



Project 13-19 Canberra Avenue, St Leonards
Report NCC Assessment Report (DA Stage)
Reference C21251.1
Date 14 October 2021
Client Hyecorp Property Group
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Document Control

Reference/Revision	Date	Description	NCC Assessment Report
C21251-NCC-r1 DA Submission	14/10/21	Prepared by	Tatenda Makurumidze
			Building Surveyor
		Reviewed by	
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1 Introduction

1.1 Building Location

The development being the subject of this report is proposed to be located at 13-19 Canberra Avenue, St Leonards NSW 2065.

The proposed development consists of a fifteen (15) storey residential apartment building with a total of eighty-four (84) residential units. The building also comprises of one commercial tenancy, childcare, gym, community centre, and associated facilities and a four-level car park located within the Basement with 136 car park space.

The main pedestrian entrance to the residential component is located on Canberra Avenue.

1.2 Objectives

The purpose of this Report is to outline an assessment of the proposed development against the National Construction Code, Volume 1, Building Code of Australia, 2019, Amendment 1 (the "NCC"). The assessment addresses all relevant Deemed-To-Satisfy (DTS) clauses of the NCC and provides comment on the compliance status of the proposed development. If the development does not comply with a DTS clause, where appropriate, a recommendation to prepare/obtain a Performance Solution is specified. Where a clause is not relevant to the proposed development it is not discussed.

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

1.3 Limitations

This Report does not include or imply any audit, assessment, or upgrading of the proposed development regarding:

1. The structural design; and
2. The capacity or design of any electrical, fire, hydraulic or mechanical services.

This Report does not include or imply, any assessment of, or compliance with:

1. any development consent conditions;
2. the Liquor Licensing Act 2007;
3. the Work Health and Safety Act 2011;
4. the Swimming Pools Act 1992; and
5. requirements of authorities including, but not limited to, WorkCover, Roads and Maritime Services, Council, telecommunications supply authority, electricity supply authority, water supply authority, gas supply authority, and the like.

Interpretations

Numerous clauses within the NCC require interpretation. Where interpretation of a clause is required, Credwell Consulting apply what is believed to be the current standard industry practice (at the time the Report is written).

Dimensions and Tolerances

The NCC regularly specifies minimum dimensions for construction. The assessment outlined in this Report includes a review of such minimum dimensions that are relevant to the proposed development. However, 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 reviewed. Also, it remains the responsibility of the designer(s) and builder(s) to confirm that all minimum dimensions are achievable on site prior to work commencing.

1.4 Reviewed Documentation

The assessment outline in the Report is based on review of the documentation referenced in Annexure A.

2 Building Description

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

Building Classification:	Class 2, 6, 7a, 7b, & 9b	Levels Contained:	19
Rise in Storeys:	15	Effective Building Height (m):	43.4m (RL 101.700 – RL 58.300)
Type of Construction:	A	Climate Zone:	Lane Cove Municipal Council Zone 5

2.1 Classification

Location	Class	Use	Floor Area
Basement 4	7a	Carpark	1,530m ²
	7a	Carpark	1,451 m ²
	7b	Storage (< 10% of the floor area)	79 m ²
Basement 3	7a	Carpark	1,530m ²
	7a	Carpark	1,451 m ²
	7b	Storage (< 10% of the floor area)	79 m ²
Basement 2	7a	Carpark	1,531m ²
	7a	Carpark	1,465 m ²
	7b	Storage (< 10% of the floor area)	65 m ²
Basement 1	7a	Carpark	1,531m ²
	7a	Carpark	1,465m ²
	7b	Storage (< 10% of the floor area)	66m ²
Ground Floor	2, 6, 7a & 7b	Residential, Retail, Carpark, storage	957m ²
	2	Residential	-
	6	Retail	37 m ²
	7a	Carpark	786 m ²
	7b	Bike and waste Storage (> 10% of the floor area)	134m ²
Upper Ground Floor	2	Residential	777m ²
	2	Residential including residential amenity spaces	754m ²
	7b	Childcare Storage (< 10% of the floor area)	23m ²
Level 1	2 & 9b	Residential, Childcare, community & centre	589m ²
	2	Residential	-
	9b	Childcare	438m ²
	9b	Community Centre	151m ²
Levels 02 – 13	2	Residential	-
Roof	2	-	-

Note:

1. In accordance with Clause A6.0, Exemption 1 of the BCA, for the purposes of determining a building classification, where an ancillary use does not occupy greater than 10% of the floor area of the storey which it is situated on, it may be absorbed into the dominate use for that level.
2. The common areas, including gym, cinema, swimming pool and wine store have considered as ancillary to Class 2, as the client has confirmed these areas will be accessed by residents of the building, and not open to the general public.

2.2 Fire Compartments

For the purposes of the assessment outlined in this Report, the following fire compartments are assumed:

1. The car parking areas located at Basement level 04 and Basement level 01 are considered one fire compartment.
2. The assembly areas located on the upper ground is considered one fire compartment.
3. The childcare and community centre on the level 1 is considered one fire compartment.
4. Level ground floor – Level 13 level residential part are considered one fire compartment.

2.3 Required Exits

For the purposes of the assessment outlined in this Report, the following are considered as the exits from the building:

1. The two stairways which provide egress from the basement level.
2. The main entry doorway on Canberra Avenue.
3. The fire isolated stairway which provides egress from level 1 to level 13
4. The perimeter doors to the child care and community centre on level 1.

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	BCA 2019 Amendment 1 clause C3.13 Manufacturer's Specifications
2.	Automatic fail-safe devices (automatic doors)	BCA 2019 Amendment 1 clause D2.19 Manufacturer's Specifications
3.	Automatic fail-safe devices (electronic latching)	BCA 2019 Amendment 1 clause D2.21 Manufacturer's Specifications
4.	Automatic fire detection and alarm systems	BCA 2019 Amendment 1 clause E2.2 and Specification E2.2a AS 1670.1-2018 AS 3786-2014
5.	Building occupant warning system	BCA 2019 Amendment 1 clause E2.2 and Specification E2.2a clause 7 AS 1670.1-2018
6.	Automatic fire suppression systems (sprinklers)	BCA 2019 Amendment 1 clause E1.5 and Specification E1.5 AS 2118.1-2017
7.	Emergency lifts	BCA 2019 Amendment 1 clause E3.4
8.	Emergency lighting	BCA 2019 Amendment 1 clause E4.2 & E4.4 AS/NZS 2293.1-2018
9.	Emergency Warning and intercom system (EWIS)	BCA 2019 Amendment 1 clause E4.9 AS 1670.4
10.	Exit signs	BCA 2019 Amendment 1 clause E4.5, E4.6 & E4.8 AS/NZS 2293.1-2018
11.	Fire control centre	BCA 2019 Amendment 1 clause E1.8 and Specification E1.8
12.	Fire dampers	BCA 2019 Amendment 1 clause C3.15 AS 1668.1-2015 Manufacturer's Specification
13.	Fire doors	BCA 2019 Amendment 1 clause C3.2, C3.4, C3.8, & C3.11 and Specification C3.4 clause 2 AS 1905.1-2015
14.	Fire hose reel systems (Carpark, commercial areas, storage areas and the community and child care centres)	BCA 2019 Amendment 1 clause E1.4 AS 2441-2005
15.	Fire hydrant systems	BCA 2019 Amendment 1 clause E1.3 AS 2419.1-2005 Performance Solution
16.	Fire seals protecting openings in fire-resisting components of the building	BCA 2019 Amendment 1 clause C3.15 and Specification C3.15 AS 1530.4-2014 AS 4072.1-2005 Manufacturer's Specification
17.	Lightweight construction (fire rated)	BCA 2019 Amendment 1 clause C1.8 and Specification C1.8

	Fire Safety Measure	Standard of Performance
		Manufacturer's Specification
18.	Mechanical air handling systems (automatic shutdown)	BCA 2019 Amendment 1 E2.2 and Specification E2.2a AS 1668.1-2015
19.	Portable fire extinguishers	BCA 2019 Amendment 1 Clause E1.6 AS 2444-2001
20.	Smoke alarms and heat alarms (internal alarms in residential units)	BCA 2019 Amendment 1 E2.2 and Specification E2.2a clause 3 AS 3786-2014 AS 1670.1-2018
21.	Smoke dampers	BCA 2019 Amendment 1 C2.5, Specification C2.5, and clause E2.2 AS 1668.1-2015
22.	Smoke doors	BCA 2019 Amendment 1 Clause C2.5, Specification C2.5, and Specification C3.4 clause 3
23.	Solid core doors	BCA 2019 Amendment 1 Clause C3.11
24.	Stair pressurisation system	BCA 2019 Amendment 1 Clause D1.7, Clause E2.2, and Specification E2.2a AS 1668.1-2015
25.	Zone pressurisation system	BCA 2019 Amendment 1 Clause E2.2 AS 1668.1-2015
26.	Wall-wetting sprinkler and drencher systems over permanently closed or self-closing glazed elements (option for providing protection of openings)	BCA 2019 Amendment 1 Clause C3.2, C3.3, & C3.4 AS2118.1-2017
27.	Warning and operational signs	BCA 2019 Amendment 1 Clause D2.23 & E3.3 Environmental Planning and Assessment Regulation 2000 clause 183
28.	Paths of travel	BCA 2019 Amendment 1 Parts D1 & D2 Environmental Planning and Assessment Regulation 2000 clause 186 Performance Solution
29.	Fire alarm monitoring	BCA 2019 Amendment 1 Clause E2.2 and Specification E2.2a clause 8 AS 1670.3-2018

