

Background

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A new Performance Solutions tab has been introduced within Building Consent, providing a dedicated location to capture and manage Performance Solutions and Variances. Performance Solutions can now be linked to Essential Safety Provisions (ESPs) and are automatically carried through to the DNF, Form 1,2,3, and COO.

Key features include:

- New Performance Solutions tab in Building Consent.
- Ability to link Performance Solutions to one or more ESPs.
- Performance Solutions are automatically included in the Decision Notification Form (DNF).
- Performance Solution details are written to the relevant Form 3 tables as required.
- Certificate of Occupancy (COO) has been enhanced to display Performance Solutions and Variances associated with the approved Building Consent.

In-Flight Applications

Before 25 September 2026

For Building Consents that were already *in Verification* or *Assessment* before 25 September 2026, the **Performance Solutions** tab will not be available.

For staged applications, if any Building Consent stage was already *in Verification* or *Assessment* before **25 September 2026**, the **Performance Solutions** tab will not be available for any remaining stages. Performance solutions must continue to be added and managed using the existing functionality in **the Essential Safety Provisions (ESP)** tab and associated form.

After 25 September 2026

For any Building Consent (staged or non-staged) that is *awaiting Verification* or enters *Verification* on or after **25 September 2026**, the new **Performance Solutions** tab will be available.

How to...

Add and manage performance solutions and variances



Add Essential Safety Provisions (ESPs)

Building Consent - 25002408: 8 Osborne St Campbelltown SA 5074

EDIT ESPS

- Summary
- Documents
- Fees
- RFIs
- Assessment Info
- Referrals
- Essential Safety Provisions
- Performance Solutions
- Required Notifications
- Conditions and Notes
- Decision
- Clocks
- Appeals
- Related Actions

Essential Safety Provisions are yet to be recorded.

Performance solutions cannot be added while completing the Essential Safety Provisions (ESPs) section. To add a performance solution, navigate to the **Performance Solutions** tab.

Please Select all Essential Safety Provisions Installed or to be Installed
National Construction Code (NCC) 2022

9.01 Structural fire protection and compartmentation					>
9.02 Means of egress					▼
	Essential Safety Provision	Applicable ESP Installation Standards	Maintenance and Testing Standards	Edit	
☒	(a) Exits and paths of travel to exits including doors, doorways, operation of latches (including automatic closing or unlocking devices), ramps, stairways and clearance from obstructions.	NCC Volume One - Section D (as applicable) and Section G (as applicable).	Three monthly inspection of exits and paths of travel to exits to check their ongoing compliance and ensure there are no impediments that could delay or prevent occupants evacuating to a safe place in an emergency.		
☐	(b) Performance solutions – means of egress – Describe the performance solution				

Essential Safety Provisions (ESPs) with linked performance solutions

A performance solution linked to an ESP the Essential Safety Provisions page will show a warning message advising “*There is a performance solution linked to one or more ESP’s. To delete an ESP, please delete the Performance Solution linked to it first.*”

Summary Documents Fees RFIs Assessment Info Referrals **Essential Safety Provisions** Performance Solutions Required Notifications
Conditions and Notes Decision Clocks Appeals Related Actions

< Development application 25002408

View MBS 002 - Maintaining the performance of ESPs

Do new Essential Safety Provisions apply? *

☒ Yes

☐ No

Is a new Form 1 required? *

☒ Yes

☐ No

Is Form 3 annual return required? *

☒ Yes

☐ No

ESPs

ESP Schedule	Relevant Building or Building Part	NCC Edition	Building Owner Name		Preview ESP Forms
First level tenancy	First level tenancy (10)	2022	Roger Public	View	
Second level tenancy	Second level tenancy	2022	Roger Public	View	

⚠ There is a Performance Solution linked to one or more ESPs. To delete an ESP, please delete the Performance Solution linked to it first.

View performance solutions linked to an ESP schedule

1. Click on **View** against the applicable schedule.

ESPs

ESP Schedule	Relevant Building or Building Part	NCC Edition	Building Owner Name		Preview ESP Forms
First level tenancy	First level tenancy (10)	2022	Roger Public	View	
Second level tenancy	Second level tenancy	2022	Roger Public	View	

How to...

Add and manage performance solutions and variances



The selected ESP schedule opens.

First level tenancy

Relevant building or building part *
First level tenancy (10)

ESP Schedule
First level tenancy
Building Owner
Roger Public
Building Owner Name
Roger Public
Building Owner Address
1 NORTH STREET, SOMERTON PARK
Building Owner Email
Public_dummyemail_owner@sa.gov.au

As part of:
• Building consent for a proposed new building work

- 2. Expand a green **Part** accordion to view the associated performance solutions.
- 3. Click **BACK** to the Essential Safety Provisions page.

