



BCA ASSESSMENT REPORT (Rev C)

NORTH ALBURY HOUSING DEVELOPMENT

**310 – 314 SWAN STREET and 984-988 CORELLA STREET,
NORTH ALBURY**

7 February 2025

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REVISION HISTORY

REVISION	REVISION DATE	DETAILS	PREPARED BY
A	16/12/2024	For Planning Submission	KC
B	7/2/2025	Updated for revised architectural plans	KC
C	21/2/2025	Updated for revised architectural & landscape plans	KC

1.0 INTRODUCTION

This report has been prepared in accordance with Clause 18 of the Building Professionals Board Regulation 2007 for Homes NSW 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 2022 (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 Brewster Murray	Cover Page	DA-00 (rev E)	7/2/2025
	Block Analysis	DA-01 (rev C)	13/12/2024
	Site Analysis	DA-02 (rev C)	13/12/2024
	Demolition Plan	DA-03 (rev C)	13/12/2024
	Site Plan	DA-04 (rev D)	7/2/2025
	Ground Floor Plan	DA-05 (rev F)	7/2/2025
	First Floor Plan	DA-06 (rev F)	7/2/2025
	Second Floor Plan	DA-07 (rev F)	7/2/2025
	Roof Plan	DA-08 (rev F)	7/2/2025
	Elevations 1	DA-09 (rev F)	7/2/2025
	Elevations 2	DA-10 (rev F)	7/2/2025
	Sections	DA-11 (rev D)	7/2/2025
	Cut & Fill Plan	DA-12 (rev B)	13/12/2024
	Shadow Diagrams	DA-13 (rev B)	13/12/2024
	View from Sun Diagrams	DA-14 (rev D)	13/12/2024
	Materials & Finishes	DA-15 (rev C)	7/2/2025
	GFA Plans	DA-16 (rev C)	7/2/2025
	COS, Landscape & Deep Soil Diagrams	DA-17 (rev B)	7/2/2025
	3D Views	DA-18 (rev D)	7/2/2025
Services drawings, prepared by Greenview consulting	Spatial Design Ground Floor Plan	SK01 (rev 2)	11/12/2024
	Spatial Design Level 01 Floor Plan	SK02 (rev 1)	8/11/2024
	Spatial Design Level 02 Floor Plan	SK03 (rev 1)	8/11/2024
	Spatial Design Roof Plan	SK04 (rev 2)	12/12/2024
Fire hydrant coverage drawings, prepared by Greenview Consulting	Ground Floor Fire Coverage Plan	SK01 (rev 1)	9/9/2024
	Level 1 Fire Coverage Plan	SK02 (rev 1)	9/9/2024
	Level 2 Fire Coverage Plan	SK03 (rev 1)	9/9/2024
Landscape drawings, prepared by Greenland Design	Landscape Plan – East	LA-1 (rev E)	20/2/2025
	Landscape Plan – West	LA-2 (rev E)	20/2/2025
	Landscape Details & Specification	LA-3 (rev E)	20/2/2025
Energy Reports	BASIX Certificate (draft)		-/-
	NatHERS Summary Report (draft)		-/-
Prepared by Greenview Consulting			
Access Report	Statement of Compliance	223241 (rev Draft)	8/11/2024
Stormwater Preliminary Review	Greenview Consulting		-/-
Traffic Impact Assessment		24223 (rev 2)	9/12/2024



2.0 PROPOSED DEVELOPMENT

The development consists of two buildings containing a combined total of twenty-seven (27) units. The development spans over 4 current residential allotments, with the existing houses to be demolished to make way for the multi residential development. Both buildings are three storeys in height and are proposed to be constructed of typical multi residential type construction with concrete slabs, structural columns and a mixture of masonry and lightweight clad external walls.

The building to the west (to be known in this report as Block A) contains 6 units on the ground & first floor, and 5 units on the second floor (total of 17 units). It consists of 11 x1 bedroom units, 6 x2 bedroom units and 1 common stair/lift lobby. Two of the units are currently nominated as adaptable.

The building to the east (to be known in this report as Block B) contains 4 units on the ground & first floor, and 2 units on the second floor (total of 10 units). It consists of 6 x1 bedroom units, 4 x2 bedroom units and 1 common stair/lift lobby. One of the units is currently nominated as adaptable.

The development is on a site of 2,807m² and is proposed to contain 19 on-grade carparking spaces with 3 spaces nominated to meet the adaptable carparking space requirements. The driveway to the main carpark separates the two buildings.

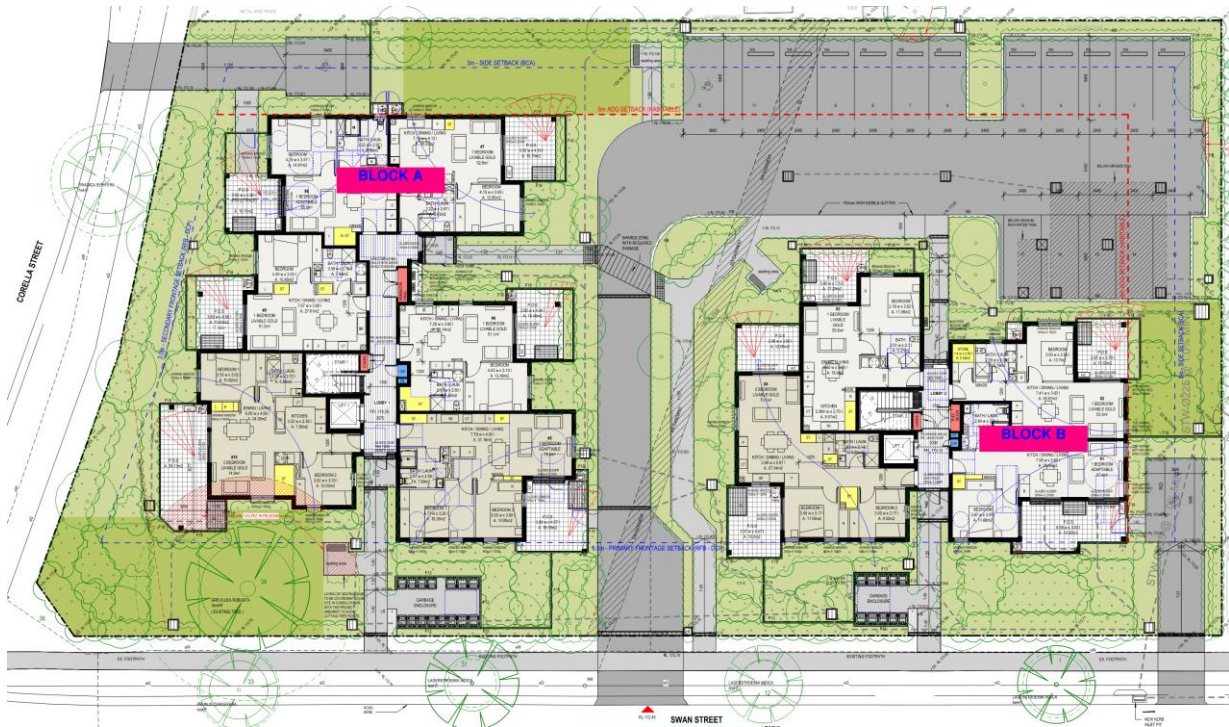
The ground floor units have access to a courtyard and the units on the upper 2 levels have access to an external balcony.



