



CREDWELL

Project	Bondi Surf Bathers Life Saving Club
Report	NCC Assessment Report (DA Stage)
Reference	C19506-NCC-r2
Date	19 April 2021
Client	Lockhart-Krause Architects
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Document Control

Reference/Revision	Date	Description	NCC Assessment Report
C19506-NCC-r2	19/04/2021	Prepared by	Beau Zaia
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1 Introduction

1.1 Building Location

The existing development, the subject of this report, is the Bondi Surf Bathers Life Saving Club which currently comprises of a two-storey masonry building that is occupied by the following:

1. Ground Floor

- Heritage hall, male and female changerooms, sauna, administration rooms, storage, caretakers' room and external works yard

2. First Floor

- Function area

The existing building will be conserved and upgraded, provided the following:

1. Basement

- Storage, Plant equipment, Archives

2. Ground Floor

- Reconfiguration of the existing heritage hall to include information, education and community facility;
- New accessible public courtyard and accessible covered seating; and
- New public kiosk, multipurpose auditorium and training room, accessible board room, administration offices.

3. First Floor

- Gymnasium and sanitary facilities.

4. Second Floor

- Existing function room, kitchen, bar and sanitary facilities; and
- Link bridge connecting new and existing building parts, food preparation areas and sanitary facilities
- Outdoor terrace areas



1.2 Objectives

The purpose of this report is to provide an assessment against the National Construction Code 2019 (NCC) addressing all relevant clauses therein to identify where the subject building achieves compliance and non-compliance, as well as provide appropriate Performance Solutions where available, which are required to be prepared under separate cover.

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

1.3 Limitations

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

1. The structural design of the building;
2. The capacity or design of any electrical, fire, hydraulic or mechanical services; and
3. The Disability (Access to Premises – Building) Standards 2010 and the Disability Discrimination Act 1992 (Cth)

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

4. The specific provisions of NCC Part D3 and Clause F2.4'
5. Any Development Consent conditions;
6. The Liquor Licencing Act 1997;
7. The Work Health and Safety Act 2011;
8. The Swimming Pools Act 1992; and
9. Requirements of Authorities including, but not limited to, WorkCover, RMS, Council, Telecommunications Supply Authority, Electricity Supply Authority, Water Supply Authority, Gas Supply Authority and the like.

Interpretations

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

Dimensions and Tolerances

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

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

1.4 [Reviewed Documentation](#)

This report is based on documentation referenced in Annexure A.

2 Building Description

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

2.1 Classification

Class	Use	Area
Class 7b	Life Saver and Kiosk Storage	Part Basement
Class 5	Offices	Part Ground Floor
Class 6	Kiosk	Part Ground Floor
Class 9b	Surf Museum & Hall, Youth Room, Function Rooms, Gymnasium, Multi-purpose training, Meeting Rooms and Publicly Accessible Archives	Part Basement Ground, First and Second Floor

Note: As the ground floor kiosk has a floor area that is less than 10% of whole ground floor it can therefore adopt the FRL's required for the Class 5 and 9b.

2.2 Rise in Storeys

The building has a rise in storeys of three (3).

2.3 Type of Construction

Given the classification of the top floor and the rise in storeys the building is to be of Type A Construction.

2.4 Effective height

The effective height has been calculated to be 5.4m, being less than 12m

2.5 Fire Compartments

The following fire compartments have been assumed:

1. The whole building is considered to be a single fire compartment.

2.6 Required Exits

The following have been considered as the exits from the building:

1. Basement- 2x doors leading to the fire stairway and the heritage stair.
2. Ground Floor (surf museum and hall)- 1x set of double doors that opens to the front of the building
3. Ground Floor (surf museum and hall)-1x set of double doors that opens to the new courtyard area
4. Ground Floor (surf museum and hall)- 2x doors serving the men's and women's changeroom that open to the building frontage
5. Ground Floor (youth room)- 1x set of double doors that opens to the new courtyard
6. Ground Floor (youth room)- 2x sets of double doors serving the board room and kiosk that open to the new courtyard
7. First Floor (Gym)- the doorway leading to the fire isolated stairway
8. Second Floor (function room)- the doorway leading to the heritage stair
9. Second Floor (multi-purpose training)- the doorway leading to the fire stair

2.7 Climate Zone

The building is located within Climate Zone 5g, being within the Waverley local government area.

3 Fire Safety Measures

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

	Fire Safety Measure	Standard of Performance
1.	Access panels, doors and hoppers to fire-resisting shaft	NCC2019 Clause C3.13 Manufacturer's Specifications
2.	Automatic fail-safe devices (automatic doors)	NCC2019 Clause D2.19 Manufacturer's Specifications
3.	Automatic fire detection and alarm systems	NCC2019 Clause E2.2 and Specification E2.2a Clauses 4 and 7
4.	Building occupant warning system	NCC2019 Clause E2.2 and Specification E2.2a Clause 7
5.	Emergency lighting	NCC2019 Clauses E4.2 and E4.8 AS2293.1-2018
6.	Exit signs	NCC2019 Clauses E4.5, E4.6 and E4.8 AS2293.1-2018
7.	Fire dampers	NCC2019 Clause C3.15 Manufacturer's Specification
8.	Fire doors	NCC2019 Clauses C3.8 AS1905.1-2015
9.	Fire hose reel systems	NCC2019 Clause E1.4 AS2441-2005
10.	Fire hydrant systems	NCC2019 Clause E1.3 AS2419.1-2005
11.	Fire seals protecting openings in fire-resisting components of the building	NCC2019 Clause C3.15 AS1530.4-2014 Manufacturer's Specification
12.	Fire shutters (option for providing protection of openings)	NCC2019 Clauses D1.7, C3.4 and Specification C3.4 Clause 4 Manufacturer's Specification
13.	Fire windows (option for providing protection of openings)	NCC2019 Clauses D1.7, C3.4 and Specification C3.4 Clause 5 Manufacturer's Specification
14.	Lightweight construction (fire rated)	NCC2019 Clause C1.8 and Specification C1.8 Manufacturer's Specification
15.	Mechanical air handling systems (automatic shutdown)	NCC2019 Clause E2.2 and Specification E2.2a AS1668.1-2015
16.	Portable fire extinguishers	NCC2019 Clause E1.6 AS2444-2001
17.	Wall-wetting sprinkler and drencher systems over permanently closed or self-closing glazed elements (option for providing protection of openings)	NCC2019 Clauses D1.7 C3.4 AS2118.1-2017
18.	Warning and operational signs	NCC2019 Clauses D2.23 & E3.3 Environmental Planning and Assessment Regulation 2000 (EP&A Reg) Clause 183
19.	Paths of travel	NCC2019 Parts D1 and D2 EP&A Reg Clause 186

4 Fire Resistance Levels

The following fire resistance levels (FRLs) are required for the various elements of the building. Where the table below refers to a fire source feature (FSF), this is as defined in the NCC as the far boundary of a road, river, lake or the like adjoining the allotment, or a side or rear boundary of the allotment, or an external wall of another building on the allotment which is not a Class 10 building.