Selected Essential Safety Provisions Installed or to be Installed
National Construction Code (NCC) 2022

9.01 Structural fire protection and compartmentation				>
9.02 Means of egress				▼
	Essential Safety Provision	Applicable ESP Installation Standards	Maintenance and Testing Standards	
☒	(a) Exits and paths of travel to exits including doors, doorways, operation of latches (including automatic closing or unlocking devices), ramps, stairways and clearance from obstructions.	NCC Volume One - Section D (as applicable) and Section G (as applicable).	Three monthly inspection of exits and paths of travel to exits to check their ongoing compliance and ensure there are no impediments that could delay or prevent occupants evacuating to a safe place in an emergency.	
☒	(b) Performance solutions – means of egress – Describe the performance solution			
	Essential Safety Provision	Applicable ESP Installation Standards	Maintenance and Testing Standards	
#1	Performance solution description	NCC reference	Frequency, e.g. every 2 years.	
#2	Performance solution description	NCC reference	Frequency, e.g. 2 x yearly.	

Preview ESP Forms with performance solutions linked to an ESP schedule

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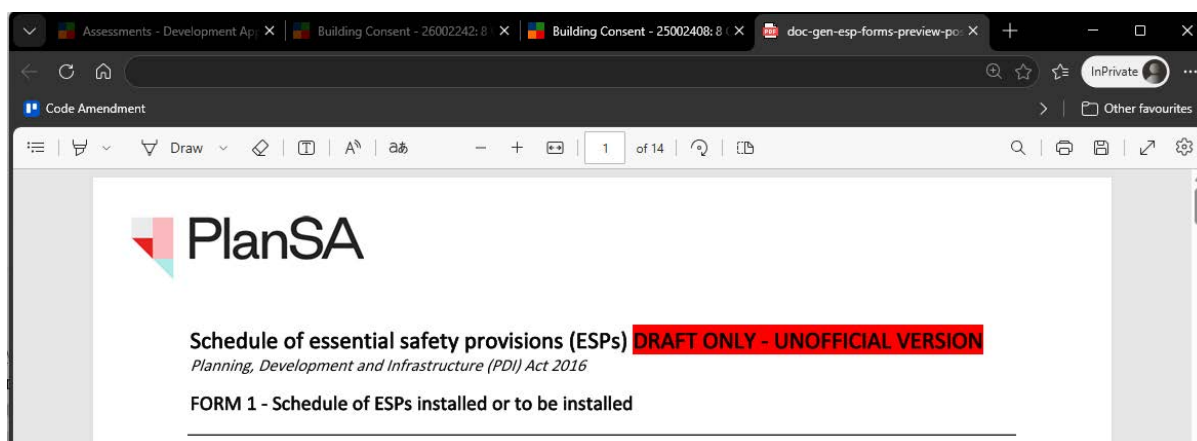
1. Click  **preview** icon against the applicable ESP schedule.

ESPs

ESP Schedule	Relevant Building or Building Part	NCC Edition	Building Owner Name		Preview ESP Forms
First level tenancy	First level tenancy (10)	2022	Roger Public	View	
Second level tenancy	Second level tenancy	2022	Roger Public	View	

A combined PDF of the Form 1, Form 2 and Form 3 opens in new browser tab.

Form 1 – Schedule of ESPs installed or to be installed



Scroll down in the **Form 1** until **Table 1.1** is visible and shows the added performance solutions (highlighted in the below example).

Table 1.1 – List of ESPs installed or to be installed in the building, the relevant installation standards to be used and the standards and other requirements for maintenance and testing

Column 1 - List of essential safety provisions (ESPs) installed or to be installed in the building	Column 2 - The applicable installation standards (or baseline data to be maintained)	Column 3 - Standards or other requirements for maintenance and testing of ESPs
9.02 Means of egress		
(a) Exits and paths of travel to exits including doors, doorways, operation of latches (including automatic closing or unlocking devices), ramps, stairways and clearance from obstructions.	NCC Volume One - Section D (as applicable) and Section G (as applicable).	Three monthly inspection of exits and paths of travel to exits to check their ongoing compliance and ensure there are no impediments that could delay or prevent occupants evacuating to a safe place in an emergency.
(b) Performance solutions – means of egress		
Performance solution description	NCC reference	Frequency, e.g. every 2 years.
Performance solution description	NCC reference	Frequency, e.g. 2 x yearly.

Form 2 – ESP Compliance Certificate

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Schedule of essential safety provisions (ESPs) **DRAFT ONLY - UNOFFICIAL VERSION***Planning, Development and Infrastructure Act 2016*

FORM 2 - ESP Compliance certificate

Scroll down in the **Form 2** until **Table 2.1** is visible and shows the added performance solutions (highlighted in the below example).

Table 2.1 – List of essential safety provisions and approved installation standards

Column 1 - List of essential safety provisions (ESPs) installed in the building as listed on the Form 1 (strike through those items not applicable to this compliance certificate)	Column 2 - The applicable installation standards (which establish the baseline data to be maintained) as nominated on the Form 1
9.02 Means of egress	
(a) Exits and paths of travel to exits including doors, doorways, operation of latches (including automatic closing or unlocking devices), ramps, stairways and clearance from obstructions.	NCC Volume One - Section D (as applicable) and Section G (as applicable).
(b) Performance solutions – means of egress	
Performance solution description	NCC reference
Performance solution description	NCC reference

Form 3 – ESP Maintenance verification

Schedule of essential safety provisions (ESPs) **DRAFT ONLY - UNOFFICIAL VERSION***Planning, Development and Infrastructure Act 2016*

FORM 3 - ESP Maintenance verification

Scroll down in the **Form 3** until **Table 3.1** is visible and shows the added performance solutions (highlighted in the below example).