Current site plan containing 4 residential houses.

It has been assumed for the purposes of this report that all 4 current house allotments will be consolidated into one single allotment.

SITE PLAN

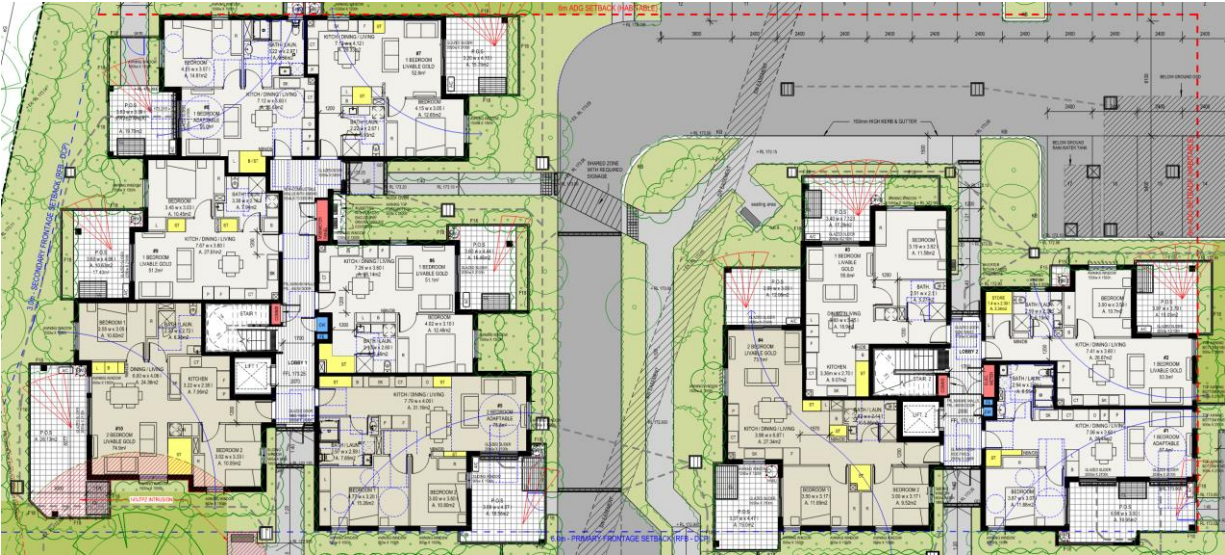


3.0 BUILDING DESCRIPTION

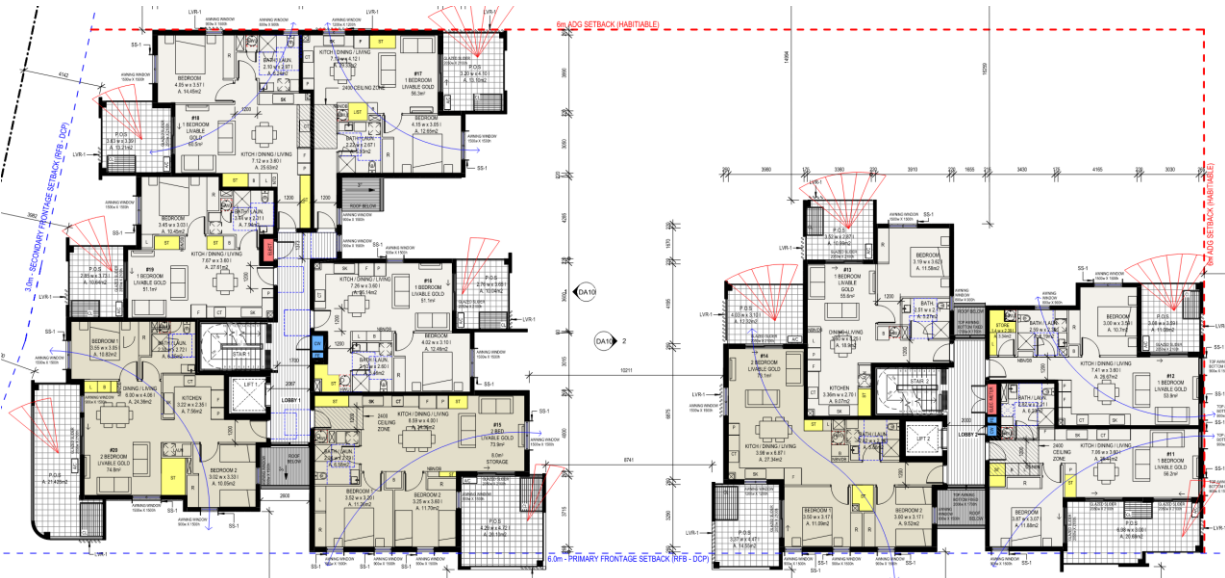
The following table represents the characteristics of the building with regards to the Building Code of Australia 2022.