Building Element – Type A Construction	Class 5 or 9b	Class 6	Class 7b
Loadbearing External Walls - Less than 1.5m from a FSF - 1.5 - 3m from a FSF - 3m or more from a FSF	120/120/120 120/90/90 120/60/30	180/180/180 180/180/120 180/120/90	240/240/240 240/240/180 240/180/90
Non-Loadbearing External Walls - Less than 1.5m from a FSF - 1.5 - 3m from a FSF - 3m or more from a FSF	-/120/120 -/90/90 -/-/	-/180/180 -/180/120 -/-/	-/240/240 -/240/180 -/-/
External Columns (not incorporated into an external wall) - Loadbearing - Non-loadbearing	120/-/- -/-/	180/-/- -/-/	240/-/- -/-/
Common Walls and Fire Walls	120/120/120	180/180/180	240/240/240
Internal Walls - Fire resisting lift and stair shafts – - Loadbearing - Non-loadbearing	120/120/120 -/120/120	180/120/120 -/120/120	240/120/120 -/120/120
Internal Walls – Bounding public corridors, public lobbies and the like – - Loadbearing - Non-loadbearing	120/-/- -/-/	180/-/- -/-/	240/-/- -/-/
Internal Walls – Between or bounding sole-occupancy units – - Loadbearing - Non-loadbearing	120/-/- -/-/	180/-/- -/-/	240/-/- -/-/
Internal Walls – Ventilating, pipe, garbage and the like shafts not used for the discharge of hot products of combustion – - Loadbearing - Non-loadbearing	120/90/90 -/90/90	180/120/120 -/120/120	240/120/120 -/120/120
Other loadbearing internal walls, internal beams, trusses and columns	120/-/-	180/-/-	240/-/-
Floors	120/120/120	180/180/180	240/240/240
Roofs ¹	120/60/30	180/60/30	240/90/60

¹ Roofs are not required to have an FRL (concession available under BCA Specification C1.1 Clause 3.5 as the building does not have a rise in storeys that exceeds 3 and the roof covering is to be non-combustible.

5 Upgrading Works to the Existing Building Deemed Necessary

There are parts of the existing building which are located outside the main scope of development works (ie existing building elements) which will have an effect to the proposed refurbishment works and will need to be addressed via upgrading parts of the building to provide adequate level of fire and life safety.

No consideration of a full building upgrade has been considered at this stage unless Council determines it necessary in accordance with Clauses 93/94 of the Environmental Planning and Assessment Act, 1979 with the proposed Development Consent. In the absence of a full building upgrade requirement, it is considered that the following minimum upgrade requirements should apply to provide a reasonable level of fire and life safety to that currently:-

1. It is to be confirmed that the existing floor that separates the heritage hall from the existing function room can achieve an FRL of no less than 120/120/120 as specified with Table 3 of Specification C1.1.
2. Service penetrations through fire rated building elements are to be sealed in accordance with a tested system and manufacturer specifications in accordance with this Clause.

Within the existing parts of the building penetrations through fire rated building elements are to be audited by a suitably qualified contractor against the provisions of NCC Clause C3.15.

A schedule of penetrations (including dampers) is to be prepared as a part of this audit.

Where the penetrations do not comply with NCC Clause C3.15 the penetrations are to be upgraded to maintain the FRL relative to the building element penetrated, with the exception that metal pipe penetrations may achieve an integrity FRL only.

3. At the ground floor there is an existing external stair that connects to a ramp leading to the entrance of the surf museum. It was found that the going and risers had minor stairway inconsistencies. In mitigating these inconsistencies, it is recommended that 50-75mm thick non-slip contrasting strips are installed in accordance with NCC Clause D2.13 and AS1428.1-2009
4. As the building has a floor area that exceeds 500m² it must be served by a fire hydrant system. The building is served by an existing fire hydrant system that comprises of external hydrants valves located within close proximity to the external walls of the existing building. A hydraulic engineer or other suitably qualified contractor be engaged to undertake a compliance audit of the system against its current level of performance. The existing hydrant system is to be upgraded in accordance with the recommendations (if any) noted with the hydraulic engineers or contractors report.
It is assumed that an entirely new fire hydrant system will be required to be provided to the site installed in accordance with AS2419.1-2005. What for fire engineers comments regarding fire compartments.

6 NCC Items Triggered by the New Works

6.1 Assessment

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

Annexure B of this report provides a detailed assessment of the proposal against each of the relevant DtS provisions of the NCC.

6.2 Performance Solutions that will be prepared by Warrington Fire

Warrington Fire have been engaged to prepare a fire engineering report to justify non-compliances that have been raised in earlier NCC assessments with the preparation of Performance Solutions.

According to the Preliminary fire safety engineering review ref: SY190321 dated 29/07/2020 the following Performance Solutions will be prepared.

Item	Possible Performance Solution	DtS Provision
1.	The level 2 terrace areas include a travel distance of 26m to a point of choice instead of 20m.	D1.4
2.	The northern fire-isolated stair discharges at ground floor within the building.	D1.7
3.	The rising and descending flights within northern fire-isolated are directly connected.	D2.4

6.1 Additional Performance Solutions that are to be included in Fire Engineering Report (FER)

Credwell has undertaken an assessment of the most current DA stage architectural plans and considers that the following additional Performance Solution may be included in the FER.

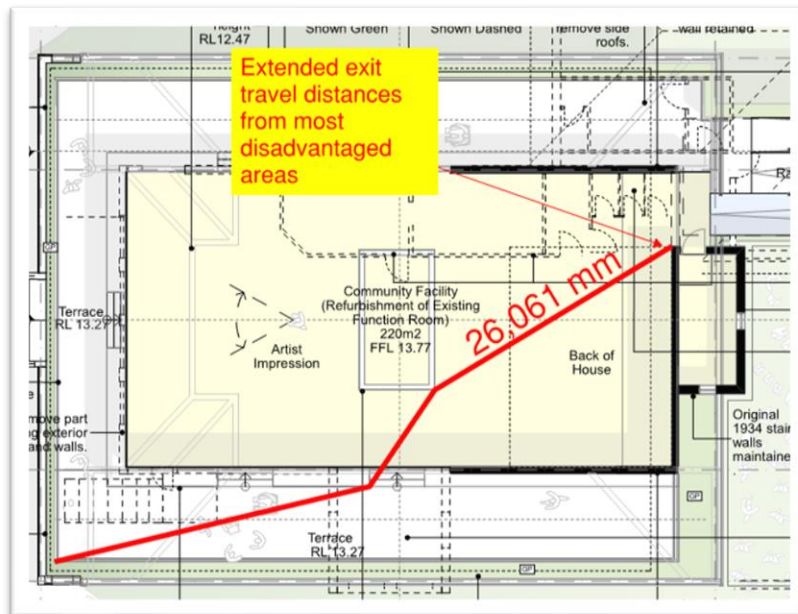
Item	Possible Performance Solution	DtS Provision
1.	At the ground floor to either reduce or eliminate the protection required to windows and door openings that are within 6m of path of travel to open space from the heritage stair.	D1.7

6.1 Exit Travel Distances- Clause D1.4

The following exit travel distance non-compliances have been identified at this stage of the development:

1. Within the second floor the exit travel distances from the outdoor terraces serving the existing function room to a point in which travel to two exits becomes available is a maximum of 26m from the most disadvantaged areas which is non-compliant. This Clause requires a maximum travel distance of 20m to a point in which two exits becomes available.