Table 3.1 – Schedule of essential safety provisions and their maintenance requirements

Column 1 - Relevant essential safety provisions (ESPs) in the building that have been inspected and tested	Column 2 - The applicable installation standards (which establish the baseline data to be maintained) as nominated on the Form 1*	Column 3 - The applicable maintenance and testing standards or other requirements as nominated on the Form 1

How to...

Add and manage performance solutions and variances



9.02 Means of egress		
(a) Exits and paths of travel to exits including doors, doorways, operation of latches (including automatic closing or unlocking devices), ramps, stairways and clearance from obstructions.	NCC Volume One - Section D (as applicable) and Section G (as applicable).	Three monthly inspection of exits and paths of travel to exits to check their ongoing compliance and ensure there are no impediments that could delay or prevent occupants evacuating to a safe place in an emergency.
(b) Performance solutions – means of egress		
Performance solution description	NCC reference	Frequency, e.g. every 2 years.
Performance solution description	NCC reference	Frequency, e.g. 2 x yearly.

Continue scrolling down until **Table A1 – Performance solution Baseline Data Schedule** is visible and shows the added performance solutions (highlighted in the below example).

Note: To be included in **Table A1 – Performance Solution Baseline Data Schedule**, a performance solution must be associated with an Essential Safety Provision (ESP). Performance solutions not linked to an ESP will be excluded from the schedule.

Table A1 - Performance Solution Baseline Data Schedule

Performance solution reference number	ESP installed or to be installed in the building	Description/clarification of base line data that must be maintained and maintenance methodology to be used
PS2	Performance solution name	Adds a description of the performance solution.

Table A2 - List of documents associated with the approved performance solution/s

Title	Date	Scope
PS2 - Performance Solution Assessment	25 Sept 2026	

Edit Essential Safety Provision (ESPs) Schedule

Note: When a *performance solution* is linked to an *Essential Safety Provision* (ESP), the associated **ESP Schedule** cannot be removed. To remove the **ESP Schedule**, the linked *performance solution* must first be removed.

1. Click **Edit**.

ESPs

ESP Schedule	Relevant Building or Building Part	NCC Edition	Building Owner Name	
First level tenancy	First level tenancy (10)	2022	Roger Public	Edit
Second level tenancy	Second level tenancy	2022	Roger Public	Edit

⚠ There is a Performance Solution linked to one or more ESPs. To delete an ESP, please delete the Performance Solution linked to it first.

ADD ESP

CANCEL

SAVE CHANGES

Adding performance solutions

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Building classes with Essential Safety Provisions

When both **Performance Solutions** and **ESPs** tabs are available and the proposed development contains a performance solution(s) as part of compliance with the National Construction Code then list individually in the **Performance Solutions** tab where the associated ESP can be selected.

If the performance solution is associated with an Essential Safety Provision (ESP) the ESPs will need to be added first before adding the performance solution.

Note: All information entered will be included on the *Decision Notification Form, Certificate of Occupancy* and relevant Essential Safety Provision documentation (i.e. Form 1, Form 2 and Form 3) and made available to the applicant within the **Performance Solution** tab as part of the building consent.

1. Click on **Performance Solutions** tab.

The **Performance Solution** is displayed, including a **Variances** section, this will be covered in separate instructions.

2. Click on **ADD PERFORMANCE SOLUTION**.

Building Consent - 25002408: 8 Osborne St Campbelltown SA 5074

Summary Documents Fees RFIs Assessment Info Referrals Essential Safety Provisions **Performance Solutions** Required Notifications
Conditions and Notes Decision Clocks Appeals Related Actions

< Development application 25002408

Performance Solution

The proposed development contains a performance solution(s) as part of compliance with the National Construction Code. List all below individually. Note: All information will be listed on the Decision Notification Form, Certificate of Occupancy and any relevant Essential Safety Provision documentation.

ADD PERFORMANCE SOLUTION

> Variances

The **Add Performance Solution** page displays with a blank form.

Add Performance Solution

Performance Solution Title *

 0/200

Performance Solution Description *

 0/4000

Will this Performance Solution impact ESPs? *

- ☐ Yes
☐ No

3. Complete the **Performance Solution Title** and **Description** as follows.

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Add Performance Solution

Performance Solution Title *

Touch-free access control

25/200

Performance Solution Description *

Hand-wave sensor doors

22/4000

- Enter a **Performance Solution Title** (mandatory) maximum of 200 characters.
- Enter a **Performance solution description** (mandatory) maximum of 4000 characters allowed. This will be used where?

4. Complete the **Will this Performance solution impact ESPs?** (mandatory) question.

If the building/building contains a building classification of 1B, or 2 to 9 then ESPs maybe applicable and the corresponding tab is available.