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 2 Residential (SOUs)	Class 7a or 9 Carpark, Community centre, Childcare, Gym	Class 6 (Retail)	Class 7b (Storage)
Loadbearing External Walls - Less than 1.5m from a FSF - 1.5-3m from a FSF - 3m or more from a FSF	90/90/90 90/60/60 90/60/30	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	-/90/90 -/60/60 -/ -/ -/	-/120/120 -/90/90 -/ -/ -/	-/180/180 -/180/120 -/ -/ -/	-/240/240 -/240/180 -/ -/ -/
External Columns (not incorporated into an external wall) - Loadbearing - Non-Loadbearing	90/-/- -/ -/ -/	120/-/- -/ -/ -/	180/-/- -/ -/ -/	240/-/- -/ -/ -/
Common Walls and Fire Walls	90/90/90	120/120/120	180/180/180	240/240/240
Internal Walls - Fire resisting lift and stair shafts - Loadbearing - Non-Loadbearing	90/90/90 -/90/90/90	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	90/90/90 -/60/60	120/-/- -/ -/ -/	180/-/- -/ -/ -/	240/-/- -/ -/ -/
Internal Walls - Between or bounding sole-occupancy units - Loadbearing - Non-Loadbearing	90/90/90 -/60/60	120/-/- -/ -/ -/	180/-/- -/ -/ -/	240/-/- -/ -/ -/
Internal Walls - Ventilating, pipe, garbage and the like, shafts not used for discharge of hot products of combustion - Loadbearing - Non-Loadbearing	90/90/90 -/90/90	120/90/90 -/90/90	180/120/120 -/120/120	240/120/120 -/120/120

Building Element - Type A Construction	Class 2 Residential (SOUs)	Class 7a or 9 Carpark, Community centre, Childcare, Gym	Class 6 (Retail)	Class 7b (Storage)
Other loadbearing internal walls, internal beams, trusses and columns	90/-/-	120/-/-	180/-/-	240/-/-
Floors	90/90/90	120/120/120	180/180/180	240/240/240
Roofs	90/60/30	120/60/30	180/60/30	240/90/60

Notes:

Clause 2.5(c) of Specification C1.1 grants a concession to structures located on roofs to house plant and equipment to not have a Fire-Resistance Level (FRL) provided their construction is non-combustible.

Clause 3.5 of Specification C1.1 grants a concession for roofs of Class 2 and 3 buildings to not have a FRL provided the roof covering is non-combustible.

5 Matters for Further Consideration

5.1 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.

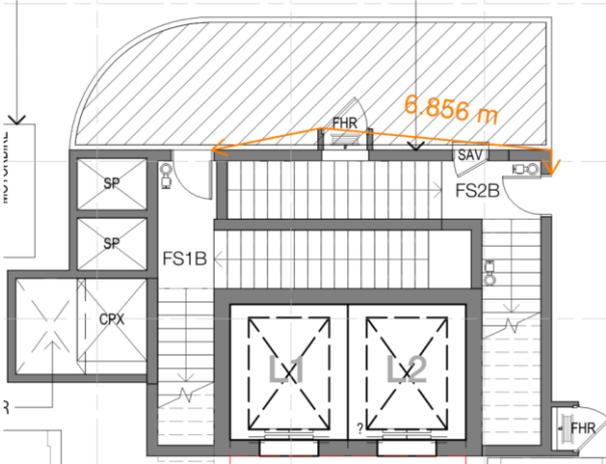
Annexure B of this Report provides a detailed assessment of the proposal against each of the relevant DtS provisions of the NCC.

5.2 Possible Performance Solutions

The following items relate to areas where a Performance Solution may be available to justify a deviation from the DtS requirements of the NCC. This Report does not form a Performance Solution.

Item	Possible Performance Solution	DtS Provision	Performance Requirements
1.	<p>Reduction of FRLs</p> <p>It is anticipated that the retain areas on ground floor will be subject to a proposed reduction of FRL from 180 minutes to 120 minutes</p>	C1.1 Spec C1.1	CP1 CP2
2.	<p>Bin Rooms containing a garbage chute</p> <p>Clause 2.7 of Spec C1.1 specifies that shafts required to have an FRL must be enclosed at the top and bottom by construction having an FRL of 90 minutes.</p> <p>The buildings contain Garbage Chutes which run vertically through the residential levels and discharge directly into the waste rooms. Due to typical arrangements, the bottom of the garage chutes cannot meet the Deemed-to-satisfy provisions by being enclosed whilst achieving an FRL of 90 minutes.</p> <p>Furthermore, there is a roller shutter in the bin room that will not achieve the insulation rating.</p>	C1.1 Spec C1.1	CP2
3.	<p>Fire-Resisting Construction – Slab Edge</p> <p>In accordance with Clause C1.1, each building element must achieve an FRL in accordance with Table 3 of Specification C1.1</p> <p>Gaps between the fire rated floors and external wall systems of the building may not meet the fire separation requirements of specification C1.1.</p>	C1.1 Spec C1.1	CP1 CP2
4.	<p>Ancillary Attachments to the External Wall</p> <p>In accordance with clause C1.14 of the BCA,</p>	C1.14	CP1 CP2

	<p>attachments to the external walls must be non-combustible, except where exempt by the clause.</p> <p>The Deemed-to-satisfy provisions are not met as fixed planter boxes, proposed to contain living plants appear to be attached to various portions of the external façade (balconies). Living plants cannot be tested in accordance with AS 1530.1 and therefore must be assessed on a Performance Basis.</p>		
5.	<p>Number of exits required</p> <p>As the building has an effective height over 25m therefore at least two exits are required to be provided to the community centre part of the building.</p> <p>Due to the differences in RLs a fire engineered performance solution will be required to provide from a suitable qualified to justify the class 9b part of the building having one exit in lieu of two to be provided</p>	D1.2	DP4 EP2.2
6.	<p>Exit travel distances</p> <p>The following areas have been provided with non-complaint exit travel distances:</p> <ul style="list-style-type: none"> • <u>Ground floor carpark</u> <p>The ground floor carpark has been provided with a non-complaint distance to a point of choice measured to be 23m in lieu of 20m</p> <ul style="list-style-type: none"> • <u>Upper ground floor</u> <p>The upper ground floor has been provided with a non-complaint distance to a point of choice from the swimming pool area, measured to be 40m in lieu of 20m</p> <ul style="list-style-type: none"> • <u>Level 1</u> <p>The travel distance has been measured to be 31m to an exit from the community centre in lieu of 20m to a single exit (being the open space).</p> <ul style="list-style-type: none"> • <u>Residential Levels</u> <p>The exit travel distances within the residential parts of the building level 2 to level 12 have been provided</p>	D1.4	DP4 EP2.2

	<p>with a non-complaint distance measured at 9m to a point where two exits are available.</p> <p>The exit travel distances do not meet the deemed to satisfy provisions of the NCC and must be assessed on a Performance Basis at construction stage.</p>		
7.	<p>Distance between alternative Exits</p> <p>The distance between exits on Basement level 1 is 6.8m in lieu of 9.0m minimum</p>  <p>The distances between do not meet the deemed to satisfy provisions of the NCC and must be assessed on a Performance Basis at construction stage</p>	D1.5	DP4 EP2.2
8.	<p>Travel via fire-isolated exits</p> <p>The fire-isolated stairs from the residential levels adjacent the residential lobby discharges within the entry lobby which is under the building line in lieu of discharging directly (or via a fire-isolated passageway) to a road or open space or to a part of a building in accordance with Clause D1.7(b)(ii) or D1.7 (b)(iii).</p> <p>Furthermore the path of travel from the discharge point to open space requires travel pass unprotected openings Clause D1.7(c).</p> <p>This can be supportable via performance solution with a fire engineer.</p>	D1.7	DP4 EP2.2
9.	<p>Travel via Fire Isolated exits – Doors opening into Fire-Isolated Exits</p> <p>In accordance with clause D1.7 a doorway from a room must not open directly into a fire-isolated stairway, or</p>	D1.7	DP4 EP2.2

	<p>fire-isolated passageway unless it's from an airlock or the like.</p> <p>The Deemed-to-Satisfy provisions are not met as the Electrical Switch room opens directly onto Fire isolated passageway on Ground Floor.</p>		
10.	<p>Pump Room Access</p> <p>The pump room does not contain direct access to a fire isolated passageway that connects directly to a road or open space in accordance with AS 2419.1. The configuration requires travel via 2x separate fire isolated passageways.</p>	E1.3	EP1.3
11.	<p>Zone Pressurisation System</p> <p>There are Class 6, 7b and 9b parts located across more than 1 fire compartment in the building and therefore a zone pressurisation system in accordance with AS 1668.1 is required.</p> <p>A Performance Solution may be prepared to omit a zone pressurisation system.</p>	E2.2	CP4 EP2.2
12.	<p>Weatherproofing of the External walls</p> <p>The proposed method of weatherproofing to the roof and external wall to be assessed on Performance Basis.</p> <p>A Performance Solution is to be prepared by a registered Architect or Façade Engineer in consultation with all stakeholders and submitted as part of the Construction Certificate Application.</p>	-	FP1.4

5.3 Required Design Amendments

The following items relate to areas subject to deviations from the DtS which require design amendments.