In justifying the above non-compliance Warrington Fire will undertake a Performance Solution at a later stage of the development.



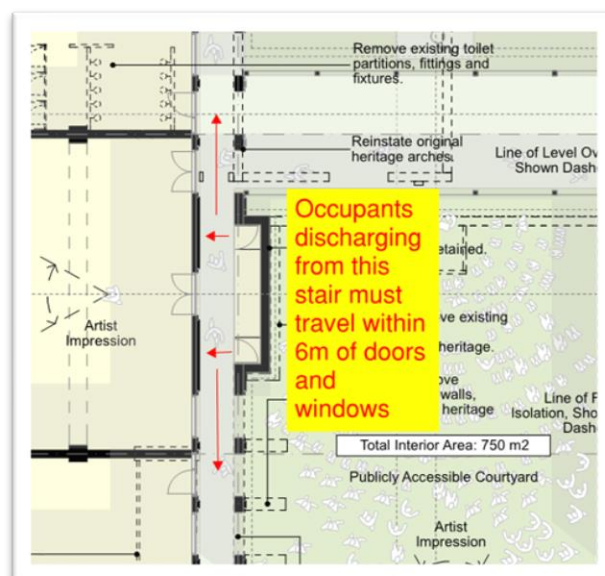
6.2 Travel by Fire Isolated Stairways- Clause D1.7

As noted in Clause D1.3 the 2x stairs that connect all storeys must be considered as fire isolated stairs.

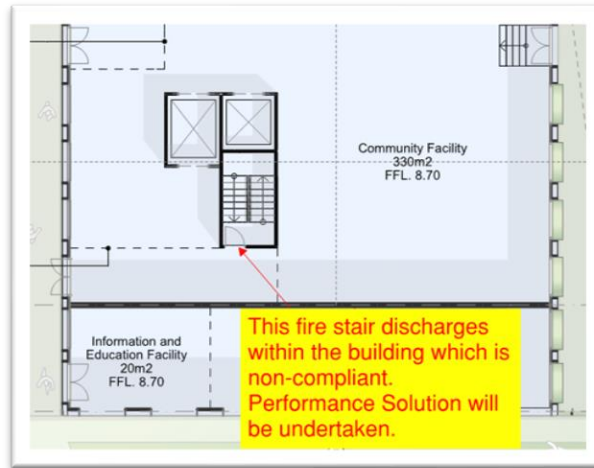
Regarding these stairways the following non-compliances are noted:

1. The heritage stairway discharges on the ground floor adjacent to the accessible courtyard. At the point of discharge occupants must pass within 6m of the swinging doors and windows serving the heritage hall. Therefore, under the requirements of this Clause the doorways and windows must be protected in accordance with Clause C3.4.

Regarding this item there is a possibility at a later of the development that a Performance Solution be undertaken to either reduce or eliminate the protection required the exposed openings.



2. On the northern side of the development there is a fire isolated stairway that discharges within the community facility which is non-compliant. In justifying the above non-compliance Warrington Fire will undertake a Performance Solution at a later stage of the development.



Annexure A – Reviewed Documentation

This report has been based on the documentation listed below:

Architectural Details prepared by Lockhart-Krause Architects		
Drawing Number	Revision	Title
04	A	Site Plan, Existing
05	A	Site Plan, Proposed
06	A	Ground Floor, Proposed
07	A	First Plan, Proposed
08	A	Second Plan, Proposed
09	A	Roof and Basement Plan

Annexure B – Detailed Assessment

Outlined below is a detailed assessment of the proposal against the DtS provisions of the NCC.

All relevant DtS Clauses applicable to the proposal have been reference, Clauses not are not relevant have been deleted.

The following abbreviations have been used in the tables below:

PS	-	A Performance Solution is proposed to achieve compliance with this Clause.
CRA	-	“Compliance Readily Achievable” – it is considered that whilst there is insufficient information currently provided to determine strict compliance with the DtS provisions of the NCC the proposed design is capable of comply subject to noting the requirements of the Clause. Additional information or documentation is necessary to confirm compliance. This may be in the form of additional drawing, a specification or design certification.
Complies	-	The proposal shows compliance with the DtS Clause.
DNC	-	The design does not comply with the DtS Clause.
FI	-	Further information is required for assessment of the proposal relative to the DtS Clause.
N/A	-	The DtS Clause is not applicable at this stage to this design.
Noted	-	The DtS Clause provides information not requiring specific assessment of the proposed design.

SECTION B - STRUCTURE			
Clause		Comments	Assessment
Part B1 – Structural Provisions			
B1.0	DtS Provisions	Information only.	Noted
B1.1	Resistance to actions	Resistance to actions must be in accordance with this Clause. Structural Engineer to certify.	CRA
B1.2	Determination of individual actions	The magnitude of individual actions must be determined in accordance with this Clause.	CRA
B1.4	Determination of structural resistance of materials and forms of construction	The structural resistance of materials and forms of construction must be determined in accordance with this Clause. Structural Engineer to certify.	CRA
B1.5	Structural software	Structural software used in computer aided design of a building or structure must comply with the ABCB Protocol for Structural Software in accordance with this Clause. Structural Engineer to certify.	CRA
B1.6	Construction in buildings in flood hazard areas	A Class 2 or 3 building, Class 9a health-care building, Class 9c building or Class 4 part of a building in a flood hazard area must comply with this Clause.	N/A

SECTION C – FIRE RESISTANCE			
Clause		Comments	Assessment
Part C1 – Fire Resistance and Stability			
C1.0	DtS Provisions	Information only.	Noted
C1.1	Type of construction required	Due to the rise in storeys and the top floor being Class 9b. The building is required to be of Type A Construction. See Clause 3 of Specification C1.1 for discussion regarding existing fire rated building elements.	Noted
C1.2	Calculation of rise in storeys	The building has a rise in storeys of three (3) The rise in storey is the sum of storeys at any part of the external wall of the building and any storey within the roof space. The building is required to be of Type A Construction.	Noted
C1.3	Buildings of multiple classifications	The building contains Class 5,6,9b and 7b parts. As the top floor is Class 9b then the building is required to be of Type A construction. Note: As the ground floor kiosk has a floor area that is less than 10% of whole ground floor it can therefore adopt the FRL's required for the Class 5 and 9b.	Noted
C1.4	Mixed types of construction	The building is a single type of construction. Type A construction is considered	Noted
C1.5	Two storey Class 2, 3 and 9c buildings	-	N/A
C1.6	Class 4 parts of buildings	No Class 4 parts	N/A
C1.7	Open spectator stands and indoor sports stadiums	-	N/A
C1.8	Lightweight construction	Lightweight construction used to achieve an FRL is to comply with this clause and as necessary Specification C1.8.	CRA
C1.9	Non-combustible building elements	Buildings of Type A and B Construction building elements are required to be non-combustible as listed within this Clause.	CRA