BCA Characteristics		
BCA Classification	Class 2	Multi Units (apartments)
Block A Floor Area	Ground floor	550 m ²
	First floor	540 m ²
	Second floor	456 m ²
	Total	1,546 m²
Block B Floor Area	Ground floor	384 m ²
	First floor	377 m ²
	Second floor	242 m ²
	Total	1,003 m²
No of Storeys	3	
Rise in Storeys	3	
Effective Height	6.4 m	
Type of Construction	Type A	
Climate Zone	4	

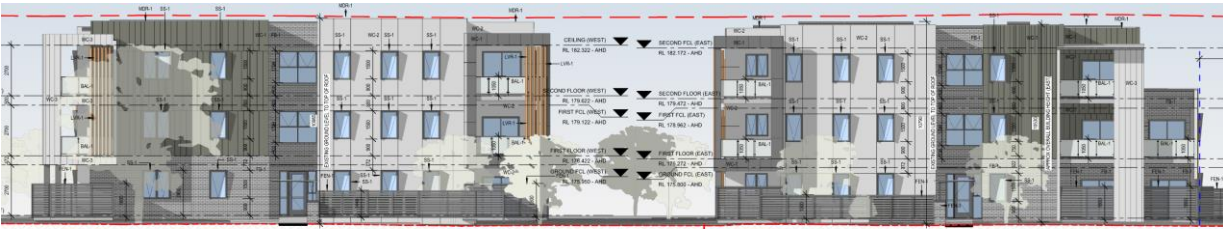
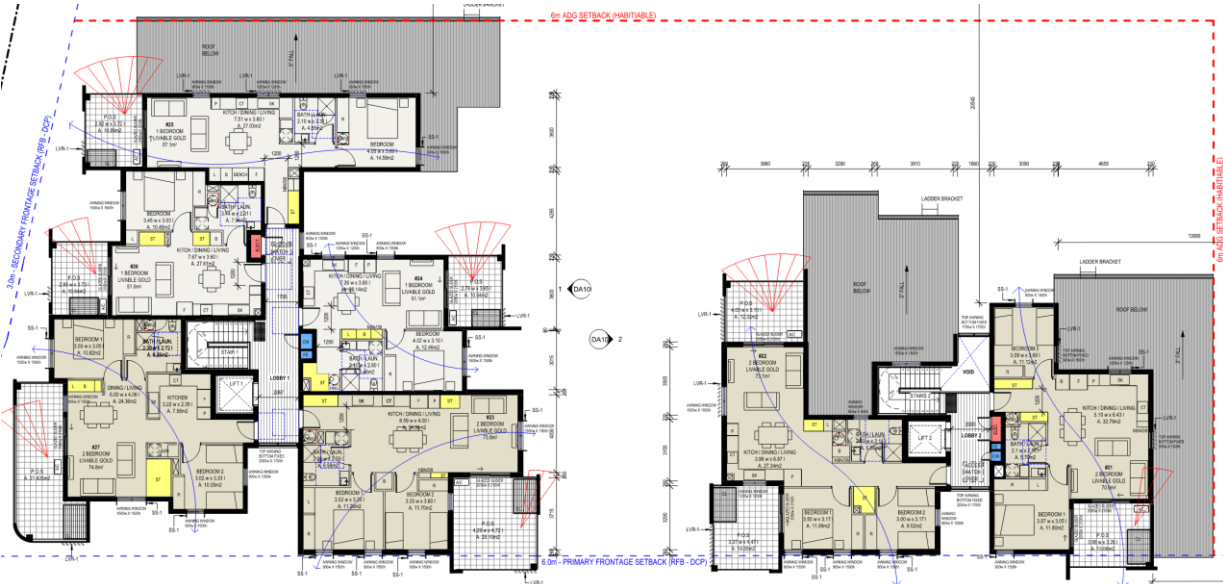
GROUND FLOOR PLAN



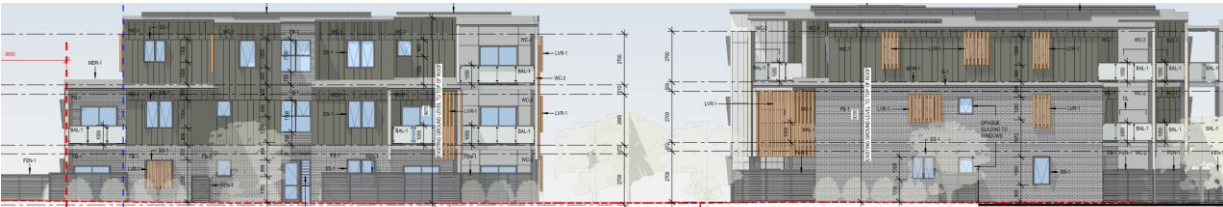
LEVEL 1 FLOOR PLAN



LEVEL 2 FLOOR PLAN



STREETSCAPE ELEVATION - SOUTH (SWAN ST)



NORTH ELEVATION

4.0 SUMMARY OF NON COMPLIANT DTS BCA ITEMS

From the review of the planning submission drawings there were no noteworthy design elements identified as not compliant with the deemed-to-satisfy provisions of the Building Code of Australia.

It is acknowledged that the plans are at a preliminary stage and require further detailing to demonstrate full compliance with the Building Code of Australia.

5.0 SUMMARY OF BCA RELATED ITEMS TO BE FURTHER DETAILED

As the project is in its initial design phase, the design is in the process of being further developed. The following is a list of the main deemed-to-satisfy provisions of the Building Code of Australia (BCA) relevant to the current design that will need to be further detailed to demonstrate full compliance with the BCA.

5.1 Fire Resistance Properties of Façade (BCA Clause C2D10, C2D14 & C2D15)

All proposed external claddings and external wall cavity insulation are to be non combustible as tested in accordance with AS1530.1, and any ancillary elements installed to the external face of the external walls must comply with BCA Clause C2D14.

Where bonded laminated cladding panels are proposed, all layers of the cladding must be mechanically fixed to the supporting framework.

5.2 Vertical Separation of Openings in External Walls (BCA Clause C3D7)

Any part of a window or other opening in the external wall that is above another opening in the storey next below and its vertical protection falls no further than 450mm outside the lower opening (measured horizontally), the openings must be separated by a fire rated spandrel or horizontal projection in accordance with BCA Clause C3D7.

The separation measures will need to be fully detailed on the construction plans to demonstrate compliance with BCA Clause C3D7.