Item	Design amendments required	DtS Provision
1.	<p>Number of exits required</p> <p>The retail part of the building has not been shown with a doorway which may affect our assessment of travel distances.</p>	D1.2

2.	Separation of rising and descending stairs The stairs rising from the basement levels to the ground floor appear to connect to the stairs descending from the residential levels to the ground floor. In accordance with D2.4, rising and descending stairs are to be separated with smoke proof construction. Further information to be provided to enable further assessment.	D2.4
3.	Swinging doors The main entry doors to the ground floor lobby will be required to amended to swing outwards in the direction of Egress.	D2.20

6 Statement of Compliance

Credwell Consulting have completed a detailed assessment of the subject proposed development, as indicated on the drawings referenced in Annexure A of this Report, against the relevant requirements of the NCC. The details of this are specified in the Assessment Table provided in Annexure B of this Report. Subject to this assessment, Credwell Consulting advise that the design of the proposed development complies, or is capable of complying, with the relevant requirements of the NCC.

Annexure A - Reviewed Documentation

This Report is based on review of the documentation listed below:

Drawing Number	Revision	Title
0000	40	Cover
0101	40	Location Plan
0102	40	Site Analysis
0103	40	Demolition Plan
0201	40	Floor Plan B4
0202	40	Floor Plan B3
0203	40	Floor Plan B2
0204	40	Floor Plan B1
0205	40	Floor Plan Ground
0206	40	Floor Plan Upper Ground
0207	40	Floor Plan L1
0208	40	Floor Plan L2
0209	40	Floor Plan L3
0210	40	Floor Plan L4
0211	40	Floor Plan L5
0212	40	Floor Plan L6-L7
0214	40	Floor Plan L8-L11
0218	40	Floor Plan L12
0219	40	Floor Plan L13
0220	40	Roof
0501	40	North Elevation
0502	40	East Elevation
0503	40	South Elevation
0504	40	West Elevation
0601	40	Building Section 1
0610	40	Detail Section - Carpark Entry
0611	40	Detail Section - Basement Carpark Ramp
0614	40	Detail Section - Canberra Ave
2301	40	Cross Ventilation Diagram Sheet 1
2302	40	Cross Ventilation Diagram Sheet 2
2401	40	External Finishes
2402	40	East Elevation - Materials And Finishes
2403	40	North Elevation - Materials And Finishes
2404	40	South Elevation - Materials And Finishes
2405	40	West Elevation - Materials And Finishes
2501	40	Deep Soil/Communal Open Space Calculation
3001	40	GFA Plan Sheet 01
3002	40	GFA Plan Sheet 02
4001	40	Canberra Avenue View
4002	40	Green Spine View
5010	40	Childcare Level 1 Detail Plan

Annexure B - Detailed Assessment

The following Assessment Table outlines a clause by clause review of the subject proposed development against the relevant Deemed-To-Satisfy (DTS) provisions of the NCC. Where a clause is not relevant to the proposed development, no discussion of that clause is provided.

The following abbreviations have been used in the table below:

PS	Performance Solution The design does not comply with the clause, however, a Performance Solution is proposed to justify the design in its current format.
CRA	Compliance Readily Achievable It is considered that, whilst there is insufficient information currently provided to determine strict compliance with the relevant DTS clause, the proposed design can comply in its current format.
Complies	The proposed design complies with the relevant DTS clause
DNC	Does Not Comply The proposed design does not comply with the relevant DTS clause and requires amendment.
FI	Further Information Further information is required to determine whether the proposed design satisfies the requirements of the relevant DTS clause.
N/A	Not Applicable The relevant DTS clause is considered not applicable to the subject proposed development but requires further explanation to confirm reason(s).
Noted	The relevant DTS clause specifies information only, no assessment is required.

SECTION B - STRUCTURE			
Clause	Comments	Assessment	
Part B1 – Structural provisions			
B1.0	Deemed-to-Satisfy 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 of 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.	CRA
SECTION C - FIRE RESISTANCE			
Clause	Comments	Assessment	
Part C1 - Fire resistance and stability			
C1.0	Deemed-to-Satisfy Provisions	Information only.	Noted
C1.1	Type of construction required	The building, having a rise in storeys of fifteen storeys and containing a Class 2 part on the top storey, is required to be Type A construction. Each building element must comply with Specification C1.1 as applicable.	CRA
C1.2	Calculation of rise in storeys	The building has a rise in storeys of fifteen (15)	Noted
C1.3	Buildings of multiple classification	The top storey of the building contains a Class 2 part.	Noted
C1.4	Mixed types of construction	The building will be a single type of construction – Type A, therefore this clause does not apply.	Noted
C1.5	Two storey Class 2, 3 or 9c buildings	The building will be of Type A construction; therefore, this clause does not apply.	N/A
C1.6	Class 4 parts of buildings	The building does not contain a class 4 part; therefore, this clause does not apply.	N/A
C1.8	Lightweight construction	If lightweight construction is utilised to achieve an FRL, it must comply with this clause and Specification C1.8.	CRA
C1.9	Non-combustible building elements	The building is required to be of Type A construction, therefore, the building elements listed in this clause must be non-combustible. Where a building element is required to be non-combustible, all materials forming that element are to be non-combustible. This clause also identifies building elements to which it does not apply. Also, it should be noted that wall systems utilising permanent polymer/PVC formwork (e.g. Dintel, Rediwall, etc.) used where the NCC requires the element to be non-combustible, must be justified by a Performance Solution prepared by a suitably qualified fire safety engineer.	CRA
C1.10	Fire hazard properties	The fire hazard properties of all materials must comply with this clause and Specification C1.10.	CRA

Clause		Comments	Assessment								
C1.11	Performance of external walls in fire	The building has a rise on storeys of 15, therefore this clause does not apply.	N/A								
C1.13	Fire-protected timber: Concession	Fire-protected timber has not been proposed in this building.	N/A								
C1.14	Ancillary elements	<p>In accordance with clause C1.14 of the BCA, attachments to the external walls must be non-combustible, except where exempt by the clause.</p> <p>The Deemed-to-satisfy provisions are not met as fixed planter boxes, proposed to contain living plants appear to be attached to various portions of the external façade (balconies). Living plants cannot be tested in accordance with AS 1530.1 and therefore must be assessed on a Performance Basis.</p> <p>Further detail is to also be provided to confirm the construction of the planter boxes and any element contained within them.</p>	DNC PS								
Part C2 – Compartmentation and separation											
C2.0	Deemed-to-Satisfy Provisions	Information only.	Noted								
C2.1	Application of Part	Clause C2.2, C2.3 and C2.4 do not apply to a carpark provided with a sprinkler system (other than a FPAA101D or FPAA101H system) complying with Specification E1.5 or an open-deck carpark.	Noted								
C2.2	General floor area and volume limitations	<table border="1"> <tbody> <tr> <td>Class 2</td> <td>The Class 2 part of the building are not subject to the floor area and volume limitations of C2.2. Rather, Table 3 of Specification C1.1 and clause C3.11 regulate the compartmentation and separation requirements applicable to Class 2 buildings or parts.</td> </tr> <tr> <td>Class 6 & 7b</td> <td>Maximum Floor Area 5,000m² Maximum Volume 30,000m³</td> </tr> <tr> <td>Class 7a</td> <td>The carpark is required to be sprinkler protected, therefore, depending on the type of sprinkler system installed, may not be subject to maximum floor area or volume limitations (see clause C2.1). Regardless, having a floor area of approximately 6,124m², the Class 7a part of the building complies with the requirements of this clause.</td> </tr> <tr> <td>Class 9b</td> <td>Maximum Floor Area 8,000m² Maximum Volume 48,000m³</td> </tr> </tbody> </table> <p>Area and Volume limitations do not exceed DTS</p>	Class 2	The Class 2 part of the building are not subject to the floor area and volume limitations of C2.2. Rather, Table 3 of Specification C1.1 and clause C3.11 regulate the compartmentation and separation requirements applicable to Class 2 buildings or parts.	Class 6 & 7b	Maximum Floor Area 5,000m ² Maximum Volume 30,000m ³	Class 7a	The carpark is required to be sprinkler protected, therefore, depending on the type of sprinkler system installed, may not be subject to maximum floor area or volume limitations (see clause C2.1). Regardless, having a floor area of approximately 6,124m ² , the Class 7a part of the building complies with the requirements of this clause.	Class 9b	Maximum Floor Area 8,000m ² Maximum Volume 48,000m ³	CRA
Class 2	The Class 2 part of the building are not subject to the floor area and volume limitations of C2.2. Rather, Table 3 of Specification C1.1 and clause C3.11 regulate the compartmentation and separation requirements applicable to Class 2 buildings or parts.										
Class 6 & 7b	Maximum Floor Area 5,000m ² Maximum Volume 30,000m ³										
Class 7a	The carpark is required to be sprinkler protected, therefore, depending on the type of sprinkler system installed, may not be subject to maximum floor area or volume limitations (see clause C2.1). Regardless, having a floor area of approximately 6,124m ² , the Class 7a part of the building complies with the requirements of this clause.										
Class 9b	Maximum Floor Area 8,000m ² Maximum Volume 48,000m ³										
C2.6	Vertical separation of openings in external walls	The requirements of this Clause are not applicable to the building, as a sprinkler system complying with AS2118.1-2017 has been proposed to be installed throughout the class 2 part of the building.	N/A								
C2.7	Separation by fire walls	Where fire walls are utilised, they must comply with this clause.	CRA								
C2.8	Separation of classifications in the same storey	The building contains storeys with different classifications located alongside one another. Each building element will be required to be provided with highest FRL prescribed in Specification C1.1 Table 3 of the NCC or the different classifications must be separated from one another by fire walls.	CRA								
C2.9	Separation of classifications in different storeys	The building contains storeys with different classifications located above the other in adjoining storeys. The floor between the adjoining parts with different classifications must have an FRL of	CRA								

