

Building Code of Australia 2019

Amendment 1

Volume 1, Class 2-9 Buildings Deemed-To-Satisfy Assessment

Project Address: 170 Derby st
Penrith NSW

Dix Gardner Job Number: Our REF: 200429

Date of Determination: 08/12/2020

Classification of Building or Part:	Class 7a Basement Carpark Class 9b Childcare
Rise in Storeys:	2
No of basement levels:	1
Type of Construction:	Type B
Effective Height:	<12 (3.6)m

Icons:

- ✓ The building complies with this clause, or can comply
- ✗ The building does not comply with this clause.
- ? Further documentation required.
- This clause is not applicable to this project.

Note General information

1.0 INTRODUCTION

In accordance with Section 6.7 of the Environmental Planning and Assessment Act and against the Deemed-to-Satisfy provisions of the National Construction Code the following assessment report is against the BCA 2019

1.1 LIMITATIONS

Where non-compliance with deemed to satisfy provisions of NCC occur, which will be expected to be addressed by revising the proposed details to comply with DTS solution or by providing a Performance Solution in accordance with Part A of NCC

No assessment has been undertaken with respect to the *Disability Discrimination Act 1992* (DDA). The building owner should be satisfied that their obligations under the DDA have been addressed. In this instance, we note that an Access Consultant has been appointed to the project to advise further in this regard.

1.2 TERMINOLOGY

National Construction Code - Document published on behalf of the Australian Building Codes Board. The NCC is a uniform set of technical provisions for the design and construction of buildings and other structures throughout Australia and is adopted in NSW under the provisions of the Environmental Planning & Assessment Act & Regulation.

Fire Resistance Level (FRL) - means the grading periods in minutes for the following criteria -

- (a) structural adequacy; and
- (b) integrity; and
- (c) insulation,

and expressed in that order.

Fire Source Feature (FSF) - the far boundary of a road 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.

Open space - means a space on the allotment, or a roof or other part of the building suitably protected from fire, open to the sky and connected directly with a public road.

Performance Requirements of the BCA - A Building Solution will comply with the BCA if it satisfies the Performance Requirements. A Performance requirement states the level of performance that a Building Solution must meet.

Compliance with the Performance Requirements can only be achieved by-

- (a) complying with the Deemed-to-Satisfy Provisions; or
- (b) formulating an Alternative Solution which-
 - (i) complies with the Performance Requirements; or
 - (ii) is shown to be at least equivalent to the Deemed-to-Satisfy Provisions; or
- (c) a combination of (a) and (b).

Sole occupancy unit - means a room or other part of a building for occupation by one or joint owner, lessee, tenant, or other occupier to the exclusion of any other owner, lessee, tenant, or other occupier and includes a dwelling.

2.0 BCA ASSESSMENT

Executive Summary:

This report provides a Building Code of Australia 2019A1 (BCA) assessment of the above development, to identify any non-compliances with the DTS- Performance Requirements.

The following items may form part of a Performance (Alternative) Solution (✗red) and Items that require, redesign or additional information (?blue).

Some details may become available during the “Detailed Design” phase of project documentation prior to a CC being issued. A BCA report revision may be required.

Note: All FRL’s nominated are a minimum only

NCC/BCA Clause	Description Please refer to detailed report for full description and detailed snips
C1.9	<p>External Walls, Type B <i>No part of the external walls (including covering, framing, insulation, and sarking) is to have any components that are combustible. Table of finishes Notes TC- timber look cladding- what is the material?</i></p> <p>Information required prior to a CC being issued</p>
C1.14	<p><i>No ancillary elements of the external walls to have any components with combustible materials. Table of finishes Notes PTF- timber fence, this must not be connected to the building Example below:</i></p> <p>Information required prior to a CC being issued</p>
C2.9	<p><i>Separation required between basement carparking and ground floor Minimum FRL required, floor of Ground floor is 120/120/120 First floor requires a minimum FRL of 120/30/30</i></p> <p>Provide details on a plan section or specification. prior to any CC being issued</p>
C2.10	<p><i>Basement lift shaft walls to have a minimum FRL of 120/120/120 if loadbearing Ground and first floor to have a minimum FRL of 120/120/120 if loadbearing,</i></p> <p>Wall schedule required, showing basement FRL’s prior to any CC being issued</p>
C2.11	<p><i>Lift and stairs are required to be separated, currently designed in one shaft, stairs are required to be fire isolated as joining 3 levels.</i></p> <p>Redesign or a Performance Solution will be required prior to any CC being issued</p>
C2.13	<p><i>Any Main electrical switch room is to be enclosed with walls with an FRL of 120/120/120 and self-closing door/s with FRL of -/120/30 with smoke seals. No main switchboard room is noted onto the plans</i></p> <p>Position to be noted and a wall schedule required, showing all FRL’s, prior to any CC being issued</p>
C3.2	<p><i>Window openings are within 3.0m of the side boundary Ground floor: Side window and doors are within 3.0m of the boundary, Window is not noted as fire rated glass, If fire rated glass is used, it requires a FRL of -/60/-</i></p>