Clause	Comments	Assessment												
	This Clause also provides a list of materials permitted to be used wherever non-combustible materials are required. It is noted that a number of building elements are required to be of non-combustible construction, including the external walls. It should be noted that where a building element is required to be non-combustible all materials forming that element are to be non-combustible. It should be noted that if a permanent polymer/PVC formwork for walls, such as Dincel, Rediwall, etc, is used where the NCC requires such an element to be non-combustible this material will need to be the subject of a Performance Solution at the Construction Certificate Stage of the development.													
C1.10	Fire hazard properties	CRA												
C1.11	Performance of external walls in fire	N/A												
C1.13	Fire-protected timber: Concession	N/A												
C1.14	Ancillary elements	CRA												
Part C2 – Compartmentation and Separation														
C2.0	DtS Provisions	Noted												
C2.1	Application of Part	Noted												
C2.2	General floor area and volume limitations	Noted												
	<table border="1"> <tr> <td>Class 5,9b,7b</td><td>Maximum Floor Area</td><td>8000m2</td></tr> <tr> <td></td><td>Maximum Volume</td><td>48000m3</td></tr> <tr> <td>Class 6</td><td>Maximum Floor Area</td><td>5000m2</td></tr> <tr> <td></td><td>Maximum Volume</td><td>30000m3</td></tr> </table>	Class 5,9b,7b	Maximum Floor Area	8000m2		Maximum Volume	48000m3	Class 6	Maximum Floor Area	5000m2		Maximum Volume	30000m3	
Class 5,9b,7b	Maximum Floor Area	8000m2												
	Maximum Volume	48000m3												
Class 6	Maximum Floor Area	5000m2												
	Maximum Volume	30000m3												
C2.3	Large isolated building	N/A												
C2.4	Requirements for open spaces and vehicular access	N/A												
C2.5	Class 9a and 9c buildings	N/A												
C2.6	Vertical separation of openings in external walls	CRA												
C2.7	Separation by fire walls	N/A												
C2.8	Separation of classifications in the same storey	CRA												

Clause	Comments	Assessment
	This is beneficial as a single fire rating of 120min can be allocated all loadbearing elements throughout the ground floor with no fire walls being required.	
C2.9 Separation of classifications in different storeys	As the building is of Type A construction, the floor between the adjoining parts must have an FRL of not less than that prescribed in Specification C1.1 for the classification of the lower storey. It is to be confirmed that the existing floor that separates the heritage hall from the existing function room can achieve an FRL of no less than 120/120/120 as specified with Table 3 of Specification C1.1.	CRA
C2.10 Separation of lift shafts	As the building is of Type A construction the lift shaft is required to have an FRL of -/120/120	CRA
C2.11 Stairways and lifts in one shaft	No stairways and lift in the same shaft	N/A
C2.12 Separation of equipment	Equipment including lift motor rooms, emergency generators sustaining emergency equipment operating in emergency mode, central smoke control plan, boilers or battery areas with a voltage exceeding 24 volts and a capacity exceeding 10 ampere hours are to be fire separated from the remainder of the building in accordance with this Clause.	CRA
C2.13 Electricity supply system	If the main switch room sustains emergency equipment operating in emergency mode, the room is to be separated from the remainder of the building with construction having a FRL of not less than 120/120/120. Where emergency equipment is required in a building, all switchboards in the electrical installation, which sustain the electricity supply to the emergency equipment, must be constructed so that emergency equipment switchgear is separated from non-emergency equipment switchgear by metal partitions designed to minimise the spread of a fault from the non-emergency equipment switchgear.	CRA
C2.14 Public corridors in a Class 2 and 3 buildings	No Class 2 or 3 parts	N/A
Part C3 – Protection of Openings		
C3.0 DtS Provisions	Information only.	Noted
C3.1 Application of Part	Information only.	Noted
C3.2 Protection of openings in external walls	No existing or proposed openings in the external walls of the building that require protection under this Clause.	N/A
C3.3 Separation of external walls and associated openings in different fire compartments	As the building is a single fire compartment the provisions of this Clause do not apply	N/A
C3.4 Acceptable methods of protection	See Clauses D1.7 and C3.8	Noted
C3.5 Doorways in fire walls	No firewalls	N/A
C3.6 Sliding fire doors	No sliding fire doors specified under this Clause are proposed. See Clause D1.7 regarding automatic sliding doors within ground floor "Youth Room"	N/A
C3.7 Protection of doorways in horizontal exits	No horizontal exits.	N/A
C3.8 Openings in fire-isolated exits	The doorways to the fire-isolated exits are to be self-closing -/60/30 fire door sets installed in accordance with AS1905.1	CRA
C3.9 Service penetrations in fire-isolated exits	Fire-isolated exits may not be penetrated by any service other than electrical wiring for lighting and intercom systems, water supply for fire services and other fire related services.	CRA
C3.10 Openings in fire-isolated lift shafts	Lift doors are to achieve an FRL of not less than -/60/- and be in accordance with this Clause. Lift indicator panes are also to comply with this Clause.	CRA

Clause	Comments	Assessment
C3.11 Bounding construction: Class 2 and 3 buildings and Class 4 parts	No Class 2,3 or 4 parts	N/A
C3.12 Openings in floors and ceilings for services	All service shafts are to have FRLs as set by Table 3 of NCC Specification C1.1.	CRA
C3.13 Openings in shafts	Access openings in fire rated service shafts are to be through an access panel, or self-closing fire door, having an FRL of not less than - /60/30.	CRA
C3.15 Openings for service installations	Service penetrations through fire rated building elements are to be sealed in accordance with a tested system and manufacturer specifications in accordance with this Clause. Within the existing parts of the building penetrations through fire rated building elements are to be audited by a suitably qualified contractor against the provisions of NCC Clause C3.15. A schedule of penetrations (including dampers) is to be prepared as a part of this audit. Where the penetrations do not comply with NCC Clause C3.15 the penetrations are to be upgraded to maintain the FRL relative to the building element penetrated, with the exception that metal pipe penetrations may achieve an integrity FRL only.	CRA Refer to Part 5 of Report
C3.16 Construction joints	Construction joints in fire rated building elements are to be appropriately treated to maintain the integrity and insulation of the element in which they are located.	CRA
C3.17 Columns protected with lightweight construction to achieve an FRL	Any columns protected with lightweight fire rated materials to achieve a required FRL are to comply with this Clause.	CRA
Specification C1.1 – Fire Resisting Construction		
1 Scope	This Specification contains the requirements for fire resisting construction of building elements.	Noted
2 General Requirements	-	-
2.1 Exposure to FSF	The building is exposed to FSF to the south from a neighbouring property being the Bondi Surf Pavilion	CRA
2.2 Fire protection for support of another part	Where a part of a building required to have a FRL depends on direct vertical or lateral support from another part to maintain its FRL. That supporting part must have a FRL not less than that required by other provisions as set out in this Clause.	CRA
2.3 Lintels	A lintel must have the FRL required for the part of the building in which it is situated unless it does not contribute to the support of a fire door, fire window or fire shutter and it otherwise complies with this Clause.	CRA
2.4 Method of attachment reduce the fire-resistance of building element	The fire-resistance of a building element is not to be impacted by the method of attaching or installing a finish, lining, ancillary element or a service installation in accordance with this Clause	CRA
2.5 General concessions	At this stage no concessions available. To be further assessed at a later stage of development.	CRA
2.6 Mezzanine floors: Concession	No mezzanines within this building. The gymnasium is considered to be a storey, that is counted in the rise in storeys	CRA
2.7 Enclosure of Shafts	Any shafts within the building are required to comply with this specification	CRA
2.8 Carparks in Class 2 and 3 buildings	No carparks as part of the proposal	CRA
2.9 Residential aged care building: Concession	-	N/A
3 Type A Construction	-	-