Clause	Comments	Assessment
	not less than that prescribed in Specification C1.1 for the classification of the lower storey.	
C2.10	Separation of lift shafts The lift must be enclosed within a shaft that has the FRLs outlined in Specification C1.1 with reference to the classification in which it is located. Based on the review of the architectural plans we cannot determine if the wall type details have been nominated.	CRA
C2.11	Stairways and lifts in one shaft The fire-isolated stairway and the lift are in separate shafts.	CRA
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 must 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 that 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 Class 2 and 3 buildings The Class 2 parts of the building do not incorporate any public corridors that have a length of more than 40m.	N/A
Part C3 – Protection of openings		
C3.0	Deemed-to-Satisfy Provisions Information only.	Noted
C3.1	Application of Part Information only.	Noted
C3.2	Protection of openings in external walls There are openings in the external walls facing towards the Southern boundary of the which are located within 3m of side boundary being the windows located in community centre and childcare. These openings must be adequately shielded from exposure or protected by one of the methods specified by clause C3.4.	CRA
C3.3	Separation of external walls and associated openings in different fire compartments The distance between parts of external walls and any openings within them in different fire compartments separated by a fire wall must not be less than that set out in Table C3.3 are to be protected by construction with an FRL not less than 60/60/60 and the associated openings protected in accordance with Clause C3.4.	CRA
C3.4	Acceptable methods of protection The openings in external walls requiring protection under clause C3.2 must be protected in accordance with the requirements of this clause being: (i) Window openings that are required to be protected are to be protected by internal or external wall wetting sprinklers with windows that are automatic closing or permanently fixed in the closed position, -/60/- fire windows that are automatic closing or permanently fixed closed or -/60/60 automatic closing fire shutters.	CRA
C3.5	Doorways in fire walls If fire walls are utilised, any doorways through them must be protected in accordance with the requirements of this clause.	CRA
C3.6	Sliding fire doors There are no sliding fire doors within the subject buildings fire walls, there for this clause is not applicable.	N/A

Clause	Comments	Assessment
C3.7	Protection of doorways in horizontal exits No horizontal exits are located within the subject building.	N/A
C3.8	Openings in fire-isolated exits The doorways opening into the fire-isolated exits, that are not doorways opening to a road or open space, must be protected with self-closing -/60/30 fire door sets.	CRA
C3.9	Service penetrations in fire-isolated exits Fire-isolated exits must 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 The lift doors must achieve an FRL of not less than -/60/- and be in accordance with this clause. Also, the lift indicator panels must comply with this clause.	CRA
C3.11	Bounding construction: Class 2 and 3 buildings and Class 4 parts The FRL for self-closing fire doors, as required by C3.11, maybe reduced to not less than -/30/30 as per the concession granted by provisions of Clause 3 of Specification E1.5a.	CRA
C3.12	Openings in floors and ceilings for services All service shafts must achieve the FRLs outlined by Table 3 of Specification C1.1.	CRA
C3.13	Openings in shafts Openings providing access to service shafts must be protected in accordance with this clause.	CRA
C3.15	Openings for service installations The protection of service penetrations through fire rated building elements must comply with this clause.	CRA
C3.16	Construction joints Construction joints in fire rated building elements must be protected in accordance with this clause.	CRA
C3.17	Columns protected with lightweight construction to achieve an FRL Any columns protected with lightweight fire rated materials to achieve the required FRL must 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 fire-source-features The building is exposed to fire source feature FSF from the Southern boundary off the neighbouring allotment.	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 complies with the exemption requirements of this clause.	CRA
2.4	Method of attachment not to reduce the fire-resistance of building elements The method of attaching or installing a finish, lining, ancillary element or service installation to a building element must not reduce the fire-resistance of that element to below that required.	CRA
2.5	General concessions The proposed building does not meet the provisions of this concession.	N/A
2.6	Mezzanine floors: Concession The proposed building does not meet the provisions of this concession.	N/A
2.7	Enclosure of shafts Shafts required to have an FRL must be enclosed at the top and bottom by construction having an FRL not less than that required for the walls of a non-loadbearing shaft in the same building, except that these provisions need not apply to - (a) the top of a shaft extending beyond the roof covering, other than one enclosing a fire-isolated stairway or ramp; or	CRA

Clause	Comments	Assessment
	the bottom of a shaft if it is non-combustible and laid directly on the ground.	
2.8	Carparks in Class 2 and 3 buildings	N/A
3	Type A Construction	-
3.1	Fire-resistance of building elements	CRA
3.2	Concessions for floors	Noted
3.5	Roof: Concession	CRA
3.6	Roof lights	CRA
3.7	Internal columns and walls: Concession	Noted
3.9	Carparks	N/A
3.10	Class 2 and 3 buildings: Concession	N/A
4	Type B Construction	-
4.1	Fire-resistance of building elements	N/A
4.2	Carparks	N/A
4.3	Class 2 and 3 buildings: Concession	N/A
5	Type C Construction	N/A
5.1	Fire-resistance of building elements	N/A
5.2	Carparks	N/A
Specification C1.8 – Structural tests for lightweight construction		
1	Scope	Noted
2	Application	Noted
3	Tests	CRA
4	Test specimens	CRA
5	Test methods	CRA
6	Criteria for compliance	CRA
Specification C1.10 – Fire hazard properties		
1	Scope	Noted
2	Application	Noted
3	Floor linings and floor coverings	CRA
4	Wall and ceiling linings	CRA
5	Air-handling ductwork	CRA

Clause	Comments	Assessment
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
Specification C1.11 – Performance of external walls in a fire		
1	Scope This Specification contains measure to minimise, in the event of fire, the likelihood of external walls covered by clause 2 collapsing outwards as complete panels and the likelihood of panels separating from supporting members.	Noted
2	Application Information only.	Noted
3	General requirements for external wall panels The building has a rise in storeys of fifteen (15) therefore this clause does not apply.	N/A
4	Additional requirements for vertically spanning external wall panels adjacent to columns The building has a rise in storeys of fifteen (15), therefore this clause does not apply.	N/A
Specification C1.13 – Cavity barriers for fire-protected timber		
1	Scope This Specification sets out requirements for cavity barriers in fire-protective timber construction.	Noted
2	Requirements The building must comply with the requirements of this clause.	CRA
Specification C1.13a – Fire-protected timber		
1	Scope The concession does not apply to the building.	N/A
2	Requirements The concession does not apply to the building.	N/A
2.1	General requirements The concession does not apply to the building.	N/A
2.2	Massive timber The concession does not apply to the building.	N/A
3	Determination of time the timber interface temperature exceeds 300°C for timber at least 75 mm thick The concession does not apply to the building.	N/A
3.1	Form of test The concession does not apply to the building.	N/A
3.2	Smaller specimen permitted The concession does not apply to the building.	N/A
3.3	Acceptance criteria The concession does not apply to the building.	N/A
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 must comply with AS1905.1-2015 Amendment 1 and this clause.	CRA
3	Smoke Doors The building does not contain any smoke doors therefore this Clause does not apply.	CRA
4	Fire Shutters The building does not contain any fire shutters therefore this Clause does not apply.	CRA
5	Fire Windows Fire windows must comply with this clause and the manufacturer's specifications.	CRA
Specification C3.15 – Penetration of walls, floors and ceilings by services		
1	Scope This Specification prescribes material and methods of installation for services that penetrate walls, floors and ceilings required to have an FRL.	Noted
2	Application Information only.	Noted
3	Metal pipe systems Metal pipe system penetration must comply with this clause.	CRA