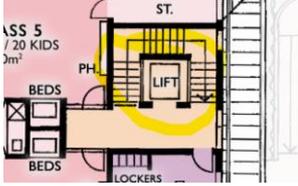
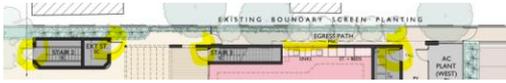
	<p>Window schedule required showing all FRL's</p> <p>Stair 2, external store, stair 3 and waste store doors required a self-closing fire door with a FRL of -/60/30</p> <p>Door schedule required prior to a CC being issued</p> <p>Side window and door are within 3.0m of the boundary, Window is noted as fire rated glass, requires a FRL of -/60/-</p> <p>Window schedule required showing all FRL's</p> <p>Pump room door required a self-closing fire door with a FRL of -/60/30</p> <p>Door schedule required prior to a CC being issued</p>
Spec C1.1	<p>Required as detailed in Table 4</p> <p>Class 9b, over 7a basement All loadbearing external walls Less than 1.5 requires 120/120/120 1.5~3.0 require 120/90/60 3.0~9.0 requires 120/30/30 9.0~18.0 requires 120/30/- Other internal loadbearing walls and columns require 120/-/ Basement and ground, stair walls require an FRL of 120/120/120 Ground floor, all external columns and pergola beams will require a FRL of 240/-/-, as there is no roof, Happy do discuss this with the fire engineer</p> <p>FRL's to be noted into the specification plan Wall and door schedules required showing all FRL's, prior to any CC being issued</p>
D1.3	<p>Central stairs connect 3 storeys, they will be required to be fire isolated, Requiring an FRL of 120/120/120, walls detailed do not appear to comply</p> <p>Redesign, wall and door schedule required prior to any CC being issued</p>
D1.7	<p>As the stairs are required to be fire isolated as joining 3 storeys, they are required to discharge directly to the street/open space</p> <p>the stairs discharge to a point within the confines of the building that is not open for 2/3 of its perimeter</p> <p>Redesign or a Performance Solution will be required prior to any CC being issued</p>
D2.4	<p>Central Stair, directly connects basement rising stairs and descending stairs from 1st floor</p> <p>Redesign or a Performance Solution will be required prior to any CC being issued</p>
D2.17	<p>All publicly accessible handrails must be in accordance with AS1428.1-</p> <p>Main entry ramp handrails do not comply</p> <p>Internal main stair handrails do not comply</p> <p>Redesign prior to a CC being issued</p>
D3.8	<p>The width of tactiles required top and bottom of the accessible stairs is 600mm as per AS1428.4.1, unless there is a wall within 3.0m, then they are 300~400mm wide</p> <p>All non-fire isolated stairs internal, external, and accessible ramps will require tactiles</p> <p>Design, prior to a CC being issued</p>

E1.3	<p><i>No internal or external hydrants shown on plans</i></p> <p><i>If a street hydrant is provided, a coverage plan or statement will be required from the hydraulic consultant, hoses, must cover all areas including external storeroom in outdoor area</i></p> <p><i>No fire hydrant pump booster assembly shown on plans, if located on the street it will be within 10.0m of the building, it will be required to be protected</i></p> <p><i>Design and incorporate onto the plans prior to a CC being issued</i></p> <p><i>There is a pump room shown on the plans, this may not be required? A pressure and flow test required to assess any requirements for street coverage, hydraulic consultant to review requirements</i></p> <p><i>Information required prior to a CC being issued</i></p>
E2.2	<p>Mechanical shutdown is required for all Class 9b rooms is ducted air conditioning is proposed. As the building is not required to be supplied with a smoke detection system, there is no method to activate the system. Omission of the mechanical shutdown is to be considered via a Performance Solution if ducted or supply smoke detection or supply individual air conditioners with no interconnecting ductwork</p> <p>Information required, mechanical ventilation system to be noted onto the plans (single units- not interconnected)</p>
F5.1~5.7	<i>Acoustic report required</i>
Part J1	<i>Section J report required</i>

