			✗		
F4.6	Natural ventilation				✗	
F4.7	Ventilation borrowed from adjoining room				✗	
F4.8	Restriction on position of water closets & urinals				✗	
F4.9	Airlocks				✗	
F5.3	Determination of impact sound insulation ratings			✗		
F5.4	Sound insulation rating of floors			✗		Refer Section 4 comments
F5.5	Sound insulation rating of walls			✗		Refer Section 4 comments
F5.6	Sound insulation rating of internal services			✗		
F5.7	Sound insulation of pumps			✗		
F6.2	Pliable building membrane			✗		
F6.3	Flow rate & discharge of exhaust systems			✗		Refer Section 4 comments
F6.4	Ventilation of roof spaces				✗	
Section J – Energy Efficiency						
NSW J(A)	Basix			✗		
J0.4	Roof thermal breaks			✗		
J0.5	Wall thermal breaks			✗		
J1.2	Thermal construction – general			✗		
J1.6	Floor edge insulation				✗	
J3.3	Roof lights			✗		
J3.4	Windows & doors			✗		
J3.5	Exhaust fans			✗		
J3.6	Construction of roofs, walls & floors			✗		
J3.7	Evaporative coolers				✗	
J5	Air-conditioning & ventilation systems			✗		
J7.2	Heated water supply			✗		
J8.3	Facilities for energy monitoring			✗		

6.0 CONCLUSION

The above report has been formulated from a review of the preliminary plans, and based on that review it is considered that compliance with the Building Code of Australia 2019 (amdt 1) is achievable.

Further documentation and detailing is required to demonstrate full compliance for the issue of any Construction Certificate or Crown Certificate.



Kel Crisp
Building Surveyor / Accredited Certifier

NSW Fair Trading Registration No: BDC0076 (unrestricted)
Vic Building Practitioner's No: BS-U18485 (unlimited)
National Accreditation No: 7333 (level 1)