Clause	Comments	Assessment	
4	Pipes penetrating sanitary compartments	Pipes penetrating sanitary compartments must comply with this clause.	CRA
5	Wires and cables	Wire and cable penetrations must comply with this clause.	CRA
6	Electrical switches and outlets	Electrical switches and outlets must comply with this clause.	CRA
7	Fire-stopping	Fire-stopping must comply with this clause.	CRA
SECTION D - ACCESS AND EGRESS			
Clause	Comments	Assessment	
Part D1 – Provision for escape			
D1.0	Deemed-to-Satisfy Provisions	Information only.	Noted
D1.1	Application of Part	The Deemed-to-Satisfy Provisions of this Part do not apply to the internal parts of a sole-occupancy unit in a Class 2 or 3 building or a Class 4 part of a building.	Noted
D1.2	Number of exits required	As the building has an effective height over 25m therefore at least two exits are required to be provided to the community centre part of the building. Due to the differences in RLs a fire engineered performance solution will be required to provide from a suitable qualified to justify the class 9b part of the building having one exit in lieu of two to be provided.	DNC PS
D1.3	When fire-isolated stairways and ramps are required	The exit stairways are required to be fire-isolated and is indicated as such on the plans.	CRA
D1.4	Exit travel distances	The following areas have been provided with non-complaint exit travel distances: <ul style="list-style-type: none"> <u>Ground floor carpark</u> The ground floor park has been provided with a non-complaint distance to a point of choice measured to be 23m in lieu of 20m <u>Upper ground floor</u> The upper ground floor has been provided with a with a non-complaint distance to a point of choice measured to be 40m in lieu of 20m <u>Level 1</u> The travel distance has been measured to be 31m in lieu of 20m to a single exit (being the open space). <u>Residential Levels</u> The exit travel distances within the residential parts of the building level 2 to level 12 have been provided with a non-complaint distance measured at 9m to a point where two exits are available. <p>The exit travel distances do not meet the deemed to satisfy provisions of the NCC and must be assessed on a Performance Basis at construction stage.</p>	DNC PS
D1.5	Distance between alternative exits	The distance between exits on Basement level 1 is 6.8m in lieu of 9.0m minimum The distances between do not meet the deemed	DNS PS

Clause	Comments	Assessment
	to satisfy provisions of the NCC and must be assessed on a Performance Basis at construction stage	
D1.6	Dimensions of exits and paths of travel to exits The exits must have an unobstructed width (measured clear of handrails) of no less than 1,000mm. The width of approximately 1,200mm is required to install compliant handrails to both sides of a stairway.	Complies
D1.7	Travel via fire-isolated exits <u>Doorways in the fire isolated passageway ground floor</u> There are doorways that open directly into the fire isolated passageway on the ground. To comply the doorways will be required to be provided with an airlock with a self-closing fire door. <u>Discharge point ground floor</u> The fire-isolated stairs from the residential levels adjacent the residential lobby discharges within the entry lobby which is under the building line in lieu of discharging directly (or via a fire-isolated passageway) to a road or open space or to a part of a building in accordance with Clause D1.7(b)(ii) or D1.7 (b)(iii). Furthermore, the path of travel from the discharge point to open space requires travel pass unprotected openings Clause D1.7(c). The non-compliances related to the discharge point on the ground floor can be supportable via performance solution with a fire engineer.	DNC PS
D1.8	External stairways or ramps in lieu of fire-isolated exits The building has not been provided with external stairways or ramps in lieu of fire-isolated exits; therefore, this clause does not apply	N/A
D1.9	Travel by non-fire-isolated stairways or ramps All exit stairways serving the building are considered to fire isolated.	N/A
D1.10	Discharge from exits The discharge from exits must comply with the requirements of this clause.	CRA
D1.11	Horizontal exits The building has not been provided with horizontal exits.	N/A
D1.12	Non-required stairways, ramps or escalators The building has not been provided with non-required stairways, ramps or escalators.	N/A
D1.13	Number of persons accommodated <u>Class 6</u> The retail tenancy at the ground floor is assumed to accommodate a maximum of thirty-six (36) people as per the calculation of one (1) person 1m ² for a space. <u>Class 9b</u> The childcare at the level 1 floor is assumed to accommodate a maximum of one hundred and three (103) people as per the calculation of one (1) person per 4 m ² for a space. Note: Please advise should the occupation calculation of the not be in accordance with your expectations as this part of the Report will need to be amended	Noted
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 The building does not include ladders in lieu of a stairway to provide egress from plant rooms, lift machine rooms, electricity network substations.	N/A

Clause	Comments	Assessment
substations: concession		
D1.17 Access to lift pits	If the building incorporates a lift pit, access to it must comply with this clause.	CRA
Part D2 – Construction of exits		
D2.0 Deemed-to-Satisfy Provisions	Information only.	Noted
D2.1 Application of Part	Clause D2.13, D2.14(a), D2.16, D2.17(d), D2.17(e), D2.21, and D2.24 are the only clauses of this Part that apply to the internal parts of a sole-occupancy unit in a Class 2 building.	Noted
D2.2 Fire-isolated stairways and ramps	Construction of the fire-isolated stairways must be – (a) of non-combustible materials; and (b) so that if there is local failure it will not cause structural damage to, or impair the fire-resistance of, the shaft.	CRA
D2.3 Non-fire-isolated stairways and ramps	The building does not include non-fire-isolated stairways and ramps; therefore, this clause does not apply.	CRA
D2.4 Separation of rising and descending stair flights	The building does not include any connecting rising and descending flights	CRA
D2.5 Open access ramps and balconies	The building does not include open access ramps and balconies; therefore, this clause does not apply.	N/A
D2.6 Smoke lobbies	The building does not include smoke lobbies therefore, this clause does not apply.	N/A
D2.7 Installations in exits and paths of travel	Services or equipment comprising – (i) electricity meters, distribution boards or ducts; or (ii) central telecommunications distribution boards or equipment; or (iii) electrical motors or other motors serving equipment in the building may be installed in any corridor, hallway, lobby or the like leading to a required exit if the services or equipment are 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	The space below the stairways located within the fire-isolated exits must not be enclosed to form a cupboard or similar enclosed space.	CRA
D2.9 Width of required stairways and ramps	The building does not include required stairways and ramps over 2m in width.	N/A
D2.10 Pedestrian ramps	The floor surface of the ramps must have a slip-resistance classification not less than that listed in Table D2.14 when tested in accordance with AS 4586-2013.	CRA
D2.11 Fire-isolated passageways	The enclosing construction of a fire-isolated passageway must have an FRL, when tested for a fire outside the passageway in another part of the building, of not less than that required for the stairway shaft.	CRA
D2.12 Roof as open space	The childcare outdoor area above the basement carpark is roof as open space and the BBQ outdoor area located on level 12. Any openings from the level below are to be protected.	CRA
D2.13 Goings and risers	The geometry of the stairways and slip-resistance of the stairway treads must comply with this clause.	CRA
D2.14 Landings	The geometry and slip-resistance of landings must comply with this clause.	CRA
D2.15 Thresholds	The thresholds throughout the building are to not include a step or ramp within the width of the door leaf.	CRA

Clause	Comments	Assessment	
D2.16	Barriers to prevent falls	Barriers (balustrades) must be provided in accordance, and comply, with this clause.	CRA
D2.17	Handrails	The provision of handrails is to comply with this Clause.	CRA
D2.18	Fixed platforms, walkways, stairways and ladders	A fixed platform, walkway, stairway, ladder and any going and riser, landing, handrail or barrier attached thereto may comply with AS 1657-2018 in lieu of D2.13, D2.14, D2.16 and D2.17 if it only serves: (a) machinery rooms, boiler houses, lift-machine rooms, plant-rooms, and the like; or non-habitable rooms, such as attics, storerooms and the like that are not used on a frequent or daily basis in the internal parts of a sole-occupancy unit in a Class 2 building or Class 4 part of a building.	CRA
D2.19	Doorways and doors	All doorways and doors forming the path travel to an exit are swinging doors and are to comply with the requirements of this clause.	CRA
D2.20	Swinging doors	The main entry doors to the ground floor lobby will be required to amended to swing outwards in the direction of Egress. The doorway design will be required to be amended. The swinging exit doors throughout the building comply. The swinging door(s) serving the exits must not encroach - (a) at any part of its swing by more than 500mm on the required width (including any landings) of a required— (i) stairway; or (ii) ramp; or (iii) passageway, if it is likely to impede the path of travel of the people already using the exit; and (b) when fully open, by more than 100 mm on the required width of the required exit, and the measurement of encroachment in each case is to include door handles or other furniture or attachments to the door.	DNC
D2.21	Operation of latch	All doorways must be provided with latches compliant with the requirements of this clause.	CRA
D2.22	Re-entry from fire-isolated exits	Fire isolated stair doorway must always facilitate re-entry from within the stair back onto the floor on every 4th level and on all levels in the event of a fire alarm, where the exit stair serves a storey above 25m in effective height.	CRA
D2.23	Signs on doors	Signage must be located on or adjacent to all fire doors in accordance with this clause. For the self-closing doors, the sign is to say - FIRE SAFETY DOOR DO NOT OBSTRUCT DO NOT KEEP OPEN. For the doors discharging from a fire-isolated exit - FIRE SAFETY DOOR – DO NOT OBSTRUCT. The text is to be a minimum of 20mm in height and of a colour contrasting to the background of the sign.	CRA
D2.24	Protection of openable windows	The windows to the bedrooms must be protected in accordance with this clause. All windows on storeys 4m above the surface below are to be provided with barriers in accordance with the requirements of this clause.	CRA
D2.25	Timber stairways: Concession	The provisions of this Clause do not apply.	N/A
Part D3 – Access for people with a disability			
An assessment of this Part does not form part of the scope of this Report. Rather, it is covered by an Access Report prepared with reference to the proposed development also prepared by this office.			
Part E1 – Fire fighting equipment			