- Choose *No* when no impacts to ESPs continue to [Upload documentation](#).

Will this Performance Solution impact ESPs? *

☐ Yes

☒ No

- Choose *Yes* if the performance solution will impact Essential Safety Provisions (ESPs). The ESPs table will be displayed.

If no ESPs have been added to the application, a warning message will appear. To continue, add the required ESPs to the application, then return to add the performance solution.

Will this Performance Solution impact ESPs? *

☒ Yes

☐ No

⚠ To proceed, please capture and select an ESP record on the ESP tab. A Performance Solution cannot be recorded until an ESP record is selected.

Associate performance solution with a specific ESP

5. **Select the impacted ESP** from the list. This field is mandatory. Where only one ESP is available, it will be selected automatically.

Select the impacted ESP *

Select

Select

First level tenancy

Second level tenancy

The list of **Essential Safety Provisions installed** or to be installed is shown.

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Note: The performance solution can be added to one or more ESPs.

Select the impacted ESP *

First level tenancy

Please Select all Essential Safety Provisions Installed or to be Installed

National Construction Code (NCC)

9.01 Structural fire protection and compartmentation	>
9.02 Means of egress	>
9.03 Signs	>
9.04 Emergency lighting	>
9.05 Fire-fighting services and equipment	>
9.06 Fire and smoke control features of mechanical services	>
9.07 Microbial and contamination control	>
9.08 Automatic fire detection and alarm systems	>
9.09 Lifts	>
9.10 Emergency power supply	>
9.11 Interconnections - fire safety systems	>
9.12 Access for fire appliances	>
9.13 Clearances for large isolated buildings	>

6. Expand the applicable **Part** and click on the checkbox against the ESP performance solution. For this example, adding a performance solution to *ESP 9.02 Means of egress*.

Please Select all Essential Safety Provisions Installed or to be Installed

National Construction Code (NCC)

9.01 Structural fire protection and compartmentation

9.02 Means of egress

	Essential Safety Provision	Applicable ESP Installation Standards	Maintenance and Testing Standards	Edit
☐	(b) Performance solutions – means of egress – Describe the performance solution			

Adding a performance solution for single Essential Safety Provision (ESP)

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7. The selected **Part** accordion changes from grey to green, indicating that the **Part** contains a performance solution.

9.02 Means of egress

	Essential Safety Provision	Applicable ESP Installation Standards	Maintenance and Testing Standards	Edit
☒	(b) Performance solutions – means of egress – Describe the performance solution			

#1

Essential Safety Provision *
 Describe the performance solution
 0/5000

Applicable ESP Installation Standards *
 List the installation standards or construction practices that are integral to achieving the performance solution
 0/5000

Maintenance and Testing Standards *
 List the maintenance and testing routines or special requirements that must be followed to ensure ongoing performance of the installation
 0/5000

+ ADD PERFORMANCE SOLUTION

8. Complete the mandatory performance solution fields **Essential Safety Provision**, **Applicable ESP installation standards** and **Maintenance and Testing Standards**.

#1

Essential Safety Provision *
 Describes the performance solution(across multiple ESPs 9.10 and 9.12)
 70/5000

Applicable ESP Installation Standards *
 NCC installation standards
 For performance solution (across multiple ESPs 9.10 and 9.12)
 89/5000

Maintenance and Testing Standards *
 Maintenance yearly
 For performance solution (across multiple ESPs 9.10 and 9.12)
 80/5000

+ ADD PERFORMANCE SOLUTION

Adding a performance solution covering multiple ESPs

9. Expand another **Part** accordion to add the performance solution details.

9.12 Access for fire appliances

	Essential Safety Provision	Applicable ESP Installation Standards	Maintenance and Testing Standards	Edit
☒	(b) Performance solutions – Access for fire appliances – Describe the performance solution			

#1

Essential Safety Provision *
 Describes the performance solution (across multiple ESPs 9.10 and 9.12)
 71/5000

Applicable ESP Installation Standards *
 NCC installation standards
 For performance solution (across multiple ESPs 9.10 and 9.12)
 89/5000

Maintenance and Testing Standards *
 Maintenance yearly
 For performance solution (across multiple ESPs 9.10 and 9.12)
 80/5000

+ ADD PERFORMANCE SOLUTION

Building classes 1A and 10

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Note: All information entered will be included on the **Decision Notification Form** and made available to the applicant within the Performance Solution tab as part of the building consent.

Add performance solutions

1. Click on **Performance Solutions** tab.

The **Performance Solution** is displayed, including a **Variances** section, this will be covered in separate instructions.

2. Click on **ADD PERFORMANCE SOLUTION**.

Building Consent - 25002408: 8 Osborne St Campbelltown SA 5074

Summary Documents Fees RFIs Assessment Info Referrals **Performance Solutions** Required Notifications Conditions and Notes
Decision Clocks Appeals Related Actions

< Development application 25002408

Performance Solution

The proposed development contains a performance solution(s) as part of compliance with the National Construction Code. List all below individually. Note: All information will be listed on the Decision Notification Form, Certificate of Occupancy and any relevant Essential Safety Provision documentation.