Clause by Clause Assessment NCC-BCA 2019A1 Volume 1

Icon	Clause	Reference	Comment
	Part A1&2		
	A1.0	Interpreting the NCC	For information
	A2.0~2.4	Compliance with NCC	
	Part A3	Application of the NCC	
	A3.0	State and Territory compliance	NSW section
	Part A4	NCC Referenced Documents	
	A4.0~4.2	Adoption of referenced documents	For information
	Part A5	Documentation of Design	
	A5.0~5.7	Evidence of suitability	For information
	Part A6	Building Classification	
	A6.1~6.11	Building classifications	For information
	Part A7	United buildings	
•	A7.0~7.1	United buildings	N/A
	Part B1	Structural Provisions	

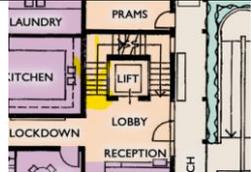
Note	B1.1~1.5	Resistance to structural actions	<i>Engineers report and plans required</i>
Note	B1.6	Construction in flood areas	Non assessed if in a flood area
	Part C1	FIRE RESITANCE AND STABILITY	
	C1.0	Application of Part	For information
Note	C1.1	Type of Construction	<i>Type "B"</i>
Note	C1.2	Calculation of Rise in Storeys	2
Note	C1.3	Buildings of Multiple Classification	<i>9b / 7a</i>
Note	C1.4	Mixed Types of Construction	<i>9b / 7a</i>
•	C1.5	Two Storey Class 2 or 3 Buildings	<i>N/A</i>
•	C1.6	Class 4 Parts of Buildings	<i>N/A</i>
•	C1.7	Open Spectator Stands & Indoor Sports Stadiums	<i>N/A</i>
Note	C1.8	Lightweight Construction	<i>Lightweight construction must be in accordance with Spec C1.8 if it is used in a wall system</i>
?	C1.9	Non-combustible building Elements	<p>External Walls, Type B</p> <p><i>No part of the external walls (including covering, framing, insulation, and sarking) is to have any components that are combustible.</i></p> <p><i>Table of finishes Notes TC- timber look cladding- what is the material?</i></p> <p>Information required prior to a CC being issued</p>
Note	C1.10	Early Fire Hazard Properties	<p><i>Provide information on fire hazard indices prior to any Occupation Certificate being issued</i></p> <p><i>Must be in accordance with Specification C1.10</i></p>
•	C1.11	Performance of External Walls	<i>N/A</i>
Note	C1.13	Fire-protected timber concession	For information
?	C1.14	Ancillary elements	<p><i>No ancillary elements of the external walls to have any components with combustible materials.</i></p> <p><i>Table of finishes Notes PTF- timber fence, this must not be connected to the building</i></p> <p><i>Example below:</i></p>  <p>Information required prior to a CC being issued</p>
	Part C2	FIRE RESISTANCE	
	C2.0	Deemed-to-Satisfy Provisions.	For information
Note	C2.1	Application	For information
✓	C2.2	General Floor Area Limitations	<i>Complies, <40 cars - no sprinklers required to basement</i>
•	C2.3	Large Isolated Buildings	<i>N/A</i>
•	C2.4	Requirements for open space	<i>N/A</i>
•	C2.5	Class 9a Buildings	<i>N/A</i>
•	C2.6	Vertical separation of openings in external Walls	<i>N/A to type B construction</i>
•	C2.7	Separation by fire walls	<i>N/A, no fire walls are proposed</i>
•	C2.8	Separation of classifications in the same storey	<i>N/A, no separation of classification required</i>