Clause		Comments	Assessment
E1.0	Deemed-to-Satisfy Provisions	Information only.	Noted
E1.3	Fire hydrants	The building must be served by a fire hydrant system compliant with AS 2419.1-2005, within fire stairs or at other approved locations in accordance with this Clause. Compliance is to be determined at the prior to the issue of the Construction Certificate.	CRA
E1.4	Fire hose reels	The basement levels, retail and childcare must be provided with fire hose reels within 4m of exit in accordance AS 24441-2005. Compliance is to be determined at the prior to the issue of the Construction Certificate.	CRA
E1.5	Sprinklers	The building has a rise in storeys of greater than fifteen (15) and includes a Class 2 part, therefore, it must be served by a sprinkler system compliant with by a sprinkler system compliant with Specification E1.5a and AS 2118.1-2017.	CRA
E1.6	Portable fire extinguishers	The building must be provided with portable fire extinguishers. Within the Class 2 to class 9 parts, a 2.5kg ABE powder extinguisher must be located within 10m of all sole occupant unit entry doors.	CRA
E1.8	Fire control centres	This building is not required to have a fire control centre.	N/A
E1.9	Fire precautions during construction	In a building under construction, not less than one (1) fire extinguisher to suit Class A, B and C, and electrical fires must be provided on each storey adjacent to each required exit or temporary stairway or exit.	CRA
E1.10	Provision for special hazards	There are no requirements for provision for special hazards within the building, therefore this clause does not apply.	N/A
Specification E1.5 – Fire sprinkler systems			
1	Scope	This Specification sets out requirements for the design and installation of fire sprinkler systems.	Noted
2	Application of automatic fire sprinkler standards	Subject to this Specification a sprinkler system must comply with AS2118.1-2017, or Specification E1.5a.	CRA
3	Separation of sprinklered and non-sprinklered areas	The sprinklered and non-sprinklered parts of the building must be fire separated in accordance with this clause.	CRA
4	Protection of openings	Any openings in construction separating sprinklered and non-sprinklered areas must be protected in accordance with NCC Part C3, except where AS2118.1-2017 provides exemptions.	CRA
5	Fast response sprinklers	Fast response sprinklers may be installed only if they are suitable for the type of application proposed and it is demonstrated that the sprinkler system is designed to accommodate their use.	Noted
6	Sprinkler valve enclosures	The sprinkler pump room does not contain direct access to a fire isolated passageway that connects directly to a road or open space. The configuration requires travel via 2x separate fire isolated passageways This can be supportable via performance solution with a fire engineer.	DNC PS
7	Water supply	The Grade of water supply to the sprinkler system must be in accordance with this clause.	CRA
8	Building occupant warning system	The sprinkler system must be connected to activate a building occupant warning system complying with Clause 7 of Specification E2.2a.	CRA
9	Connection to other systems	Where a smoke hazard management system is installed and is actuated by smoke detectors, the sprinkler system must, wherever practicable, be arranged to also activate the smoke hazard management system.	CRA

Clause	Comments	Assessment
10	Anti-tamper devices Where a sprinkler system is installed in a theatre, public hall or the like, valves provided to control sprinklers over a stage area must be fitted with anti-tamper devices connected to a monitoring panel at the location normally used by the stage manager.	CRA
11	Sprinkler systems in carparks A sprinkler system protecting a carpark complying with Table 3.9 of NCC Specification C1.1 in a multi-classified building must comply with this clause.	N/A
12	Residential care buildings In addition to the provisions of AS 2118.4-2012, a sprinkler system in a Class 3 residential aged care building is to be provided with a monitored stop valve in accordance with AS 2118.1-1999 and be permanently connected by an approved monitoring system to a fire station or fire station dispatch centre.	N/A
13	Sprinkler systems in lift installations Where sprinklers are installed in a space housing lift electrical and control equipment, including machine rooms, secondary floors and sheave rooms, these spaces must – (i) have heads protected from accidental damage by way of a guard that will not impair the performance of the head; and be capable of being isolated and drained, either separately or collectively, without isolating any other sprinklers within the building.	CRA
Specification E1.5a – Class 2 and 3 buildings not more than 25m in effective height		
1	Scope and application Information only.	Noted
2	System requirements The building must be served by a sprinkler system compliant with AS 2118.1-2017 In accordance with this clause.	CRA
3	Permitted concessions The building has an effective height more than 25m in effective height, therefore this clause is not applicable.	CRA
Specification E1.8 – Fire control centres		
1	Scope This Specification describes the construction and content of fire control centres and rooms.	N/A
2	Purpose and content A fire control centre must comply with this clause.	N/A
3	Location of fire control centre A fire control centre must be located so that egress from any part of its floor to a road or open space does not involve changes in level which in aggregate exceed 300mm.	CRA
4	Equipment not permitted within a fire control centre An internal combustion engine, pumps, sprinkler control valves, pipes and pipe fittings must not be located in a fire control centre but may be located in rooms access through the fire control centre.	CRA
5	Ambient sound level for a fire control centre Ambient sound levels within the fire control centre when all fire safety equipment is operating must not exceed 65dB(A), with the sound measured in accordance with this clause.	CRA
6	Construction of a fire control room A fire control centre in a building of more than 50m effective height must be in a separate room in accordance with this clause. Fire control centres in buildings with an effective height of less than 50m are not required to be in a specialised room, but in an area complying with clauses 2, 3, 4 and 5 of NCC Specification E1.8.	N/A
7	Protection of openings in a fire control room Openings in fire control rooms must be protected in accordance with this clause.	N/A
8	Doors to a fire control room The fire control room must be accessible via two paths of travel, one from the front of the building and one direct from a public place or fire-isolated passageway. Doors are to be in accordance with this clause.	N/A
9	Size and contents of a fire control room A fire control room must be adequately sized to contain all equipment set out in this clause and have a floor area of not less than that set out in this clause.	N/A
10	Ventilation and power supply for A fire control room must be ventilated in accordance with this clause.	N/A

Clause	Comments	Assessment
	a fire control room	
11	Sign for a fire control room The external face of the door to the fire control room must have a sign stating FIRE CONTROL ROOM in letters of not less than 50mm high and in a colour that contrasts with that of the background.	N/A
12	Lighting for a fire control room Emergency lighting in accordance with NCC Part E4 must be provided to the fire control room in accordance with this clause.	N/A
Part E2 – Smoke hazard management		
E2.0	Deemed-to-Satisfy Provisions Information only.	Noted
E2.1	Application of Part Information only.	Noted
E2.2	General requirements The Class 2 parts of the building must be provided with an automatic smoke detection and alarm system complying with Specification E2.2a. There are Class 6, 7b and 9b parts located in more than 1 fire compartment of the building and therefore a zone pressurisation system in accordance with AS 1668.1 is required. A Performance Solution may be prepared to omit a zone pressurisation system.	CRA PS
E2.3	Provision for special hazards The building must be provided with an automatic smoke detection and alarm system, and smoke detectors complying with Specification E2.2a and a Building Occupant Warning System (BOWS). Each Class 2 residential unit is to incorporate an AS3786 smoke alarm system which is connected to the consumer mains source and interconnected throughout the SOU. Accredited fire services engineer will investigate each individual unit to determine the most appropriate location to install the smoke alarm to the requirements of AS3786-2014 to prevent false alarms occurring. Except where the kitchen or other area is in a building protected with a sprinkler system complying with Specification E1.5, the alarms need not be installed in the kitchen or other areas likely to result in spurious signals. The common areas of the building are to incorporate a smoke detection and alarm system installed in accordance with (BOWS) being a sound pressure within each SOU door is to achieve no less than 85dB(A). Where the smoke alarms are to be in an area the smoke alarm may be able to replace with a heat detector to reduce spurious signals. Please note that the smoke detectors which are required outside the lift and the fire-isolated stairs cannot be replaced with heat detectors under the requirements of AS1670.1-2015. The layout and selection of the smoke alarm system is to be designed by an appropriately accredited fire services engineer. Upon activation of the BOWS, the fans are to run at full speed AS1670.1-2018 and activate a Building Occupant Warning System The childcare part of the building will be required to be provided with a shut down and the smoke dampers are activated to close automatically by smoke detectors complying with clause 7.5 of AS 1670.1.	CRA
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