ADD PERFORMANCE SOLUTION

> Variances

3. The **Add Performance Solution** page displays with a blank form. Complete the form as follows.

Add Performance Solution

Performance Solution Title *

Touch-free access control 25/200

Performance Solution Description *

Hand-wave sensor doors 22/4000

4. Enter a **Performance Solution Title** (mandatory) maximum of 200 characters.

5. Enter a **Performance solution description** (mandatory) maximum of 4000 characters allowed. This will be used where?

4. Complete the **Will this Performance solution impact ESPs?** (mandatory) question.

If the building/building contains a building classification of 1A,10A,10B or 10C then ESPs are not applicable and the corresponding tab is not available.

- c) Choose **No** and continue to [Upload documentation](#).

Will this Performance Solution impact ESPs? *

- ☐ Yes
- ☒ No

Upload documentation

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Uploading supporting documentation is mandatory. The available document categories and types can be found in the table below.

Document Category

Building Documents

Document type

- Evidence of suitability
- Fire engineering brief
- Fire report
- Performance solution assessment

Document Category

Occupancy Documents

Document type

- Fire Report
- Performance based design report - final

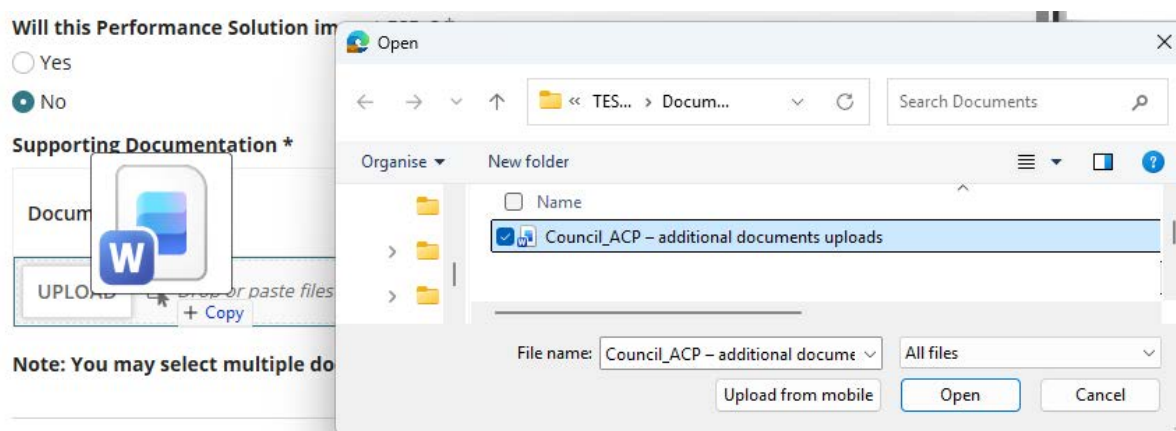
1. Click on **UPLOAD**.

Supporting Documentation *

Document	Document Category	Document Type	Date Created
UPLOAD Drop or paste files here	--- Select One ---	--- Select One ---	

Note: You may select multiple documents to upload simultaneously.

2. The **Open** window shows and drag-and-drop files into the Drop or paste files here field.



3. Click **Cancel** to close the Open window.
4. Categorise the documentation using the **Document Category** and **Document Type**.

How to...

Add and manage performance solutions and variances



5. Click **SUBMIT** to save the performance solution.

Supporting Documentation *

Document	Document Category	Document Type	Date Created	
 Council_ACP - additional documen... DOCX - 21.94 KB	Building Documents ▾	Performance Solution Assessment ▾		
UPLOAD  Drop or paste files here	--- Select One --- ▾	--- Select One --- ▾		

Note: You may select multiple documents to upload simultaneously.

CANCEL

SUBMIT

The **Performance Solution** page displays with the saved performance solution with system generated reference number, including actions to **view**, **edit** or **delete**.

Performance Solution

The proposed development contains a performance solution(s) as part of compliance with the National Construction Code. List all below individually. Note: All information will be listed on the Decision Notification Form, Certificate of Occupancy and any relevant Essential Safety Provision documentation.

ADD PERFORMANCE SOLUTION

Reference	Title	Description	Action(s)		
PS1	Touch-free access control	Hand-wave sensor doors	 View	 Edit	
PS2	Performance solution Title-1	Provides a description of the performance solution (1).	 View	 Edit	
PS4	Performance solution Title-2	Provide a description of the performance solution (2).	 View	 Edit	

Note: Reference numbers are system-generated and continue to increment sequentially, even if a performance solution is removed. As a result, gaps in the sequence may occur. For example, if **PS3** has been removed, the next performance solution created after **PS2** will be assigned **PS4**.

How to...

Add and manage performance solutions and variances



View Performance Solution

1. Click on the  **View** action.

Performance Solution

The proposed development contains a performance solution(s) as part of compliance with the National Construction Code. List all below individually. Note: All information will be listed on the Decision Notification Form, Certificate of Occupancy and any relevant Essential Safety Provision documentation.