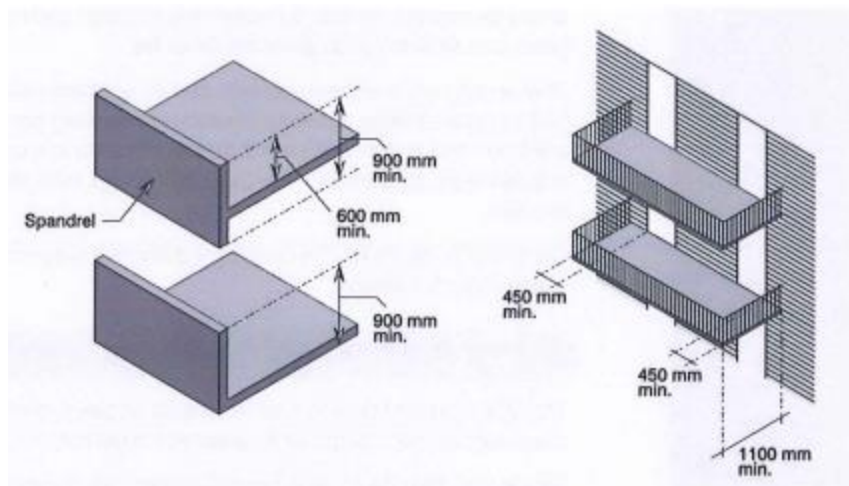
It is important to note that an opening in relation to this requirement also relates to any part of an external wall that does not have a fire rating of at least FRL 60 minutes.

Spandrel Option:

- not less than 900mm in height, and
- extends not less than 600mm above the upper floor surface, and
- is non-combustible (except timber framing permitted) having an FRL of not less than 60/60/60.

Projection Option:

- slab or other horizontal construction that projects outwards from the external face of the wall not less than 1100mm, and
- extends along the wall not less than 450mm beyond the openings concerned, and
- is non-combustible (except timber framing permitted) and has an FRL of not less than 60/60/60.



This requirement does not apply if a sprinkler system is installed within the building.

5.3 Fire Resistance Construction (BCA Specification C2D2)

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	First Floor	Second Floor
Floor (& any beams)	No FRL	FRL 90/90/90	FRL 90/90/90
External column	FRL 90/-/-	FRL 90/-/-	FRL 90/-/-
External wall loadbearing <ul style="list-style-type: none"> less than 1.5m to side boundary 1.5m to less than 3m from side boundary 3m or more from side boundary 	FRL 90/90/90 FRL 90/60/60 FRL 90/60/30	FRL 90/90/90 FRL 90/60/60 FRL 90/60/30	FRL 90/90/90 FRL 90/60/60 FRL 90/60/30
External wall non-loadbearing <ul style="list-style-type: none"> less than 1.5m to side boundary 1.5m to less than 3m from side boundary 3.0m or more from side boundary 	FRL -/90/90 FRL -/60/60 No FRL	FRL -/90/90 FRL -/60/60 No FRL	FRL -/90/90 FRL -/60/60 No FRL
Internal wall bounding public lobby / corridor <ul style="list-style-type: none"> loadbearing non-loadbearing 	FRL 90/90/90 FRL -/60/60	FRL 90/90/90 FRL -/60/60	FRL 60/60/60 FRL -/60/60
Internal wall between or bounding units <ul style="list-style-type: none"> loadbearing non-loadbearing 	FRL 90/90/90 FRL -/60/60	FRL 90/90/90 FRL -/60/60	FRL 60/60/60 FRL -/60/60
Lift shaft walls <ul style="list-style-type: none"> loadbearing non-loadbearing 	FRL 90/90/90 FRL -/90/90	FRL 90/90/90 FRL -/90/90	FRL 90/90/90 FRL -/90/90
Service shaft walls <ul style="list-style-type: none"> loadbearing non-loadbearing 	FRL 90/90/90 FRL -/90/90	FRL 90/90/90 FRL -/90/90	FRL 90/90/90 FRL -/90/90 (inc. top of shaft)
Other internal loadbearing walls	FRL 90/-/-	FRL 90/-/-	FRL 60/-/-
Internal loadbearing columns	FRL 90/-/-	FRL 90/-/-	FRL 60/-/-
Roof			Non-combustible covering

The above has been formulated on the assumption that the building will not be provided with a fire sprinkler system.

Notes:

- The fire rating for the external walls is taken from both inside and outside.
- External walls are to be non-combustible as tested in accordance with AS1530.1 (except timber framing is a permitted concession).
- Load bearing internal walls to be concrete, masonry or non combustible materials (except timber framing is a permitted concession).
- Fire rated non loadbearing internal walls & non loadbearing shaft walls must be non-combustible (except timber framing is a permitted concession).
- 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 must not be crossed by timber or other combustible building elements except for roof battens with dimensions of 75x50mm or less.
- 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.
- Shafts (including the lift shaft) are to be enclosed at the top having an FRL of not less than the required fire rating of a non-loadbearing shaft wall, except if the shaft extends beyond the roof covering.
- Roof lights must have an aggregate area of not more than 20% of the roof surface.

5.4 Bounding Construction (BCA Clause C4D11 & C4D12)

The lift is required to be in a fire-isolated shaft as noted in Item 5.3, and is to be provided with FRL -/60/- fire rated doors. The top of the shaft is also to be fire rated, unless the shaft extends beyond the main building roof covering.

The entrance doorways to the units and internal doors from storerooms onto the public corridor are to be provided with FRL -/60/30 self closing fire doors.

5.5 Enclosure of Space under Stairs (BCA Clause D3D9)

Where a space below a required non-fire-isolated stairway is enclosed to form a cupboard or other enclosed space the enclosing walls and ceiling must have an FRL of not less than 60/60/60, and any access doorway to the enclosed space is fitted with a FRL -/60/30 self closing fire door.

The current plans have been updated to include notations to address the fire rating requirement to the Comms cupboards located under the stairs on the ground floor. The further developed plans will need to detail the wall construction.

5.6 Fire Protection of Service Penetrations (BCA Clause C4D13 & C4D15)

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 C4D15.

Service plans are to detail compliance.

5.7 Fire Hazard Properties for Linings and Materials (BCA Clause C2D11)

Linings and materials are to comply with the fire hazard property requirements of BCA Specification 7.