?	C2.9	Separation of classifications in different storeys	<p>Separation required between basement carparking and ground floor</p> <p>Minimum FRL required, floor of Ground floor is 120/120/120</p> <p>First floor requires a minimum FRL of 120/30/30</p> <p>Provide details on a plan section or specification. prior to any CC being issued</p>
?	C2.10	Separation of lift shafts	<p>Basement lift shaft walls to have a minimum FRL of 120/120/120 if loadbearing</p> <p>Ground and first floor to have a minimum FRL of 120/120/120 if loadbearing,</p> <p>Wall schedule required, showing basement FRL's prior to any CC being issued</p>
?	C2.11	Stairways and lifts in One shaft	<p>Lift and stairs are required to be separated, currently designed in one shaft, stairs are required to be fire isolated as joining 3 levels.</p>  <p>Redesign or a Performance Solution will be required prior to any CC being issued</p>
Note	C2.12	Separation of equipment	<p>Minimum FRL required is 120/120/120 to all emergency equipment</p>
?	C2.13	Electricity supply system	<p>Any Main electrical switch room is to be enclosed with walls with an FRL of 120/120/120 and self-closing door/s with FRL of -/120/30 with smoke seals.</p> <p>No main switchboard room is noted onto the plans</p> <p>Position to be noted and a wall schedule required, showing all FRL's, prior to any CC being issued</p>
•	C2.14	Public corridors in Class 2 & 3 buildings	N/A
	PART C3	PROTECTION OF OPENINGS	
	C3.0	Deemed-to-Satisfy Provisions	For information
	C3.1	Application of Part	For information
?	C3.2	Protection of openings in external walls	<p>Window openings are within 3.0m of the side boundary</p> <p>Ground floor:</p>  <p>Side window and doors are within 3.0m of the boundary,</p> <p>Window is not noted as fire rated glass, If fire rated glass is used, it requires a FRL of -/60/-</p> <p>Window schedule required showing all FRL's</p> <p>Stair 2, external store, stair 3 and waste store doors required a self-closing fire door with a FRL of -/60/30</p> <p>Door schedule required prior to a CC being issued</p>

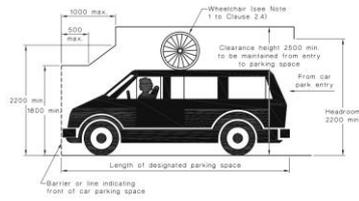
			 <p>Side window and door are within 3.0m of the boundary,</p> <p>Window is noted as fire rated glass, requires a FRL of -/60/-</p> <p>Window schedule required showing all FRL's</p> <p>Pump room required a self-closing fire door with a FRL of -/60/30</p> <p>Door schedule required prior to a CC being issued</p>
•	C3.3	Separation of openings in different fire compartments	N/A
Note	C3.4	Acceptable methods of protection	As required by C3.2, for information
•	C3.5	Doorways in fire walls	N/A
•	C3.6	Sliding fire doors	N/A
•	C3.7	Protection of doorways in horizontal exits	N/A
•	C3.8	Openings in fire isolated exits	N/A
Note	C3.9	Service penetrations in fire Isolated exits	For information
•	C3.10	Openings in fire isolated lift shafts	N/A
•	C3.11	Bounding construction Class 2, 3 and 4 buildings	N/A
Note	C3.12	Openings in floors for services	For information
•	C3.13	Openings in shafts	N/A
Note	C3.15	Openings for service installations	For information
Note	C3.16	Construction Joints	For information
•	C3.17	Columns protected with lightweight construction to achieve an FRL	N/A
	SPEC C1.1	FIRE RESISTING CONSTRUCTION	
Note	2.2	Fire protection for a support of another part	External walls require a structural FRL of 120, all supporting walls below must have not less than structural FRL of 120
	4	Type B Construction	
?	4.1	Fire resistance of building elements	<p>Required as detailed in Table 4</p> <p>Class 9b, over 7a basement</p> <p>All loadbearing external walls</p> <p>Less than 1.5 requires 120/120/120</p> <p>1.5~3.0 require 120/90/60</p> <p>3.0~9.0 requires 120/30/30</p> <p>9.0~18.0 requires 120/30/-</p> <p>Other internal loadbearing walls and columns require 120/-/-</p>

			<p>Basement and ground, stair walls require an FRL of 120/120/120</p> <p>Ground floor, All external columns and pergola beams will require a FRL of 240/-/, as there is no roof,</p> <p>Happy do discuss this with the fire engineer</p> <p>FRL's to be noted into the specification plan</p> <p>Wall and door schedules required showing all FRL's, prior to any CC being issued</p>
•	3.10	Concession	N/A
	SPEC C1.10	FIRE HAZARD PROPERTIES	
Note	1	Scope	
Note	2	Application: Class 2 to 9 buildings General requirements	
Note	3	Floor linings & floor coverings	<p>CRF 2.2 kW/m2</p> <p>When not fitted with a sprinkler system</p>
Note	4	Wall & ceiling linings	<p>As per table 3 for:</p> <p>Class 7a – unsprinklered.</p> <p>Class 9b– unsprinklered.</p>
Note	5	Air-handling ductwork	As per AS 4254.1 and AS 4254.2
Note	6	Lift cars	As per AS5637.1, floor linings - CRF 2.2
Note	7	Other materials	As per table 4
	SPEC C3.4	FIRE DOORS, SMOKE DOORS, FIRE WINDOWS AND SHUTTERS	
Note	2	Fire doors	Must comply with AS1905.1
Note	5	Fire windows	Must comply this section
	SPEC C3.15	PENETRATIONS OF WALLS, FLOORS AND CEILINGS BY SERVICES	
Note	1~7	Protection Required	Must comply with this section and AS1905.1