 ADD PERFORMANCE SOLUTION

Reference	Title	Description	Action(s)		
PS1	Touch-free access control	Hand-wave sensor doors	 View	 Edit	

The **View Performance Solution** window displays. The example below shows a performance solution that is not associated with an Essential Safety Provision (ESP).

View Performance Solution PS1

Performance Solution Title *

Touch-free access control

Performance Solution Description *

Hand-wave sensor doors

Will this Performance Solution impact ESPs?

No

Document	Type	Date Created
* Council_ACP - additional documents uploads.docx	Performance Solution Assessment	24 Sept 2026 16:23

BACK

The example below shows a performance solution associated with an ESP.

View Performance Solution PS2

Performance Solution Title *

Performance solution name

Performance Solution Description *

Adds a description of the performance solution.

Will this Performance Solution impact ESPs?

Yes

Select the impacted ESP

First level tenancy

Selected Essential Safety Provisions Installed or to be Installed
National Construction Code (NCC)

9.01 Structural fire protection and compartmentation	>
9.02 Means of egress	>
9.03 Signs	>

How to...

Add and manage performance solutions and variances



Expand a green **Part** accordion to view the associated performance solutions.

Selected Essential Safety Provisions Installed or to be Installed
National Construction Code (NCC)

9.01 Structural fire protection and compartmentation

9.02 Means of egress

	Essential Safety Provision	Applicable ESP Installation Standards	Maintenance and Testing Standards
☒	(b) Performance solutions – means of egress – Describe the performance solution		
	Essential Safety Provision	Applicable ESP Installation Standards	Maintenance and Testing Standards
#1	Performance solution description	NCC reference	Frequency, e.g. every 2 years.
#2	Performance solution description	NCC reference	Frequency, e.g. 2 x yearly.

2. Click **BACK** to previous page.

9.13 Clearances for large isolated buildings

Document	Type	Date Created
* Performance solution.docx	Performance Solution Assessment	25 Sept 2026 16:11

BACK

The **Performance Solution** page displays.

Performance Solution

The proposed development contains a performance solution(s) as part of compliance with the National Construction Code. List all below individually. Note: All information will be listed on the Decision Notification Form, Certificate of Occupancy and any relevant Essential Safety Provision documentation.

ADD PERFORMANCE SOLUTION

Reference	Title	Description	Action(s)		
PS1	Touch-free access control	Hand-wave sensor doors	View	Edit	
PS2	Performance solution name	Adds a description of the performance solution.	View	Edit	

How to...

Add and manage performance solutions and variances



Edit Performance Solution

1. Click on the  **Edit** action.

Performance Solution

The proposed development contains a performance solution(s) as part of compliance with the National Construction Code. List all below individually. Note: All information will be listed on the Decision Notification Form, Certificate of Occupancy and any relevant Essential Safety Provision documentation.

 ADD PERFORMANCE SOLUTION

Reference	Title	Description	Action(s)		
PS1	Touch-free access control	Hand-wave sensor doors	 View	 Edit	

The **Edit Performance Solution** page displays with the form editable. The example below shows a performance solution that is not associated with an Essential Safety Provision (ESP).

Edit Performance Solution

Performance Solution Title *

Touch-free access control25/200

Performance Solution Description *

Hand-wave sensor doors22/4000

Will this Performance Solution impact ESPs? *

☐ Yes

☒ No

Supporting Documentation *

Document	Document Category	Document Type	Date Created	
* Council_ACP – additional documents uploads.docx		Performance Solution Assessment	24 Sep 2026 16:23	
UPLOAD Drop or paste files here --- Select One ---	--- Select One ---	--- Select One ---		

Note: You may select multiple documents to upload simultaneously.

CANCEL

SUBMIT

How to...

Add and manage performance solutions and variances



Government of South Australia

Department for Housing
and Urban Development

PlanSA
Version 1.0

The example below shows a performance solution associated with an Essential Safety Provision (ESP).

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Edit Performance Solution

Performance Solution Title *

Performance solution name

25/200

Performance Solution Description *

Adds a description of the performance solution.

47/4000

Will this Performance Solution impact ESPs? *

☒ Yes

☐ No

Select the impacted ESP *

First level tenancy

Please Select all Essential Safety Provisions Installed or to be Installed

National Construction Code (NCC)

9.01 Structural fire protection and compartmentation



9.02 Means of egress



Remove a performance solution

- Expand a green **Part** accordion to view the associated performance solutions.
- Click on  **delete** icon against the performance solution being removed.

9.02 Means of egress

	Essential Safety Provision	Applicable ESP Installation Standards	Maintenance and Testing Standards	Edit
☒	(b) Performance solutions – means of egress – Describe the performance solution			

#1 

Essential Safety Provision *

Performance solution description

32/5000

Applicable ESP Installation Standards *

NCC reference

13/5000

Maintenance and Testing Standards *

Frequency, e.g. every 2 years.