Including:

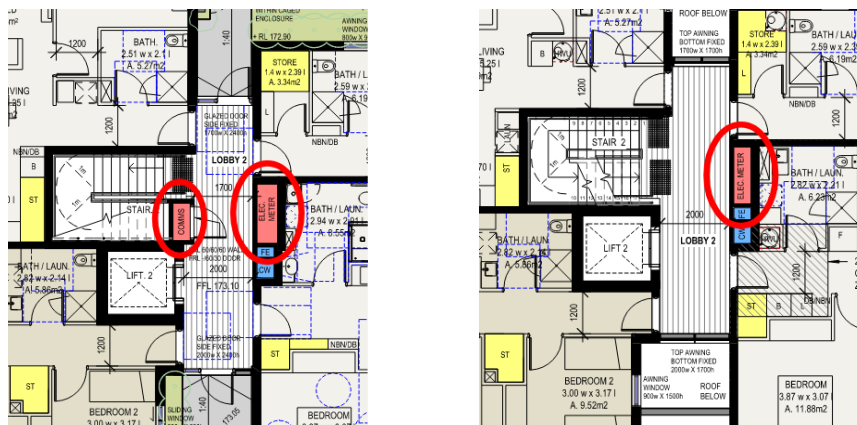
- Floor linings to have a critical radiant flux not less than 2.2 kW/m², and a maximum smoke development rate of 750 percent-minutes.
- Wall and ceiling linings in public corridors to achieve a fire group number of 1 or 2.
- Wall and ceiling linings in other areas a group number of 1, 2 or 3.

Product fire test reports will be required to demonstrate compliance.

5.8 Installation in Exits and Paths of Travel (BCA Clause D3D8)

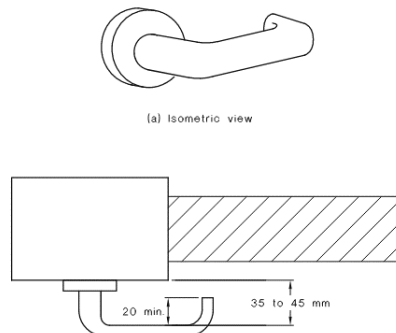
If services or equipment comprising electricity meters, distribution boards, central telecommunications distribution boards or equipment and the like are installed in a public corridor or lobby leading to a required exit they must be enclosed by non-combustible construction or a fire-protective covering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

Example below of electrical services in public corridor that will need to be detailed to comply with this requirement.



5.9 Exit Doors (BCA Clause D3D26)

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



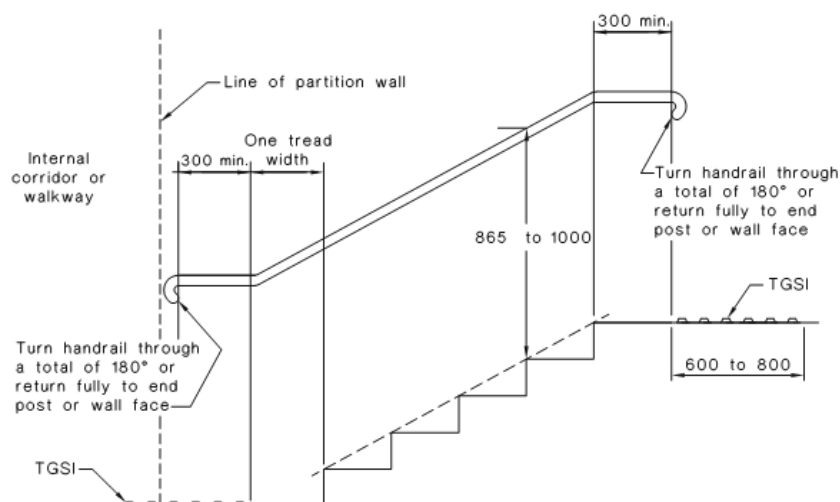
5.10 Egress Width (BCA Clause D2D8 & D2D15)

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.

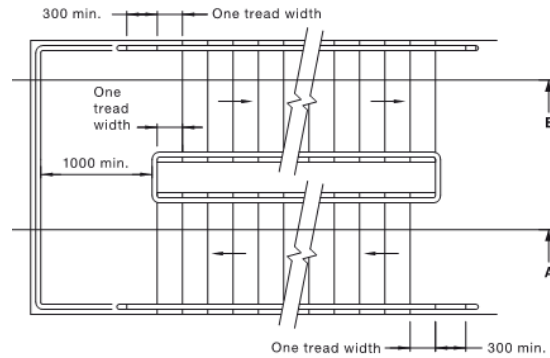
It is strongly recommended that allowance be made for construction tolerance, particularly regarding stairways.

5.11 Stair Handrails (BCA Clause D3D17 & D3D22)

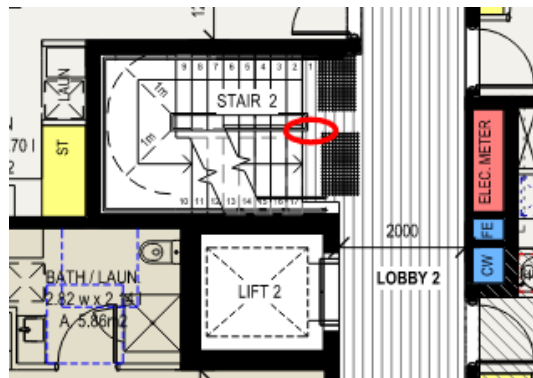
The stairways are to be provided with handrails both sides complying with AS1428.1-2009, including a minimum 50mm clearance between the handrail and the wall or other obstruction. Allowance will need to be made for the handrail extensions at the top and bottom of the stairways, and ensuring wheelchair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



It is also important to highlight the requirement of BCA Clause D3D22(1)(f) which requires handrails to stairways that serve areas that are required to be accessible must comply with Clause 12 of AS1428.1-2009. This clause requires the handrail height to be consistent through the stairway and landings. Therefore it is important to design all stairs that contain more than one flight, so that the stair treads are offset at landings to achieve the consistent handrail height at the landing locations.



Below is an example of where the handrail on the proposed stairs needs to extend (one tread width) to maintain the handrail height down the stair flight before turning.