Clause	Comments	Assessment
2	Type of system The building must be provided with a smoke alarm system complying with clause 3 of Specification E2.2a, a smoke detection system complying with clause 4 of Specification E2.2a, or a combination of a smoke alarm system and a smoke detection system complying with clause 5 of Specification E2.2a.	CRA
3	Smoke alarm system A smoke alarm system must comply with this clause.	CRA
4	Smoke detection system A smoke detection system must comply with this clause.	CRA
5	Combined smoke alarm and smoke detection system The building has been proposed not have a combined smoke alarm and smoke detection system, therefore this Clause is not applicable.	CRA
6	Smoke detection for smoke control system The building has an effective height less than 50m, therefore this Clause is not applicable.	N/A
7	Building occupant warning system The smoke alarm or detection system must activate a building occupant warning system in accordance with this clause.	CRA
8	System monitoring The system monitoring must be provided in accordance with this clause.	CRA
Specification E2.2d – Residential fire safety systems		
1	Application Clause 3 describes requirements for connecting residential sprinkler systems in Class 2 and 3 buildings or a residential care building, to a fire station or other approved monitoring service.	Noted
3	Connection of residential sprinkler systems to a fire station or other approved monitoring service The building has not been provided with a connection of residential sprinkler systems to a fire station or other approved monitoring service, therefore this Clause is not applicable.	N/A
Part E3 – Lift installations		
E3.0	Deemed-to-Satisfy 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
E3.2	Stretcher facility in lifts The lift serves a storey with an effective height above 12m, therefore, must be provided with a stretcher facility. A stretcher facility incorporates provision of a clear space not less than 600mm wide x 2,000mm long to a height of no less than 1,400mm above the floor.	CRA
E3.3	Warning against use of lifts in fire Warning signage stating – DO NOT USE LIFTS IF THERE IS A FIRE must be provided in accordance with this clause.	CRA
E3.4	Emergency lifts The building will be required to be provided with a least one emergency lift.	CRA
E3.5	Landings An assessment of this clause does not form part of the scope of this Report. Rather, it is to be covered by an Access Report prepared by a third party.	N/A
E3.6	Passenger lifts An assessment of this clause does not form part of the scope of this Report. Rather, it is to be covered by an Access Report prepared by a third party.	N/A
E3.7	Fire service controls The lift serves a storey above an effective height of 12m, therefore, must be provided with a fire service recall control switch and a lift car fire service drive control switch in accordance with this clause.	CRA
E3.9	Fire service recall control switch A fire service recall control switch is to be provided in accordance with this clause.	CRA
E3.10	Lift car fire service drive control switch A lift car fire service drive control switch is to be provided in accordance with this clause.	CRA
Specification E3.1 – Lift Installations		

Clause	Comments	Assessment	
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 are in place in accordance with this clause.	CRA
6	Emergency access doors in a single enclosed lift shaft	Emergency access doors in a single enclosed lift shaft must be in accordance with this clause.	CRA
Part E4 – Visibility in an emergency, exit signs and warning systems			
E4.0	Deemed-to-Satisfy Provisions	Information only.	Noted
E4.2	Emergency lighting requirements	The building must be provided with emergency lighting in accordance with this clause.	CRA
E4.3	Measurement of distance	Information only.	Noted
E4.4	Design and operation of emergency lighting	The emergency lighting system must comply with AS 2293.1-2018.	CRA
E4.5	Exit signs	The building must be provided with exit signage in accordance with this clause.	CRA
E4.6	Direction signs	Where required, the building must be provided with exit direction signage in accordance with this clause.	CRA
E4.7	Class 2 and 3 buildings and Class 4 parts: Exemptions	The requirements of clause E4.5 do not apply to— (a) a Class 2 building in which every door referred to is clearly and legibly labelled on the side remote from the exit or balcony— (i) with the word “EXIT” in capital letters 25 mm high in a colour contrasting with that of the background; or by some other suitable method; and an entrance door of a sole-occupancy unit in a Class 2 building	CRA
E4.8	Design and operation of exit signs	The exit lighting system must comply with AS 2293.1-2018.	CRA
E4.9	Emergency warning and intercom systems	The building exceeds an effective height of more than 25m, therefore is required to contain an emergency warning and intercom system in accordance with AS 1670.4	CRA
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 AS 2293.1-2005, except as varied by this Specification.	Noted
3	Illumination	Photoluminescent exit signage must comply with this clause.	CRA
4	Pictorial elements	Photoluminescent exit signage must comply with this clause.	CRA
5	Viewing distance	Photoluminescent exit signage must comply with this clause.	CRA
6	Smoke control systems	Photoluminescent exit signage must comply with this clause.	CRA
SECTION F - HEALTH AND AMENITY			
Clause	Comments	Assessment	
Part F1 – Damp and weatherproofing			

Clause	Comments	Assessment	
F1.0	Deemed-to-Satisfy Provisions	Information only.	Noted
F1.1	Stormwater drainage	Stormwater drainage for the building must comply with AS/NZS 3500.3-2015.	CRA
F1.4	External above ground membranes	Waterproofing membranes for external above ground use, such as balconies and roofs, must comply with AS 4654.1-2012 and AS 4654.2-2012.	CRA
F1.5	Roof coverings	The roof covering must be in accordance with this clause.	CRA
F1.6	Sarking	Sarking-type materials used for weatherproofing of roofs and walls must comply with AS 4200.1-1994 and AS 4200.2-1994.	CRA
F1.7	Waterproofing of wet areas in buildings	Waterproofing of the wet areas in the building must comply with this clause and AS 3740-2010.	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/NZS 2904-1995 or, for impervious termite shields, AS 3660.1-2014.	CRA
F1.10	Damp-proofing of floors on the ground	Damp-proofing of floors on the ground must be in accordance with this clause. Where required the vapour barrier is to comply with AS 2870-2011.	CRA
F1.11	Provision of floor wastes	The bathrooms and laundries located above a sole-occupancy unit or public space must have a floor waste, and the floor must be graded to the floor waste to permit the drainage of water.	CRA
F1.12	Subfloor 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 must comply with AS 2047-2014 or AS 1288-2006 as required by this clause and NCC clause B1.4.	CRA
Part F2 – Sanitary and other facilities			
F2.0	Deemed-to-Satisfy Provisions	Information only.	Noted
F2.1	Facilities in residential buildings	The provision of facilities to all other units complies.	CRA
F2.2	Calculation of number of occupants and facilities	The number of persons served by the new sanitary facilities must be calculated in accordance with clause D1.13.	Noted
F2.3	Facilities in Class 3 to 9 buildings	The toilet bank on the level 1 childcare centre do not comply with this provision based on the calculation of number of occupants and facilities under Clause D1.13 of this report. Further confirmation from the project team will be required to be provided regarding the proposed number of staff members of the childcare centre	DNC FI
F2.4	Accessible sanitary facilities	An assessment of this clause does not form part of the scope of this Report. Rather, it is covered by an Access Report prepared by a third party.	N/A
F2.5	Construction of sanitary compartments	The sanitary compartments must be provided with clearance in accordance with NCC Figure F2.5.	CRA
F2.6	Interpretation: Urinals and washbasins	Information only	Note
F2.7	Microbial (legionella) control	Information only	Note
Part F3 – Room heights			
F3.0	Deemed-to-Satisfy Provisions	Information only.	Noted