	Section D	Access and Egress	
	PART D1	PROVISION FOR ESCAPE	
	D1.0	Deemed-to-Satisfy Provisions	For information
	D1.1	Application	For information
✓	D1.2	Number of exits required	Complies
?	D1.3	When Fire isolated exits are required	<p>Central stairs connect 3 storeys, they will be required to be fire isolated,</p> <p>Requiring an FRL of 120/120/120, walls detailed do not appear to comply</p> <p>Redesign, wall and door schedule required prior to any CC being issued</p>
✓	D1.4	Exit Travel Distances	Complies
✓	D1.5	Distances between alternative exits	Complies
✓	D1.6	Dimensions of exits	Complies
?	D1.7	Travel via fire isolated exits	As the stairs are required to be fire isolated as joining 3 storeys, they are required to discharge directly to the street/open space

			 <p><i>the stairs discharge to a point within the confines of the building that is not open for 2/3 of its perimeter</i></p> <p>Redesign or a Performance Solution will be required prior to any CC being issued</p>
•	D1.8	External stairways in lieu of fire isolated exits	N/A
✓	D1.9	Travel by non-fire isolated stairways or ramps	Complies
Note	D1.10	Discharge from exits	For information
•	D1.11	Horizontal exits	N/A
•	D1.12	Non-Required stairways ramps and escalators	N/A
Note	D1.13	Number of persons accommodated	Numbers are notated on the plans supplied
Note	D1.14	Measurement of distances	For information
Note	D1.15	Method of measurement	For information
Note	D1.16	Plant rooms & lift motor rooms: Concession	For information
Note	D1.17	Access to lift pits	For information
✓	D1.18	Egress from early childhood centres	Complies
	PART D2	CONSTRUCTION OF EXITS	
Note	D2.0	Deemed-to-Satisfy Provisions	For information
Note	D2.1	Application of Part	For information
Note	D2.2	Fire-Isolated stairways & ramps	For information
Note	D2.3	Non-Fire-Isolated stairways and ramps	Must comply with this section
?	D2.4	Separation of rising and descending stair flights	<p><i>Central Stair, directly connects basement rising stairs and descending stairs from 1st floor</i></p> <p>Redesign or a Performance Solution will be required prior to any CC being issued</p>
•	D2.5	Open access ramps and balconies	N/A
•	D2.6	Smoke lobbies	N/A
Note	D2.7	Installations in exits and paths of travel	All electrical risers require walls to be non-combustible, FRL sealed at each floor level, provide a solid door with a metal backing with smoke seals
Note	D2.8	Enclosure of space under stairs and ramps	<p>Non fire isolated stairs</p> <p>(b) Must comply with this section if enclosing under the stairs</p>
✓	D2.9	Width of stairways	Complies
✓	D2.10	Pedestrian ramps	Complies
Note	D2.10 (c)	Slip resistance	Compliance required, as per Table D2.14
•	D2.11	Fire Isolated passageways	N/A
•	D2.12	Roof as open space	N/A
Note	D2.13	Treads and risers	<p>Must comply with AS 4586</p> <p>Maximum of 18 risers</p>