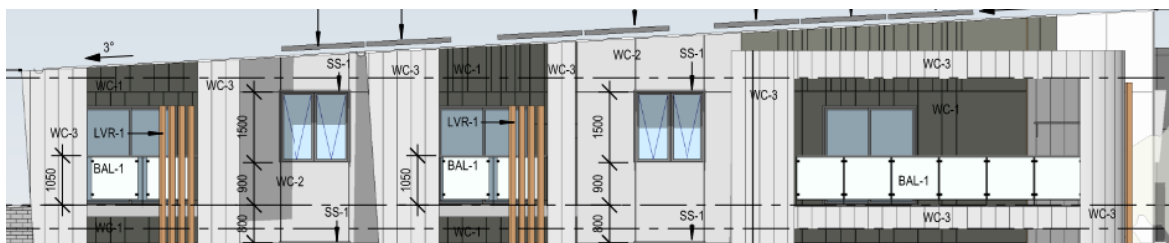


5.12 Balustrading (BCA Clause D3D17)

A continuous barrier (ie. balustrade) is to be provided along stairways, stairway voids & balconies in accordance with BCA Clause D3D17. 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 and any gaps within the required barriers/balustrades are to be less than 125mm.

In relation to the balustrade height if designing a true horizontal top to the balcony balustrades, it is important to allow for any proposed sloping on the balcony floors.

Further on balconies where the fall is more than 4m (ie. Second Floor), balustrades must not contain climbable elements between 150mm and 760mm above the floor. It is important to detail the transition point with any different balustrade types or intersection with other features/elements, to ensure there are no climbable members within this nominated zone.



It is also strongly recommended that the proximity of 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.

Balustrades (and including screens that form part of the balustrade), are to be designed to withstand the loading force requirements for balustrades under AS1170.1-2002.

5.13 Access for People with a Disability (BCA Clause D4D3 & D4D4)

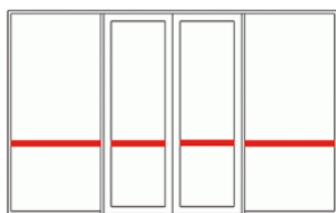
Access for people with a disability complying with AS1428.1 must be provided:

- 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 each floor.

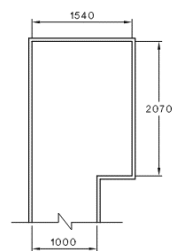
It is important with respect to further developing the plans that the pathways providing the above access are clearly detailed with accurate levels to demonstrate that compliance with AS1428.1-2009 will be achieved.

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

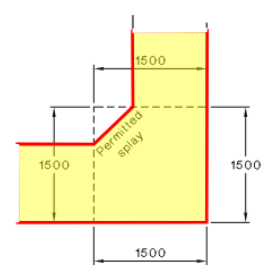
- accessway gradients and surfaces (including drains/pits on accessways) to AS1428.1,
- turning spaces to AS1428.1, including 1.54m x 2.07m turning space within 2m of the end of accessways (ie. end of public corridors),
- threshold ramps where provided at building entrance doorways to AS1428.1,
- solid risers to steps/stairways,
- tactile indicators to the stairways in accordance with BCA D4D9 and AS1428.4,
- nosing strips and handrails to AS1428.1,
- doorways achieving door circulation spaces and with a minimum door opening of 850mm clear,
- contrasting doorways to Clause 13.1 of AS1428.1,
- D-type lever handles to doors to BCA clause D3D26 & AS1428.1,
- glazing vision bands to BCA Clause D4D13 & Clause 6.6 of AS1428.1,
- braille signage to exits to BCA Clause D4D7.



Exit Level G
DOOR 1000mm



(a) Space required in corridor (180 deg turn)



Turn 90° in path of travel

5.14 Accessible Lift (BCA Clause E3D7 & E3D8)

The lift must be not less than 1100mm wide X 1400mm deep, and must be provided with accessibility features in accordance with BCA Clause E3D8.

It is important that lift shaft ventilation is detailed where required to achieve compliance with Clause S24C2 and S24C4 of Specification 24 of the BCA, noting that the lift shaft is fire-isolated.

5.15 Fire Related Services (BCA Clause E1D2, E1D14, E2D3 & Part E4)

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

- A fire hydrant system to cover the buildings, complying with BCA Clause E1D2 and AS2419.1-2005.
- Portable fire extinguishers are to be installed outside the sole-occupancy units, to serve only the storey at 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 20, including in public corridors.
- Emergency lighting and exit signs to the entry/stairway lobbies, complying with BCA Part E4 and AS2293.1-2018.

It is noted on the preliminary plans that the fire hydrant system will utilise the street fire hydrants. Pressure and flow details will need to be obtained from the local water authority to ensure that sufficient pressures and flows are available in the main to comply with AS2419.1-2021.

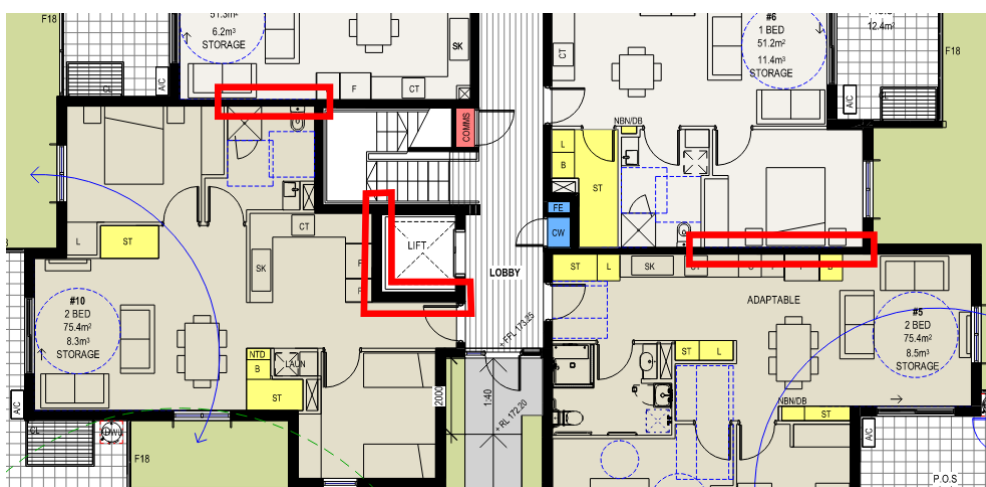
Furthermore it is important to accurately locate these street hydrants and ensure they will be located at least 10m from the building, as per AS2419.1-2021 requirements.

5.16 Acoustic Provisions (BCA Part F7)

Further details are to be provided with the design development to demonstrate compliance with the acoustic requirements of BCA Part F7, 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 F7D4(3) 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 those highlighted below.