30/5000

#2 

Essential Safety Provision *

Performance solution description

32/5000

Applicable ESP Installation Standards *

NCC reference

13/5000

Maintenance and Testing Standards *

Frequency, e.g. 2 x yearly.

27/5000

 ADD PERFORMANCE SOLUTION

How to...

Add and manage performance solutions and variances



Change from impacting ESPs to not impacting

4. Change the response from Yes to No if the performance solution does not impact any **ESPs**. The ESP related fields are hidden.

Edit Performance Solution

Performance Solution Title *

Performance solution name

25/200

Performance Solution Description *

Adds a description of the performance solution.

47/4000

Will this Performance Solution impact ESPs? *

Yes

No

Remove a document and replace with another

5. Make changes to the content. For this example, removing the uploaded document and replacing with another.

Supporting Documentation *

Document	Document Category	Document Type	Date Created	
* Council_ACP - additional documents uploads.docx		Performance Solution Assessment	24 Sep 2026 16:23	
UPLOAD Drop or paste files here	--- Select One ---	--- Select One ---		

6. Upload replacement document and categorise.

7. Click **Submit** to save.

Supporting Documentation *

Document	Document Category	Document Type	Date Created	
Performance solution DOCX - 38.2 KB	Building Documents	Performance Solution Assessment		
UPLOAD Drop or paste files here	--- Select One ---	--- Select One ---		

Note: You may select multiple documents to upload simultaneously.

CANCEL

SUBMIT

The **Performance Solution** page displays.

Performance Solution

The proposed development contains a performance solution(s) as part of compliance with the National Construction Code. List all below individually. Note: All information will be listed on the Decision Notification Form, Certificate of Occupancy and any relevant Essential Safety Provision documentation.

ADD PERFORMANCE SOLUTION

Reference	Title	Description	Action(s)		
PS1	Touch-free access control	Hand-wave sensor doors	View Edit		

Remove performance solution

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1. Click on the  action.

Performance Solution

The proposed development contains a performance solution(s) as part of compliance with the National Construction Code. List all below individually. Note: All information will be listed on the Decision Notification Form, Certificate of Occupancy and any relevant Essential Safety Provision documentation.

[+ ADD PERFORMANCE SOLUTION](#)

Reference	Title	Description	Action(s)		
PS1	Energy efficiency - 1	Installing solar and battery system	 View	 Edit	
PS2	Energy Efficiency - 2	Insulation details	 View	 Edit	

The **Delete Record?** window opens.

2. Click **CANCEL** to close and return to the performance solutions or click **DELETE** to continue.

Delete record?

This will permanently remove the record. This action cannot be undone.

[CANCEL](#)[DELETE](#)

The performance solution is removed.

Performance Solution

The proposed development contains a performance solution(s) as part of compliance with the National Construction Code. List all below individually. Note: All information will be listed on the Decision Notification Form, Certificate of Occupancy and any relevant Essential Safety Provision documentation.

[+ ADD PERFORMANCE SOLUTION](#)

Reference	Title	Description	Action(s)		
PS1	Energy efficiency - 1	Installing solar and battery system	 View	 Edit	

Adding a variance

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Describe what a variance is – where is this information stored?

1. Expand the **Variances** section.
2. Click on **ADD VARIANCE**.

▼Variances

Where development is approved despite being at variance with the Building Rules, a notice must be issued specifying the variance and the grounds on which the determination was made (Regulation 55)



The **Add Variance** page displays with a blank form.

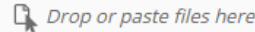
3. Provide a **Title** (mandatory) up to 4000 characters is allowed.
4. Provide a **Description or Notes** (mandatory) up to 4000 characters is allowed.

Upload documentation

Uploading supporting documentation is mandatory. A warning message will display when submitting the form.

5. Click on **UPLOAD**.

Supporting Documentation

Document	Document Category	Document Type	Date Created
 	--- Select One ---	--- Select One ---	

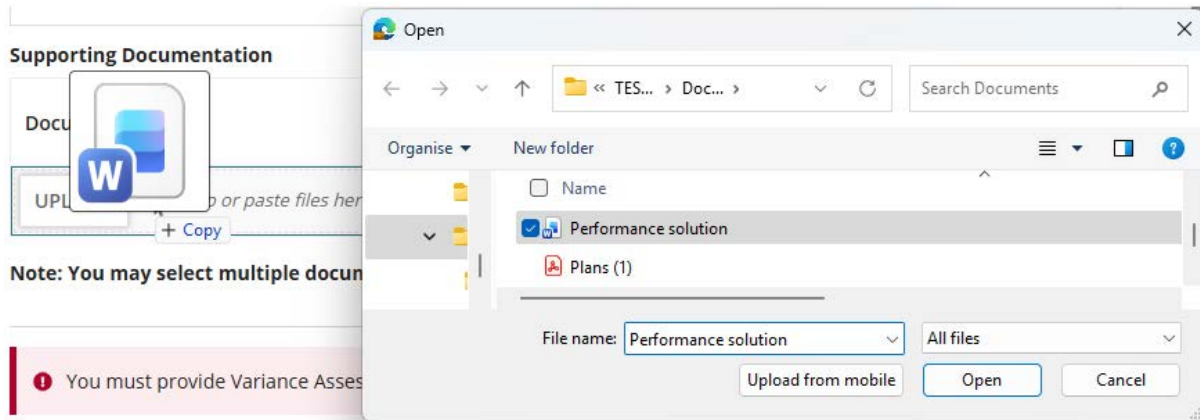
Note: You may select multiple documents to upload simultaneously.