Clause	Comments	Assessment
3.1 Fire-resistance of building elements	The building elements are to have FRLs as determined by this Clause. See Part 4 of the Report. The existing building elements that will remain as part of the development include the following: 1. The ground floor heritage hall; and 2. The second-floor existing function room The inspection revealed that the existing external walls and loadbearing columns serving these areas were of masonry construction that are considered to achieve the required FRLs as specified in Table 3 of Specification C1.1. As noted in Clause C2.9 It is to be confirmed that the existing floor that separates the heritage hall from the existing function room can achieve an FRL of no less than 120/120/120 as specified with Table 3 of Specification C1.1.	CRA
3.2 Concessions for floors	No floor concessions applicable to this building	N/A
3.3 Floor loading of Class 5 and 9b buildings: Concession	If a floor of a Class 5 or 9b building is designed for a live load not exceeding 3kPa then reductions in FRLs are available.	CRA
3.4 Roof superimposed on concrete slab: Concession	A roof superimposed on a concrete slab need not have an FRL of it complies with this Clause.	CRA
3.5 Roof: Concession	A roof need not have an FRL if its covering is non-combustible and the building meets the requirements of this Clause.	CRA
3.6 Rooflights	At this stage no rooflights proposed.	N/A
3.7 Internal columns and walls: Concession	As this building does not have a rise in storeys that exceeds 3 the provisions of this concessions may apply. To be assessed at a later stage of development.	CRA
3.8 Open spectator stands and indoor sports stadiums: Concession	-	N/A
3.9 Carparks	No carparks	N/A
3.10 Class 2 and 3 buildings: Concession	-	N/A
Specification C1.8 – Structural Tests for Lightweight Construction		
1 Scope	This Specification describes test methods to be applied to and criteria to be satisfied by a wall system of light weight construction.	Noted
2 Application	Information only.	Noted
3 Tests	Tests to walls and lift shafts to comply with this Clause.	CRA
4 Test Specimens	Testing to comply with this Clause.	CRA
5 Test methods	Tests to be carried out in accordance with this Clause.	CRA
6 Criteria for compliance	The wall system or the specimen of it must comply with this Clause.	CRA
Specification C1.10 – Fire Hazard Properties		
1 Scope	This Specification sets out requirements in relation to the fire hazard properties of linings, materials and assemblies in buildings.	Noted
2 Application	Linings, materials and assemblies must comply with the appropriate provisions described in Table 1 of this Clause.	Noted
3 Floor linings and floor coverings	Fire hazard properties of the floor linings and floor coverings are to comply with this Clause.	CRA
4 Wall and ceiling linings	Fire hazard properties of the wall and ceiling linings are to comply with this Clause.	CRA
5 Air-handling ductwork	Fire hazard properties of the air-handling ductwork are to comply with this Clause.	CRA
6 Lift cars	Fire hazard properties of the lift cars are to comply with this Clause.	CRA
7 Other materials	Fire hazard properties of other materials not covered in Clauses 3, 4, 5 or 6 above are to comply with this Clause.	CRA

Clause	Comments	Assessment
Specification C3.4 – Fire Doors, Smoke Doors, Fire Windows and Shutters		
1 Scope	This Specification sets out requirements for the construction of fire doors, smoke doors, fire windows and fire shutters.	Noted
2 Fire doors	Fire doors are to comply with AS1905.1-2005 and this Clause.	CRA
3 Smoke doors	-	N/A
4 Fire shutters	Fire shutters are to comply with this Clause and the manufacturer's specifications.	CRA
5 Fire windows	Fire windows are to comply with this Clause and the manufacturer's specifications.	CRA

SECTION D – ACCESS AND EGRESS		
Clause	Comments	Assessment
Part D1 – Provisions for Escape		
D1.0 DtS Provisions	Information only.	Noted
D1.1 Application of Part	Information only.	Noted
D1.2 Number of exits required	Under the requirements of this Clause the building has been provided with a sufficient amount of exits. See Clause D1.4 for exit travel distance discussion.	Complies
D1.3 When fire-isolated stairways and ramps are required	Within the building there are two internal stairways which are as follows: 1. Heritage stair- that connects the basement, ground floor hall/museum and the second-floor existing function room. 2. Fire Stair- Connects the basement, ground floor youth room, first floor gym and second floor meeting rooms Due to the amount storeys that both these stairs connect these stairs must be considered as fire-isolated stairways.	Noted
D1.4 Exit travel distances	The following exit travel distance non-compliances have been identified: 1. Within the second floor the exit travel distances from the outdoor terraces serving the existing function room to a point in which travel to two exits becomes available is a maximum of 26m from the most disadvantaged areas which is non-compliant. This Clause requires a maximum travel distance of 20m to a point in which two exits becomes available. In justifying the above non-compliance Warrington Fire will undertake a Performance Solution at a later stage of the development.	PS/DNC Refer to Part 6
D1.5 Distance between alternative exits	There are alternative required exits on the ground and second floors. These exits are in locations that meet the requirements of this Clause.	CRA
D1.6 Dimensions of exits and paths of travel to exits	In a required exit or path of travel to an exit– - the unobstructed height throughout exits and paths of travel to exits must not be less than 2 m, except the unobstructed height of any doorway may be reduced to not less than 1980 mm; - the unobstructed width of each exit or path of travel to an exit, except for doorways must be not less than 1m clear of all obstructions such as PFE; - the unobstructed width of doorways must be not less than 750 mm, unless providing access for people with disabilities in which case the unobstructed width must be not less than 850 mm; and	CRA