Clause	Comments	Assessment	
F3.1	Height of rooms and other spaces	The height of all spaces and rooms must comply with the requirements of this clause.	CRA
Part F4 – Light and ventilation			
F4.0	Deemed-to-Satisfy Provisions	Information only.	Noted
F4.1	Provision of natural light	Natural light must be provided to bedrooms and dormitories within the Class 2 parts.	CRA
F4.2	Methods and extent of natural light	The method and extent of natural light provided to bedrooms and dormitories within the Class 2 parts must be in accordance with the requirements of this clause.	CRA
F4.3	Natural light borrowed from adjoining room	Natural light can be borrowed (where required) in accordance with the requirements of this clause.	CRA
F4.4	Artificial lighting	Artificial lighting must be provided throughout the building in accordance with the requirements of AS 1680.0-2009.	CRA
F4.5	Ventilation of rooms	All occupiable spaces throughout the building must be provided with natural or mechanical ventilation.	CRA
F4.6	Natural ventilation	If natural ventilation is utilised, a ventilating area of no less than 5% of the floor area must be provided.	CRA
F4.7	Ventilation borrowed from adjoining room	Ventilation can be borrowed from an adjacent room in accordance with the requirements of this clause.	CRA
F4.8	Restriction on location of sanitary compartments	The location of sanitary compartments complies with this clause.	Complies
F4.9	Airlocks	The provisions of this Clause do not apply to the sanitary facilities within the building.	CRA
F4.11	Carparks	The carpark must have a system of mechanical ventilation complying with AS 1668.2-2012.	CRA
F4.12	Kitchen local exhaust ventilation	The building has not been proposed to be provided with a commercial kitchen and therefore this Clause does not apply.	N/A
Part F5 – Sound transmission and insulation			
F5.0	Deemed-to-Satisfy Provisions	Information only.	Noted
F5.1	Application of Part	This Part applies to Class 2, 3 and 9c buildings.	Noted
F5.2	Determination of airborne sound insulation ratings	A form of construction required to have an airborne sound insulation rating must comply with this clause.	CRA
F5.3	Determination of impact sound insulation ratings	Building elements required to have an impact sound insulation rating must comply with this clause.	CRA
F5.4	Sound insulation rating of floors	A floor in a 3 building must have a $R_w + C_{tr}$ (airborne) of not less than 50 and a $L_{n,w} + C_i$ (impact) of not more than 62 if it separates sole-occupancy units (SOUs) or a SOU from plant, a lift shaft, a stairway, etc., or parts of a different classification in accordance with this clause.	CRA
F5.5	Sound insulation rating of walls	Walls must be sound insulated in accordance with this clause.	CRA
F5.6	Sound insulation rating of internal services	Ducts and waste or water supply pipes that pass through more than one SOU must be separated by construction with an $R_w + C_{tr}$ (airborne) in accordance with this clause.	CRA
F5.7	Sound isolation of pumps	A flexible coupling must be used at the point of connection between the service pipes in a building and any circulating or other pump.	CRA
Specification F5.2 – Sound insulation for building elements			
1	Scope	This Specification contains details of common forms of construction and their designated DTS weighted sound reduction index.	Noted

Clause	Comments	Assessment	
2	Construction Deemed-to-Satisfy	Information only.	Noted
Specification F5.5 – Impact sound – Test of equivalence			
1	Scope	This Specification describes a method of test to determine the comparative resistance of walls to the transmission of impact sound	Noted
2	Construction to be tested	Information only.	Noted
3	Method	Information only.	Noted
Part F6 – Condensation management			
F6.0	Deemed-to-Satisfy Provisions	Information only.	Noted
F6.1	Application of part	Information only.	Noted
F6.2	Pliable building membrane	Pliable building membrane must comply with this clause.	CRA
F6.3	Flow rate and discharge of exhaust systems	Flow rate and discharge of exhaust systems must comply with this clause.	CRA
F6.4	Ventilation of roof spaces	Ventilation of roof spaces must comply with this clause.	CRA
SECTION G - ANCILLARY PROVISIONS			
Clause	Comments	Assessment	
Part G1 – Minor structures and components			
G1.0	Deemed-to-Satisfy Provisions	Information only.	Noted
G1.1	Swimming pools	The swimming pool located on the upper ground floor is required to comply with the following A swimming pool with a depth of water more than 300 mm and which is associated with a Class 2 or 3 building or Class 4 part of a building, must have suitable barriers to restrict access by young children to the immediate pool surrounds in accordance with AS 1926.1 and AS 1926.2.	CRA
G1.2	Refrigerated chambers, strong-rooms and vaults	Refrigerated chambers, strong-rooms and vaults that are of a sufficient size for a person to enter must have facilities in accordance with this clause.	CRA
NSW G1.101	Provision for cleaning windows	The building does not include a Refrigerated chambers, strong-rooms and vaults	N/A
Part G2 – Boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues			
G2.0	Deemed-to-Satisfy Provisions	Information only.	Noted
G2.2	Installation of appliances	The installation of a stove, heater or similar appliance in a building must comply with AS/NZS 2918-2001 for domestic solid fuel burning appliances or AS 1200-2000 for pressure equipment. The installation of a boilers and pressure vessels is to comply with Specification G2.2.	CRA
G2.3	Open fireplaces	The building does not include open fireplaces.	N/A
G2.4	Incinerator rooms	The building does not include an incinerator room.	N/A
Specification G2.2 – Installation of boilers and pressure vessels			
1	Scope	This Specification sets out the requirements for the installation of boilers and pressure vessels in buildings.	Noted

Clause	Comments	Assessment	
2	Boilers and pressure vessels	This Clause does not apply to this building.	N/A
Part G3 – Atrium construction			
G3.1	Application of Part	The void between levels ground to level 5 connects 5 storeys and therefore this atrium has been assessed against the requirements of Part G3 of the BCA.	Noted
G3.2	Dimension of atrium well	This Clause does not apply to this building.	N/A
G3.3	Separation of atrium by bounding walls	This Clause does not apply to this building.	N/A
G3.4	Construction of bounding walls	Bounding walls are to have an FRL not less than 60/60/60 with glazed openings protected with all wetting sprinklers.	FI
G3.5	Construction at balconies	This Clause does not apply to this building.	N/A
G3.6	Separation at roof	This Clause does not apply to this building.	N/A
G3.7	Means of egress	This Clause does not apply to this building.	N/A
G3.8	Fire and smoke control systems	This Clause does not apply to this building.	N/A
Specification G3.8 – Fire and smoke control systems in buildings containing atriums			
1	Scope	This Specification sets out the requirements for the design and operation of systems of fire and smoke control in buildings containing an atrium.	Noted
2	Automatic fire sprinkler system	This Clause does not apply to this building.	N/A
3	Smoke control system	This Clause does not apply to this building.	N/A
4	Fire detection and alarm system	This Clause does not apply to this building.	N/A
5	Emergency warning and intercom systems	This Clause does not apply to this building.	N/A
6	Standby power system	This Clause does not apply to this building.	N/A
7	System for excluding smoke from fire-isolated exits	This Clause does not apply to this building.	N/A
Part G4 – Construction in alpine areas			
G4.0	Deemed-to-Satisfy Provisions	Information only.	Noted
G4.1	Application of Part	This Part applies to any building constructed in an alpine area in addition to other DtS clauses of the NCC. Where a clause in this Part and another clause conflict, the provisions of this Part take precedence.	CRA
G4.3	External doors	This Clause does not apply to this building.	N/A
G4.4	Emergency lighting	This Clause does not apply to this building.	N/A
G4.5	External trafficable structures	This Clause does not apply to this building.	N/A
G4.6	Clear space around buildings	This Clause does not apply to this building.	N/A

Clause	Comments	Assessment
G4.8	Fire-fighting services and equipment This Clause does not apply to this building.	N/A
G4.9	Fire orders	
Part G5 – Construction in bushfire prone areas		
G5.0	Deemed-to-Satisfy Provisions Information only.	Noted
G5.1	Application of Part This Part applies to any Class 2 or 3 building and any Class 10a building associated with a Class 2 or 3 building constructed in designated bushfire prone area.	CRA
NSW G5.2	Protection In a designated bushfire prone area, a Class 2 building, a Class 3 building, a Class 4 part of a building or a Class 9 building that is a special fire protection purpose or a Class 10a building or deck associated with such a building or part must comply with this clause.	CRA
Part G6 – Occupiable outdoor areas		
G6.1	Application of Part This Part applies to “occupiable outdoor areas”. The Communal Open Space provided on level 1 childcare centre and the BBQ outdoor area on level 12 is an occupiable outdoor area.	Noted
G6.2	Fire hazard properties The Communal Open Space located over the basement carpark provided on the First Floor must comply with the fire hazard requirements of this clause.	CRA
G6.3	Fire separation For information.	Noted
G6.4	Provision for escape The requirements of Part D1 are applicable to the communal open space provided on level 1 childcare centre in accordance with this clause.	Noted
G6.5	Construction of exits The requirements of Part D2 apply to the communal open space provided on the in accordance with this clause.	Noted
G6.6	Firefighting equipment The requirements of Part E3 apply to the communal open space provided on level 1 and level 12 in accordance with this clause.	CRA
G6.7	Lift installations The requirements of Part E3 apply to the communal open space provided on level 1 and level 12 in accordance with this clause.	CRA
G6.8	Visibility in an emergency, exit signs and warning systems The requirements of Part E4 are applicable to the communal open Space provided on the ground floor in accordance with this clause.	CRA
G6.9	Light and ventilation The requirements of clause F4.4, F4.8, and F4.9 are applicable to the communal open space provided on level 1 and level 12 in accordance with this clause.	CRA
G6.10	Fire orders The requirements of clause G4.9 are applicable to the communal open space provided on level 1 and level 12 in accordance with this clause.	Noted
SECTION J - ENERGY EFFICIENCY		
A separate Section J Report must be obtained to confirm compliance with this Section. Please contact Credwell Energy on 02 9281 8555 or at info@credwell.com.au for further information regarding obtaining a Section J Report.		