5.17 Ventilation (BCA Clause F6D6 & F8D4)

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, with minimum exhaust flows of 25 L/s for bathrooms & sanitary compartments, and 40 L/s for kitchen & laundries.

5.18 Ceiling Heights (BCA Clause F5D2)

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.

5.19 Protection from Bedroom Windows (BCA Clause D3D29)

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.

5.20 Facilities in Units (BCA Clause F4D2)

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.

5.21 Floor Wastes (BCA Clause F2D4)

Further details are to be provided to show that each bathroom and laundry on Level 1 & Level 2 has a floor waste and the floor graded to the floor waste to permit drainage of water. This includes laundries contained in cupboards.

Where a floor waste is installed (applies to all floor wastes including those on the Ground Floor), the fall of the floor plane to the waste must be between 1:50 and 1:80.

For those bathrooms that are proposed to comply with AS1428.1-2009, the area outside the shower will need to achieve a fall of 1:80 with no tolerance to comply with both the Australian Standard and the Building Code of Australia requirements.

It is important to allow for all these required falls in the structural design (ie. slab setdowns) and for the architectural plans to clearly detail these required falls so that the builder can achieved on site.

5.22 Balcony Waterproofing (BCA Clause F1D5)

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.



5.23 Weatherproofing (BCA F3P1 & F3D5)

The external walls are to comply with performance requirement F3P1 to prevent the penetration of water into buildings. This includes preventing water entering the buildings at its base where pathways are at a similar height to the floor level for accessibility.

With the exception of wall cladding types addressed under BCA Clause F3D5 (ie. masonry, autoclaved aerated concrete, metal wall cladding), or where a current CodeMark Certificate is provided that covers the weatherproofing compliance for that particular external cladding, a performance solution report is to be provided for any other external wall construction to demonstrate compliance.

5.24 Energy Efficiency (BASIX & Section J)

The design is to comply with the required energy efficiency requirements of the BASIX Certificates, NatHERS reports and the applicable provisions of Section J.

Plans and specifications for the Crown Certificate application are to clearly document the energy requirements and be consistent with those reports/certificates.

5.25 Cleaning of Windows (BCA NSW Clause G1D5)

The building must be provided with a safe manner to clean the windows on the Second Level, where:

- The windows can be cleaned wholly from within the building, or
- Provision is made for the cleaning of the windows by a method complying with the Work Health and Safety Act 2011 and regulations made under that Act.

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 related to the development and are not a comprehensive list of all BCA related items still to be detailed. 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 A2G2 of the NCC-BCA 2022).

6.0 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 or N/A	Comments
Section B - Structure						
B1D3	Determination of individual actions			✗		Structural engineer to provide design certificate of compliance with the final design issue.
B1D4	Structural resistance of materials & construction			✗		Structural engineer to provide design certificate of compliance with the final design issue.
B1D4	Termite barrier			✗		The building is located in a termite prone area. Where a primary building element is subject to attack by termites, a termite barrier to AS3660.1 is to be detailed.
B1D4	Glazing				✗	Glazed assemblies to comply with AS1288 & AS2047.
B1D6	Construction of buildings in flood hazard areas				✗	To be detailed if building is located in a flood hazard area, to ABCB Standard if Construction of Buildings in Flood Hazard Areas.
Section C - Fire Resistance						
C2D2	Type of construction required			✗		Refer to Section 5 comments.
C2D9	Lightweight construction				✗	To be detailed if applicable.
C2D10	Non combustible building elements			✗		Refer to Section 5 comments.
C2D11	Fire hazard properties			✗		Fire test reports to be provided for materials and linings as the design is developed.
C2D12	Performance of external walls in fire				N/A	
C2D13	Fire protected timber: concession				N/A	
C2D14	Ancillary elements			✗		Refer to Section 5 comments.
C2D15	Bonded laminated cladding panels				✗	To be detailed if applicable.
C3D3	General floor area & volume limitations				N/A	Not applicable to Class 2 buildings
C3D7	Vertical separation of openings in external walls			✗		Refer to Section 5 comments.
C3D8	Separation by fire walls				N/A	
C3D9	Separation of classifications in the same storey				N/A	
C3D10	Separation of classifications in different storeys				N/A	
C3D11	Separation of lift shafts			✗		
C3D12	Stairways and lifts in one shaft			✗		
C3D13	Separation of equipment			✗		
C3D14	Electricity supply system			✗		
C3D15	Public corridors in Class 2 & 3 buildings	✓				Corridors are less than 40m in length
C4D3	Protection of openings in external walls				N/A	The building is proposed to be located at least 3.0m from an allotment boundary and 6m between buildings.
C4D4	Separation of external walls & associated openings in different fire compartments				N/A	
C4D5	Acceptable methods of protection				N/A	
C4D9	Openings in fire-isolated exits				N/A	
C4D10	Service penetrations in fire-isolated exits				N/A	
C4D11	Openings in fire-isolated lift shafts			✗		
C4D12	Bounding construction			✗		
C4D13	Openings in floors & ceilings for services			✗		
C4D14	Openings in shafts			✗		
C4D15	Openings for service installations			✗		
C4 D17	Columns protected with lightweight construction to achieve an FRL				✗	
Section D - Access & Egress						
D2D3	Number of exits required	✓				