			<ul style="list-style-type: none"> Stairs are to have risers measuring between 115-190mm and goings between 250-355mm. Goings and Risers are to be within $2R+G=700(\text{max})$ and $550(\text{min})$.
Note	D2.13 (a) (v)	Slip resistance	<i>Treads must comply with AS4586</i>
Note	D2.14	Landings	<i>Must have slip rating in accordance with table D2.14</i>
Note	D2.14 (a) (ii)	Slip resistance	<i>As per table D2.14</i>
Note	D2.15	Thresholds	<i>Any adaptable unit doorway must comply with AS 1428.1</i>
Note	D2.16	Balustrades	<p><i>The fire isolated stairs will require balustrades</i></p> <p><i>Must comply with this section, min 1.0m high from finished floor level</i></p> <p><i>Ground and 1st floor external play space is to have a fence complying to AS1926.1 as per G2 of the BCA</i></p>
?	D2.17	Handrails	<p><i>All areas that have a fall of more than 1.0m will require a handrail, including any glass balustrading</i></p> <p><i>All stairs that are not fire isolated, will require handrails to both sides with a minimum width between of 1.0m.</i></p> <p><i>If the rear basement stairs are to be considered fire isolated and have doors top and bottom, that state "fire escape only, do not obstruct/ do not keep open". Would only require one handrail.</i></p> <p><i>All publicly accessible handrails must be in accordance with AS1428.1-</i></p> <p><i>Main entry ramp handrails do not comply</i></p> <p><i>Internal main stair handrails do not comply</i></p> <p><i>Redesign prior to a CC being issued</i></p>
•	D2.18	Fixed platforms, walkways stairways and ladders	<i>N/A</i>
•	D2.19	Doorways and doors	<i>N/A</i>
✓	D2.20	Swinging doors	<i>Complies</i>
Note	D2.21	Operation of latch	<p><i>All accessible areas, Door handles must comply with this clause and AS1428.1</i></p> <p><i>Including the main entry door and all fire stair doors</i></p>
•	D2.22	Re-entry from fire isolated exits	<i>N/A</i>
Note	D2.23	Signs on doors	<i>Must comply with this clause</i>
Note	D2.24	Protection of openable windows	<p><i>All 1st floor windows must be restricted, max 125mm if above 2.0m from ground level or lower edge of the window is lower than 1.7m above the floor.</i></p> <p><i>Any window above 4m from ground level must have a barrier not less than 865mm above floor level or restricted as above.</i></p>
•	D2.25	Timber stairways: concession	<i>N/A</i>
	PART D3	ACCESS FOR PEOPLE WITH DISABILITIES	
Note	D3.0	Deemed-to-Satisfy Provisions	<i>For information</i>
Note	D3.1	General building access requirements	<p><i>Access to one of each type of publicly accessible area, used by the occupants.</i></p> <p><i>Access to each SOU entrance doorway</i></p>
✓	D3.2	Access to buildings	<i>Complies</i>

Note	D3.3	Parts of building to be accessible, must comply with AS1428.1, 1428.2 & 4299	Generally, appears compliant Further assessment required when more detailed plans are available prior to any CC being issued
Note	D3.4	Exemptions	Child toilets areas, storerooms or service areas
Note	D3.5	Accessible car-parking	Note: minimum of 2.5m required above car and shared zones 
Note	D3.6	Signage	As Required
•	D3.7	Hearing augmentation	N/A
?	D3.8	Tactile Indicators	The width of tactiles required top and bottom of the accessible stairs is 600mm as per AS1428.4.1, unless there is a wall within 3.0m, then they are 300-400mm wide All non-fire isolated stairs internal, external, and accessible ramps will require tactiles Design, prior to a CC being issued
•	D3.9	Wheelchair seating spaces in Class 9b assembly buildings	N/A
•	D3.10	Swimming pools	N/A
•	D3.11	Ramps	N/A
Note	D3.12	Glazing on an accessway	For information
•	SPEC D1.12	NON-REQUIRED STAIRWAYS RAMPS AND ESCALATORS	N/A

	Section E	Services and Equipment	
	PART E1	FIRE FIGHTING EQUIPMENT	
Note	E1.0	Deemed-to-Satisfy Provisions	For information
?	E1.3	Fire Hydrants	No internal or external hydrants shown on plans If a street hydrant is provided, a coverage plan or statement will be required from the hydraulic consultant, hoses, must cover all areas including external storeroom in outdoor area No fire hydrant pump booster assembly shown on plans, if located on the street it will be within 10.0m of the building, it will be required to be protected Design and incorporate onto the plans prior to a CC being issued There is a pump room shown on the plans, this may not be required? A pressure and flow test required to assess any requirements for street coverage, hydraulic consultant to review requirements Information required prior to a CC being issued
✓	E1.4	Hose Reels	Complies
•	E1.5	Sprinklers	N/A