Clause	Comments	Assessment
	- the required width of a stairway or ramp must be measured clear of all obstructions such as handrails and Hydrants. - the unobstructed width of a required exit must not diminish in the direction of travel to a road or open space.	
D1.7 Travel via fire-isolated exits	As noted in Clause D1.3 the 2x stairs that connect all storeys must be considered as fire isolated stairs. Regarding these stairways the following non-compliances are noted: - The heritage stairway discharges on the ground floor adjacent to the accessible courtyard. At the point of discharge occupants must pass within 6m of the swinging doors and windows serving the heritage hall. Therefore, under the requirements of this Clause the doorways and windows must be protected in accordance with Clause C3.4. Regarding this item there is a possibility at a later of the development that a Performance Solution be undertaken to either reduce or eliminate the protection required the exposed openings. - On the northern side of the development there is a fire isolated stairway that discharges within the community facility which is non-compliant. In justifying the above non-compliance Warrington Fire will undertake a Performance Solution at a later stage of the development.	PS/DNC Refer to Part 6
D1.8 External stairways or ramps in lieu of fire-isolated exits	No external ramps of stairways in lieu of fire isolated exits	N/A
D1.9 Travel by non-fire-isolated stairways or ramps	No non-fire isolated stairs throughout the building.	
D1.10 Discharge from exits	Required exits are in locations that will not be blocked by vehicles	Complies
D1.11 Horizontal exits	No horizontal exits	N/A
D1.12 Non-required stairways, ramps or escalators	No non-required stairways etc.	N/A
D1.13 Number of persons accommodated	Based off floors areas the building will accommodate the following populations: Note: the below populations are subject to change by the egress provisions of Clause D1.6 and sanitary facility counts of Clause F2.3 <u>Ground Floor</u> Surf Museum and Heritage Hall (200m²)= 200 persons Men/Womens Changerooms (120m²)= 50 persons each Youth Room (200m²)= 200 persons Kiosk, Caretaker, Operations (70m²)= 20 persons Boardroom, Office (70m²)= 10 persons <u>First Floor</u> Gymnasium (100m²)= 34 <u>Second Floor</u> Existing function Room, New multi purpose room and terraces (400m²)= 400 persons	Noted

Clause		Comments	Assessment
D1.14	Measurement of distances	Information only.	Noted
D1.15	Method of measurement	Information only.	Noted
D1.16	Plant rooms, lift machine rooms, electricity network substations: Concession	Information only.	Noted
D1.17	Access to lift pits	The single passenger lift is required to comply with this Clause	CRA
Part D2 – Construction of Exits			
D2.0	DtS Provisions	Information only.	Noted
D2.1	Application of Part	Information only.	Noted
D2.2	Fire-isolated stairways and ramps	The fire-isolated stairways are to be constructed in accordance with this Clause.	CRA
D2.3	Non-fire-isolated stairways and ramps	No non-fire isolated stairways	N/A
D2.4	Separation of rising and descending stair flights	The two fire isolated stairs have rising flights from the basement level. Therefore, it is to be ensured that the rising and descending flights are separated in accordance with this Clause.	CRA
D2.5	Open access ramps and balconies	-	N/A
D2.6	Smoke lobbies	-	N/A
D2.7	Installations in exits and paths of travel	Installations in exits and paths of travel are to be in accordance with this Clause. The electrical meter 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.	CRA
D2.8	Enclosure of space under stairs and ramps	At this stage there are no enclosures under stairs. This is to be reassessed at a later stage of development.	CRA
D2.9	Width of required stairways and ramps	No stairways greater than 2m in width	N/A
D2.10	Pedestrian ramps	Pedestrian ramps are located on the ground floor and second floor. These ramps have been addressed in Credwells separate Access report C19506-Access-r1	Noted
D2.11	Fire-isolated passageways	No fire isolated passageways	N/A
D2.12	Roof as open space	No roof as open space	N/A
D2.13	Goings and risers	<u>Existing</u> At the ground floor of the there is an existing external stair that connects to a ramp leading to the entrance of the surf museum. It was found that the going and risers had minor stairway inconsistencies. In mitigating theses inconsistencies it is recommended that 50-75mm thick non-slip contrasting strips are installed. <u>Proposed</u> Stairways must comply with the following: - stairways must have not more than 18 and not less than 2 risers in each flight; - goings must be between 250 mm and 355 mm; - goings must be between 250 mm and 355 mm in other areas; - risers must be between 115 mm high and 190 mm high;	DNC Refer to Part 5 of Report

Clause	Comments	Assessment
	- the slope relationship (2 x riser dimension + going dimension) must be within the range of 550-700; - the goings and risers must be constant (uniform) throughout each flight and the dimensions of goings (G) and risers (R) are considered constant if the variation between– (A) adjacent risers, or between adjacent goings, is no greater than 5 mm; and (B) the largest and smallest riser within a flight, or the largest and smallest going within a flight, does not exceed 10 mm. - Risers must not contain any openings that would permit a 125 mm sphere to pass through. - each tread must have a non-slip finish or an adequate non-skid strip near the edge of the nosings; - treads must be of solid construction (not mesh or perforated) if the stairway is more than 10 m high or connects more than 3 storeys. Treads must have a surface or nosing strip with a slip-resistant classification not less than that listed in Table D2.14 when tested in accordance with AS 4586-2013 <i>Slip resistance classification of new pedestrian surface materials</i>.	
D2.14 Landings	Landings must be not less than 750 mm long and have either a surface with a slip-resistance classification complying with Table D2.14 or a strip at the edge of the landing with a slip-resistance classification complying with Table D2.14 when tested in accordance with AS 4586	CRA
D2.15 Thresholds	The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless– a) in a building required to be accessible, the doorway– (i) opens to a road or open space; and (ii) is provided with a threshold ramp or step ramp in accordance with AS 1428.1; or b) in other cases– (i) the doorway opens to a road or open space, external stair landing or external balcony; and the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway opens.	CRA
D2.16 Barriers to prevent falls	Barriers (balustrades) are to comply with this Clause. Please ensure the gap on the top barrier and the handrail is minimized or removed in future drawing	CRA
D2.17 Handrails	Handrails are to comply with this Clause.	CRA
D2.18 Fixed platforms, walkways, stairways and ladders	Where used must comply with AS1657, not proposed at this time.	Noted
D2.19 Doorways and doors	As required all required exit doorways are swinging doors	Complies
D2.20 Swinging doors	All required exit doors swing in the direction of travel as required by this Clause	CRA

Clause	Comments	Assessment
D2.21 Operation of latch	All doors in a required exit or forming part of a required exit AND doors in a path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by– (i) a single hand downward action or pushing action on a single device which is located between 900mm and 1.1 m from the floor and if serving an area required to be accessible by Part D3 – A. be such that the hand of a person who cannot grip will not slip from the handle during the operation of the latch; and B. have a clearance between the handle and the back plate or door face at the centre grip section of the handle of not less than 35mm and not more than 45mm; or (ii) a single hand pushing action on a single device which is located between 900mm and 1.2m from the floor. The above requirements do not apply to a door that – (i) serves only or is within a sole-occupancy unit in a Class 2 building; or (ii) serves a sole-occupancy unit in a Class 5, 6 or 7 building with a floor area not more than 200m²; or are fitted with a fail-safe device which automatically unlocks the door upon the activation of an AS 1670.1 detection system installed throughout the building.	CRA
D2.22 Re-entry from fire-isolated exits	-	N/A
D2.23 Signs on doors	Signage is to be located on all fire and smoke doors in accordance with this Clause. For self-closing doors the sign is to stay "FIRE SAFETY DOOR DO NOT OBSTRUCT DO NOT KEEP OPEN" and for the door discharging from a fire-isolated exit "FIRE SAFETY DOOR – DO NOT OBSTRUCT". The text is to be a minimum of 20mm in height and a colour contrasting to the background of the sign.	CRA
D2.24 Protection of openable windows	Windows to the bedrooms of the Class 2 and 3 parts are to be provided with window locks in accordance with this Clause.	CRA
D2.25 Timber stairway: Concession	-	N/A
Part D3 – Access for People with a Disability		
No access assessment undertaken. See separate Access Report C19506-Access0r1		