BCA Deemed to Satisfy Provision		Complies	Does not Comply	To be Detailed	Note/Info or N/A	Comments
D2D4	When fire-isolated stairways & ramps are required				N/A	Fire isolated stairways not required as not connecting more than 3 levels.
D2D5	Exit travel distances	✓				
D2D6	Distance between alternative exits	✓				
D2D7	Height of exits & paths of travel			✗		
D2D8	Width of exits & paths of travel			✗		
D2D9	Width of doorways in exits or paths of travel to exits			✗		
D2D10	Exit width not to diminish	✓				
D2D14	Travel by non-fire-isolated stairways or ramps	✓				
D2D15	Discharge from exits	✓				
D3D4	Non-fire-isolated stairways & ramps			✗		
D3D8	Installation in exits & paths of travel			✗		Refer to Section 5 comments.
D3D9	Enclosure of space under stairs & ramps	✓				Refer to Section 5 comments.
D3D10	Width of required stairways & ramps			✗		
D3D11	Pedestrian ramps				✗	To be detailed if applicable.
D3D14	Goings & risers			✗		
D3D15	Landings			✗		
D3D16	Thresholds			✗		
D3D17	Balustrades or other barriers			✗		
D3D18	Height of barriers			✗		
D3D19	Openings in barriers			✗		
D3D20	Barrier climbability			✗		Refer to Section 5 comments.
D3D21	Wire barriers				✗	
D3D22	Handrails			✗		
D3D23	Fixed platforms, walkways, stairways & ladders				✗	To be detailed if applicable.
D3D24	Doorways & doors				✗	
D3D25	Swinging doors	✓				
D3D26	Operation of latch			✗		
D3D29	Protection of openable windows			✗		
D3D30	Timber stairways: concession				✗	
D4D2	General building access requirements			✗		
D4D3	Access to buildings			✗		Refer Section 5 comments.
D4D4	Parts of buildings to be accessible			✗		
D4D5	Access exemptions				✗	
D4D6	Accessible carparking				N/A	
D4D7	Signage			✗		
D4D8	Hearing Augmentation Systems				N/A	
D4D9	Tactile indicators			✗		To be detailed for stairways.
D4D12	Ramps				✗	To be detailed if applicable.
D4D13	Glazing on an accessways			✗		
Section E – Services & Equipment						
E1D2	Fire hydrants			✗		Refer to Section 5 comments.
E1D3	Fire hose reels				N/A	
E1D4	Fire sprinklers				N/A	
E1D6	Where sprinklers are required: Class 2 & 3 buildings				N/A	Sprinklers not required as building contains rise in storeys less than 4.
E1D14	Portable fire extinguishers			✗		
E2D3	General requirements			✗		Refer Section 5 comments.
E2D8	Buildings not more than 25m in effective height: Class 2 & 3 buildings			✗		
E3D2	Lift installations				✗	
E3D3	Stretcher facility in lifts				N/A	Effective building height less than 12m.
E3D4	Warning against use of lifts in fire			✗		
E3D5	Emergency lifts				N/A	
E3D7	Passenger lift types & their limitations			✗		
E3D8	Accessible features required for passenger lifts			✗		
E3D9	Fire service controls				N/A	
E4D2	Emergency lighting requirements			✗		

BCA Deemed to Satisfy Provision		Complies	Does not Comply	To be Detailed	Note/Info or N/A	Comments
E4D4	Design & operation of emergency lighting			✗		
E4D5	Exit signs			✗		
E4D6	Directional exit signs				✗	
E4D8	Design & operation of exit signs			✗		
E4D9	Emergency warning & intercom systems				N/A	
Section F – Health & Amenity						
F1D3	Stormwater drainage			✗		
F1D5	External waterproofing membranes			✗		
F1D6	Damp-proofing			✗		
F1D7	Damp-proofing of floors on the ground			✗		
F2D2	Waterproofing of wet areas in buildings			✗		
F2D4	Floor wastes			✗		
F3D2	Roof coverings			✗		
F3D3	Sarking			✗		
F3D4	Glazed assemblies			✗		
F3D5	Wall cladding			✗		
F4D2	Facilities in residential buildings	✓				
F4D5 & F4D6	Accessible sanitary facilities				N/A	
F4D7	Accessible unisex showers				N/A	
F4D8	Construction of sanitary compartments	✓				
F4D10	Microbial (legionella) control				✗	To be detailed if applicable.
F5D2	Height of rooms & other spaces			✗		
F6D2	Provision of natural light	✓				
F6D3	Methods and extent of natural lighting	✓				
F6D4	Natural light borrowed from adjoining room				N/A	
F6D5	Artificial lighting			✗		
F6D6	Ventilation of rooms			✗		
F6D7	Natural ventilation			✗		
F6D8	Ventilation borrowed from adjoining room				N/A	
F6D9	Restriction on position of water closets & urinals				✗	
F6D10	Airlocks			✗		
F7D4	Determination of impact sound insulation ratings				✗	
F7D5	Sound insulation rating of floors			✗		
F7D6	Sound insulation rating of walls			✗		
F7D7	Sound insulation rating of internal services			✗		
F7D8	Sound isolation of pumps				✗	To be detailed if applicable.
F8D3	External wall construction			✗		
F8D4	Exhaust systems			✗		Exhaust systems to discharge to outside.
Section G – Ancillary Provisions						
G5D2	Bushfire protection				N/A	Not designated bushfire prone land.
Section J – Energy Efficiency						
NSW Part J1	BASIX			✗		Developed plans to be consistent with BASIX report.
J3D5	Roof thermal breaks			✗		
J3D6	Wall thermal breaks			✗		
J4D3	Thermal construction			✗		
J3D10	Floor edge insulation				✗	To be detailed if applicable.
J5	Building Sealing			✗		
J6	Air-conditioning & ventilation systems				✗	To be detailed if applicable.
J8D2	Heated water supply				✗	To be detailed if applicable.
J9D3	Facilities for energy monitoring				✗	To be detailed if applicable.
J9D4	Electric vehicle charging facilities				✗	To be detailed if applicable.

7.0 PROPOSED FIRE SAFETY MEASURES

The following is a list of the likely fire safety measures proposed to be implemented in the design:

Measure	Standard of Performance
Fire Detection System / Smoke Alarm System	BCA 2022 Clause E2D8 & Specification 20, and AS1670.1-2018 / AS3786-2014
Building Occupant Warning System	BCA 2022 Specification 20 Clause S20C7, and AS1670.1-2018
Emergency Lighting	BCA 2022 Clause E4D2 & E4D4, and AS/NZS2293.1-2018
Exit Signs	BCA 2022 Clause E4D5, E4D6 & E4D8, and AS/NZS2293.1-2018
Fire Doors	BCA 2022 Clause C4D12 & D3D9, and AS1905.1-2015
Fire Hydrant System	BCA 2022 Clause E1D2, and AS2419.1-2021
Fire Seals (protecting openings in fire resistance components of the building)	BCA 2022 Clause C4D15 & Specification 13, and AS1530.4-2014 & AS4072.1-2005
Lightweight Construction	BCA 2022 Specification 6
Portable Fire Extinguishers	BCA 2022 Clause E1D14, and AS2444-2001
Warning & Operational Signs	BCA 2022 Clause E3D4

8.0 CONCLUSION

This report has been formulated from a review of the design documentation as listed in Section 1.0.

From the review undertaken, it is considered that compliance with the Building Code of Australia 2022 is achievable.

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



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