Note	E1.6	Portable Extinguishers Table E1.6	<i>No fire extinguishers detailed on the plans, required to be installed in accordance with AS 2444</i>
•	E1.8	Fire Control Centres	N/A
Note	E1.9	Fire precautions during construction	<i>Required</i>
•	E1.10	Provision for special hazards	N/A
•	SPEC E1.5	FIRE SPRINKLER SYSTEM	N/A
	PART E2	SMOKE HAZARD MANAGEMENT	
Note	E2.0	Deemed-to-Satisfy Provisions	For information
Note	E2.1	Application of Part	For information
?	E2.2	General requirements (including Tables E2.2a & b)	<i>Mechanical shutdown is required for all Class 9b rooms is ducted air conditioning is proposed. As the building is not required to be supplied with a smoke detection system, there is no method to activate the system. Omission of the mechanical shutdown is to be considered via a Performance Solution if ducted or supply smoke detection or supply individual air conditioners with no interconnecting ductwork</i> Information required, mechanical ventilation system to be noted onto the plans (single units-not interconnected)
•	E2.3	Provision for special hazard	N/A
•	SPEC E2.2a	SMOKE DETECTION AND ALARM SYSTEMS	N/A
•	SPEC E2.2b	SMOKE EXHAUST SYSTEMS	N/A
•	SPEC E2.2c	SMOKE AND HEAT VENTS	N/A
•	SPEC E2.2d	Residential Fire Safety Systems	N/A
	PART E3	LIFT INSTALLATIONS	
Note	E3.0	Deemed-to-Satisfy Provisions	For information
•	E3.2	Stretcher facility in lifts	N/A
Note	E3.3	Warning against use of lifts in fire	<i>Required to comply</i>
•	E3.4	Emergency lifts	N/A
Note	E3.5	Landings	<i>Required to comply</i>
Note	E3.6	Passenger lifts	<i>Required to comply</i>
•	E3.7	Fire Service Controls	N/A
•	E3.8	Aged Care buildings	N/A
•	E3.9	Fire Service recall operation switch	N/A
•	E3.10	Lift car fire service drive control switch	N/A
	Spec E3.1	Lift installations	<i>For information</i>
•	2.	Lift car exposed to solar radiation	N/A
Note	3.	Lift car emergency lighting	<i>Required to comply</i>
Note	4.	Cooling of lift shaft	<i>Required to comply</i>
Note	5.	Lift foyer access	<i>Required to comply</i>
•	6.	Emergency access door in a single enclosed lift shaft	N/A
	PART E4	EMERGENCY LIGHTING, EXIT SIGNS AND WARNING SYSTEMS	
Note	E4.0	Deemed-to-Satisfy Provisions	For information
Note	E4.2	Emergency Lighting System	<i>Required to the basement and basement exits, all stair wells and all required exit passageways</i>
Note	E4.3	Measurement of distances	For information

Note	E4.4	Design and operation of emergency lighting	<i>Required in accordance with AS2293.1</i>
Note	E4.5	Exit signs	<i>Required to the basement, all required exits</i>
Note	E4.6	Direction signs	<i>As required</i>
•	E4.7	Class 2 and 3 Buildings and Class 4 parts exemptions	<i>N/A</i>
Note	E4.8	Design and operation of exit signs	<i>Must comply with AS2293.1</i>
Note	Spec E4.8	Spec for photoluminescent exit signs	<i>Must comply with AS2293.1</i>
•	E4.9	EWIS System	<i>N/A</i>

	Section F	Health and Amenity	
•	PART F1	DAMP & WEATHER PROOFING	
Note	F1.1	Stormwater drainage.	For information
Note	F1.4	External above ground membranes	<i>All external areas on the 1st floor to be waterproofed in accordance with AS4654 parts 1 and 2. Including all sanitary facilities</i>
Note	F1.5	Roof coverings	For information
Note	F1.6	Sarking	<i>Must comply with AS 4200.1 and AS 4200.2</i>
Note	F1.7	Waterproofing of wet areas in buildings	<i>Certification required</i>
Note	F1.9	Damp-proofing	For information
Note	F1.10	Damp-proofing of floors on the ground.	For information
Note	F1.11	Provision of floor wastes	For information
•	F1.12	Sub-floor ventilation	<i>N/A</i>
Note	F1.13	Glazed assemblies	<i>Certification required</i>
	PART F2	SANITARY & OTHER FACILITIES	
Note	F2.0	Deemed-to-Satisfy Provisions	For information
Note	F2.1	Facilities in residential buildings	For information
•	F2.2	Calculation of number of occupants and fixtures	<i>N/A</i>
Note	F2.3	Facilities in Class 3 to 9 Buildings, Table F2.3 or FP2.2	<i>PWD sanitary facility supplied, must be in accordance with AS1428.1</i>
Note	F2.4	Facilities for people with disabilities	<i>Must comply with AS1428.1</i>
Note	F2.5	Construction of sanitary compartments	For information
Note	F2.6	Interpretation: urinals and wash basins	For information
Note	F2.7	Microbial control	For information
•	F2.8	Waste management	<i>N/A</i>
•	F2.9	Accessible adult change facilities	<i>N/A</i>
	PART F3	ROOM SIZES	
Note	F3.0	Deemed-to-Satisfy Provisions	For information
✓	F3.1	Height of rooms	Appears to comply