SECTION E – SERVICES AND EQUIPMENT		
Clause	Comments	Assessment
Part E1 – Fire Fighting Equipment		
E1.0 DtS Provisions	Information only.	Noted
E1.3 Fire hydrants	As the building has a floor area that exceeds 500m² it must be served by a fire hydrant system. The building is served by an existing fire hydrant system that comprises of external hydrants valves located within close proximity to the external walls of the existing building. A hydraulic engineer or other suitably qualified contractor be engaged to undertake a compliance audit of the system against its current level of performance.	DNC Refer to Part 5 of Report

Clause	Comments	Assessment
	The existing hydrant system is to be upgraded in accordance with the recommendations (if any) noted with the hydraulic engineers or contractors report. It is assumed that an entirely new fire hydrant system will be required to be provided to the site installed in accordance with AS2419.1-2005 Wait for fire engineers comments regarding fire compartments	
E1.4 Fire hose reels	The building is required to be served by fire hose reels. The hose reels are to be installed in accordance with AS2441. To reassessed at a later stage of development.	CRA
E1.5 Sprinklers	Sprinklers are not required to serve the building.	
E1.6 Portable fire extinguishers	The building is to be provided with portable fire extinguishers. Within the residential areas a 2.5kg ABE powder extinguisher is to be located within 10m of all unit entry doors.	CRA
E1.8 Fire control centres	-	N/A
E1.9 Fire precautions during construction	-	N/A
E1.10 Provisions for special hazards	-	N/A
Part E2 – Smoke Hazard Management		
E2.0 DtS Provisions	Information only.	Noted
E2.1 Application of Part	Information only.	Noted
E2.2 General requirements	As the building has a rise in storeys of three and contains Class 5 and 9b parts this Clause requires that the building be provided with an automatic smoke detection and alarm system compliant with Specification E2.2a. Furthermore, as the development contains Class 9b parts then the building must be provided with automatic shutdown of any air-handling system (other than non-ducted individual room units with a capacity not more than 1000 L/s and misc exhaust air systems installed in accordance with Sections 5 and 6 of AS/NZS 1668.1) which does not form part of the smoke hazard management system in the activation of the smoke detection and alarm system.	CRA
E2.3 Provision for special hazards	-	N/A
Specification E2.2a – Smoke Detection and Alarm Systems		
1 Scope	This Specification describes the installation and operation of automatic smoke detection and alarm systems.	Noted
2 Type of System	Smoke detection system compliant with Clause 4	CRA
3 Smoke alarm system	-	N/A
4 Smoke detection system	Clause 4 smoke detection system compliant with AS1670.1 to activate a Clause 7 BOWS.	CRA
5 Combined smoke alarm and smoke detection system	-	N/A
6 Smoke detection for smoke control system	-	N/A
7 Building occupant warning system	A Clause 7 BOWS is required as part of this system.	CRA
8 System monitoring	Not required.	N/A
Part E3 – Lift Installations		
E3.0 DtS Provisions	Information only.	Noted
E3.1 Lift installations	An electric passenger lift installation and an electrohydraulic passenger lift installation must comply with Specification E3.1.	CRA

Clause	Comments	Assessment
E3.2 Stretcher facility in lifts	Stretcher facilities are not required	N/A
E3.3 Warning against use of lifts in fire	Warning signage stating DO NOT USE LIFTS IF THERE IS A FIRE is to be provided in accordance with this Clause.	CRA
E3.4 Emergency lifts	-	N/A
E3.5 Landings	Access and egress to and from a liftwell landing must comply with Section D.	CRA
E3.6 Passenger lifts	To comply with this Clause	CRA
E3.7 Fire service controls	-	N/A
E3.8 Residential care buildings	-	N/A
E3.9 Fire service recall control switch	-	N/A
E3.10 Lift car fire service drive control switch	-	N/A
Specification E3.1 – Lift Installations		
1 Scope	This Specification contains requirements for electric passenger lift installations and electrohydraulic passenger lift installations	Noted
2 Lift cars exposed to solar radiation	A lift car exposed to solar radiation directly, or indirectly through re-radiation must comply with this Clause.	CRA
3 Lift car emergency lighting	A lift car must have emergency lighting complying with this Clause.	CRA
4 Cooling of lift shaft	While in service a lift shaft must have cooling in accordance with this Clause.	CRA
5 Lift foyer access	Where there is a security foyer in a building access may be via locked security doors provided measures as set out in this Clause are in place.	CRA
6 Emergency access doors in a single enclosed lift shaft	Emergency access doors in a single enclosed lift shaft are to be in accordance with this Clause.	CRA
Part E4 – Emergency Lighting, Exit Signs and Warning Systems		
E4.0 DtS Provisions	Information only.	Noted
E4.2 Emergency lighting requirements	An emergency lighting system must be installed throughout the building in accordance with Clause E4.2 of the BCA and AS 2293.1-2018.	CRA
E4.3 Measurement of distance	Information only.	Noted
E4.4 Design and operation of emergency lighting	The emergency lighting system is to comply with AS2293.1-2018.	CRA
E4.5 Exit signs	Exits signs are to be provided above or adjacent to a door providing egress as well as directional signage throughout the entire development where necessary in accordance with AS2293.1-2018	CRA
E4.6 Direction signs	See Clause above	CRA
E4.7 Class 2 and 3 buildings and Class 4 parts: Exemptions	-	N/A
E4.8 Design and operation of exit signs	The exit lighting system is to comply with AS2293.1-2018	CRA
E4.9 Emergency warning and intercom systems	-	N/A
Specification E4.8 – Photoluminescent Exit Signs		
1 Scope	This Specification contains the requirements for photoluminescent exit signs	Noted
2 Application	A photoluminescent exit sign must comply with Section 6 and Appendix D of AS2293.1-2018, except as varied by this Specification.	Noted
3 Illumination	If photoluminescent is proposed it is to comply with this Clause.	CRA
4 Pictorial elements	If photoluminescent is proposed it is to comply with this Clause.	CRA
5 Viewing distance	If photoluminescent is proposed it is to comply with this Clause.	CRA
6 Smoke control systems	If photoluminescent is proposed it is to comply with this Clause.	CRA

SECTION F – HEALTH AND AMENITY			
Clause		Comments	Assessment
Part F1 – Damp and Weatherproofing			
F1.0	DtS Provisions	Information only.	Noted
F1.1	Stormwater drainage	Stormwater drainage is to comply with AS/NZS3500.3-2015.	CRA
F1.4	External above ground membranes	Waterproofing membranes for external above ground use, such as balconies and roofs, must comply with AS4654.1-2012 and AS4654.2-2012.	CRA
F1.5	Roof coverings	A roof must be covered with materials set out in this Clause in accordance with the relevant standard also set out in this Clause.	CRA
F1.6	Sarking	Sarking type materials used for weatherproofing of roofs and walls must comply with AS4200.1-1994 and AS4200.2-1994.	CRA
F1.7	Waterproofing of wet areas in buildings	Waterproofing of wet areas in buildings must comply with this Clause, and AS3740-2010.	CRA
F1.9	Damp-proofing	Damp-proofing is to be provided in accordance with this Clause. Where a damp-proof course is provided the material must comply with AS/NZS2904-1995 or impervious termite shields in accordance with AS3660.1-2014.	CRA
F1.10	Damp-proofing of floors on the ground	Damp-proofing of floors on the ground is to be in accordance with this Clause. Where required the vapour barrier is to comply with AS2870-2011.	CRA
F1.11	Provision of floor wastes	-	N/A
F1.12	Sub-floor ventilation	Where provided sub-floor ventilation is to be in accordance with this Clause.	CRA
F1.13	Glazed assemblies	Glazed assemblies in external walls or roofs are to comply with AS2047-2014 or AS1288-2006 as required by this Clause and NCC Clause B1.4.	CRA
Part F2 – Sanitary and Other Facilities			
F2.0	DtS Provisions	Information only.	Noted
F2.1	Facilities in residential buildings	-	N/A
F2.2	Calculation of number of occupants and facilities	Informational – a) The number of persons accommodated must be calculated according to D1.13 if it cannot be more accurately determined by other means b) Unless the premises are used predominantly by one sex, sanitary facilities must be provided on the basis of equal numbers of males and females c) In calculating the number of sanitary facilities to be provided under F2.1 and F2.3, a unisex facility <i>required</i> for people with a disability may be counted once for each sex For the purpose of this Part, a unisex facility comprises one closet pan, one washbasin and means for the disposal of sanitary towels	CRA
F2.3	Facilities in Class 3 to 9 buildings	The proposed sanitary facilities will accommodate the following populations. At this stage sanitary facilities have not been confirmed within the building. Once sanitary facilities have been provided on updated plans a specific sanitary facility assessment count will be undertaken.	Noted
F2.4	Accessible sanitary facilities	See separate Credwell report C19506-Access-r1	Noted
F2.5	Construction of sanitary compartments	a) Other than in an early childhood centre, sanitary compartments must have doors and partitions that separate adjacent compartments and extend—	CRA

Clause	Comments	Assessment
	(i) from floor level to the ceiling in the case of a unisex facility; or (ii) to a height of not less than 1.5 m above the floor if primary school children are the principal users; or (iii) 1.8 m above the floor in all other cases. b) The door to a fully enclosed sanitary compartment must— (i) open outwards; or (ii) slide; or be readily removable from the outside of the sanitary compartment, unless there is a clear space of at least 1.2 m, measured in accordance with Figure F2.5, between the closet pan within the sanitary compartment and the doorway	
F2.6 Interpretation: Urinals and washbasins	Informational— (a) A urinal may be— (i) an individual stall or wall-hung urinal; or (ii) each 600 mm length of a continuous urinal trough; or (iii) a closet pan used in place of a urinal. (b) A washbasin may be— (i) an individual basin; or (ii) a part of a hand washing trough served by a single water tap.	CRA
F2.7 Microbial (legionella) control	This Clause is deleted from the NCC in NSW, as the installation of hot water, warm water and cooling water systems is regulated in the Public Health Regulation 2012.	Noted
F2.8 Waste management	In a Class 9a health care building a slop hopper or other like device is to be provided in accordance with this Clause.	CRA
F2.9 Accessible adult change facilities	-	N/A
Part F3 – Room Heights		
F3.0 DtS Provisions	Information only.	Noted
F3.1 Height of rooms and other spaces	According the elevations and sections that have been provided the rooms heights throughout the building can comply with the provisions of this clause.	CRA
Part F4 – Light and Ventilation		
F4.0 DtS Provisions	Information only.	Noted
F4.1 Provisions of natural light	As the building does not contain Class 2,3,4,9a and 9c parts, then natural light is not technically required.	N/A
F4.2 Methods and extent of natural light	-	N/A
F4.3 Natural light borrowed from adjoining room	-	N/A
F4.4 Artificial lighting	Lighting to the all areas is to comply with AS 1680.0.	CRA
F4.5 Ventilation of rooms	All rooms to be provided with Clause F4.6 compliant natural ventilation OR a mechanical ventilation or air-conditioning system complying with AS 1668.2-2012.	CRA
F4.6 Natural ventilation	(a) Natural ventilation provided in accordance with F4.5(a) must consist of permanent openings, windows, doors or other devices which can be opened— (i) with an aggregate opening or openable size not less than 5% of the floor area of the room required to be ventilated; and (ii) open to— (A) a suitably sized court, or space open to the sky; or (B) an open verandah, carport, or the like; or (C) an adjoining room in accordance with F4.7.	CRA
F4.7 Ventilation borrowed from adjoining room	Ventilation may be 'borrowed' from adjoining rooms in some instances in accordance with this clause.	CRA

Clause		Comments	Assessment
F4.8	Restriction on location of sanitary compartments	All sanitary facilities throughout the building open into locations that meet the requirements of this Clause.	CRA
F4.9	Airlocks	No airlocks. All sanitary facilities are assumed to be provided with mechanical ventilation	CRA
F4.11	Carparks	Every storey of a carpark, except an open-deck carpark, must have a system of mechanical ventilation complying with AS1668.2-2012 or a system of natural ventilation complying with Section 4 of AS1668.4-2012.	CRA
F4.12	Kitchen local exhaust ventilation	Where a commercial kitchen has a cooking apparatus that has a total maximum electrical power input exceeding 8kW or a total gas power input exceeding 29mJ/h	CRA
Part F5 – Sound Transmission and Insulation			
F5.0	DtS Provisions	This Part does not apply to this building	N/A
Part F6 – Condensation management			
F6.0	DtS Provisions	This Part does not apply to this building	N/A

SECTION G – ANCILLARY PROVISIONS

Clause		Comments	Assessment
Part G1 – Minor Structures and Components			
G1.0	DtS Provisions	This Part does not apply to this building	N/A

SECTION H – SPECIAL USE BUILDINGS

Clause		Comments	Assessment
Part H1 – Class 9b Buildings			
H1.1	Application of Part	This Part does not apply to this building	N/A

SECTION J – ENERGY EFFICIENCY

No assessment undertaken. Refer to report prepared Steenson Varming		
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