	PART F4	LIGHT AND VENTILATION	
Note	F4.0	Deemed-to-Satisfy Provisions	For information
Note	F4.1	Provision of Natural light	<i>must obtain a minimum of 10% of floor area unless artificial lighting is provided</i>
Note	F4.2	Methods and extent of natural lighting	For information
Note	F4.3	Natural light borrowed from adjoining room	For information
Note	F4.4	Artificial lighting	Required for basement and all exit stairwells

Note	F4.5	Ventilation of rooms	<i>must obtain a minimum of 5% of floor area unless mechanically ventilated</i>
Note	F4.6	Natural ventilation	For information
Note	F4.7	Ventilation borrowed from adjoining rooms	For information
•	F4.8	Restriction on position of water closets and urinals	N/A
•	F4.9	Airlocks	N/A
≡	F4.11	Carparks	<i>a mechanical ventilation system in accordance with AS1668.2 will be required</i>
Note	F4.12	Kitchen local exhaust ventilation	For information
	PART F5	SOUND TRANSMISSION AND INSULATION	
Note	F5.0	Deemed-to-Satisfy Provisions	For information
?	F5.1	Application of Part	<i>Acoustic report required</i>
?	F5.2	Determination of airborne sound insulation ratings	<i>Details to be provided at Construction Certificate stage and a certificate of compliance prior to the issue of the Final Occupation Certificate.</i>
?	F5.3	Determination of impact sound insulation ratings	<i>Details to be provided at Construction Certificate stage and a certificate of compliance prior to the issue of the Final Occupation Certificate.</i>
?	F5.4	Sound Insulation ratings of floors	<i>Details to be provided at Construction Certificate stage and a certificate of compliance prior to the issue of the Final Occupation Certificate.</i>
?	F5.5	Sound Insulation ratings of walls	<i>Details to be provided at Construction Certificate stage and a certificate of compliance prior to the issue of the Final Occupation Certificate.</i>
?	F5.6	Sound insulation rating of services	<i>Details to be provided at Construction Certificate stage and a certificate of compliance prior to the issue of the Final Occupation Certificate.</i>
?	F5.7	Sound isolation of pumps	<i>Details to be provided at Construction Certificate stage and a certificate of compliance prior to the issue of the Final Occupation Certificate.</i>

	Section G	Ancillary Provisions	
	PART G1	Minor structures and components	
•	G1.1	Swimming pools	N/A
•	G1.2	Refrigerated chambers, strong-rooms and vaults	N/A
Note	G1.3	Outdoor play spaces	<i>Must comply with this section Any balustrading must be compliant with AS1926.1</i>

	PART G2	Heating Appliances	
•	G2.2	Installation of appliances	N/A
•	G2.3	Open fire places	N/A
•	G2.4	Incinerator rooms	N/A
	PART G3	Atrium Construction	
•	G3.1	Atriums affected by this part	N/A
•	G3.2	Dimensions of atrium wells	N/A
•	G3.3	Separation of atrium by bounding walls	N/A
•	G3.4	Construction of bounding walls	N/A
•	G3.5	Construction of balconies	N/A
•	G3.6	Separation of roof	N/A
•	G3.7	Means of egress	N/A
•	G3.8	Fire & smoke control systems	N/A
•	4.1	General requirements	N/A
•	4.2	Smoke detection system	N/A
•	4.3	Smoke detection in spaces separated from the atrium by bounding walls	N/A
•	4.4	Alarm systems	N/A
•	PART G4	Construction in alpine areas	N/A
•	G5.2 (NSW)	Protection (Class 2 or 3 buildings)	N/A
•	PART G6	Occupiable outdoor areas	N/A
•	G6.1-6.10	Fire related items	N/A
•	Section H	Special Use Buildings	N/A
Note	I1.1 (NSW)	Essential fire safety measures	<i>Must be maintained in accordance with EP&A Regulation 2000</i>
	Section J (NSW)	Energy Efficiency (Including BASIX & Council requirements)	
?	PART J1	Building Fabric	<i>Section J report required</i>

Plans use in this assessment:

Drawn by – Montessori Academy

Dated- 30/11/2020

Plans: DA- 06~14

Note:

The above assessment has been done under the Deemed-to-Satisfy provisions of the NCC-BCA 2019A1, unless noted otherwise.

Although building access is assessed under this assessment, it may not include all accessible issues,

An access report is highly recommended



Mark McDonald

Senior Building Surveyor

Date: 08/12/2020