 You must provide Variance Assessment documentation.



6. The **Open** window shows and drag-and-drop files into the Drop or paste files here field.

22



7. Click **Cancel** to close the **Open** window.

The document is automatically categorised *Building Documents* and *Variance Assessment*.

8. Click **SUBMIT** to save.

Supporting Documentation

Document	Document Category	Document Type	Date Created	
 Performance solution DOCX - 38.2 KB	Building Documents	Variance Assessment		
UPLOAD 	--- Select One ---	--- Select One ---		

Note: You may select multiple documents to upload simultaneously.

CANCEL**SUBMIT**

The **Performance Solutions** page displays and Variances collapsed.

Summary Documents Fees RFIs Assessment Info Insurance Referrals **Performance Solutions** Required Notifications Conditions and Notes Decision
Clocks Appeals Related Actions

< Development application 26002242

Performance Solution

The proposed development contains a performance solution(s) as part of compliance with the National Construction Code. List all below individually. Note: All information will be listed on the Decision Notification Form, Certificate of Occupancy and any relevant Essential Safety Provision documentation.

 ADD PERFORMANCE SOLUTION

Reference	Title	Description	Action(s)	
PS1	Energy efficiency - 1	Installing solar and battery system	 View  Edit 	

> Variances

How to...

Add and manage performance solutions and variances



Expand **Variances** to view the created variance record, include action's **view**, **edit** and **delete**.

▼ **Variances**

Where development is approved despite being at variance with the Building Rules, a notice must be issued specifying the variance and the grounds on which the determination was made (Regulation 55)

ADD VARIANCE

Title	Description	Action(s)		
Variance title	Variance description and notes	View	Edit	

View variance details

1. Click on the **View** action.

▼ **Variances**

Where development is approved despite being at variance with the Building Rules, a notice must be issued specifying the variance and the grounds on which the determination was made (Regulation 55)

ADD VARIANCE

Title	Description	Action(s)		
Variance title	Variance description and notes	View	Edit	

The Variance record displays.

2. Click **BACK** to previous page.

Title

Variance title

Description / Notes

Variance description and notes

Supporting Documentation

Document	Document Type	Date Created
* Performance solution.docx	Variance Assessment	25 Sep 2026 13:40

BACK

Edit variance details

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- Click on the **Edit** action.

▼ Variances

Where development is approved despite being at variance with the Building Rules, a notice must be issued specifying the variance and the grounds on which the determination was made (Regulation 55)

[ADD VARIANCE](#)

Title	Description	Action(s)		
Variance title	Variance description and notes	View	Edit	

The **Edit Variance** page displays with the completed form.

Make the required changes to the document details, such as updating the title, revising the description or notes, adding new documents, or removing existing documents. For this example, addition notes have been added.

Description / Notes *

Variance description and notes, **updating with more information.**

63/4000

- Click on SUBMIT to save.

The **Performance Solutions** page displays and Variances collapsed.

Summary Documents Fees RFIs Assessment Info Insurance Referrals **Performance Solutions** Required Notifications Conditions and Notes Decision
Clocks Appeals Related Actions

< Development application 26002242

Performance Solution

The proposed development contains a performance solution(s) as part of compliance with the National Construction Code. List all below individually. Note: All information will be listed on the Decision Notification Form, Certificate of Occupancy and any relevant Essential Safety Provision documentation.

[ADD PERFORMANCE SOLUTION](#)

Reference	Title	Description	Action(s)		
PS1	Energy efficiency - 1	Installing solar and battery system	View	Edit	

> Variances

Expand **Variances** to view the variance record. The additional notes are shown in the Description field.

Title	Description	Action(s)		
Variance title	Variance description and notes, updating with more information.	View	Edit	

Remove variance record

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1. Click on the  action.

▼Variances

Where development is approved despite being at variance with the Building Rules, a notice must be issued specifying the variance and the grounds on which the determination was made (Regulation 55)

[+ ADD VARIANCE](#)

Title	Description	Action(s)	
Variance title	Variance description and notes, updating with more information.	View Edit	
Variance title - 2	Documents the variance.	View Edit	

The **Delete Record?** window opens.

2. Click **CANCEL** to close and return to the variations or click **DELETE** to continue.

Delete record?

This will permanently remove the record. This action cannot be undone.

[CANCEL](#)[DELETE](#)

Expand **Variances** to view the remaining variances.

▼Variances

Where development is approved despite being at variance with the Building Rules, a notice must be issued specifying the variance and the grounds on which the determination was made (Regulation 55)

[+ ADD VARIANCE](#)

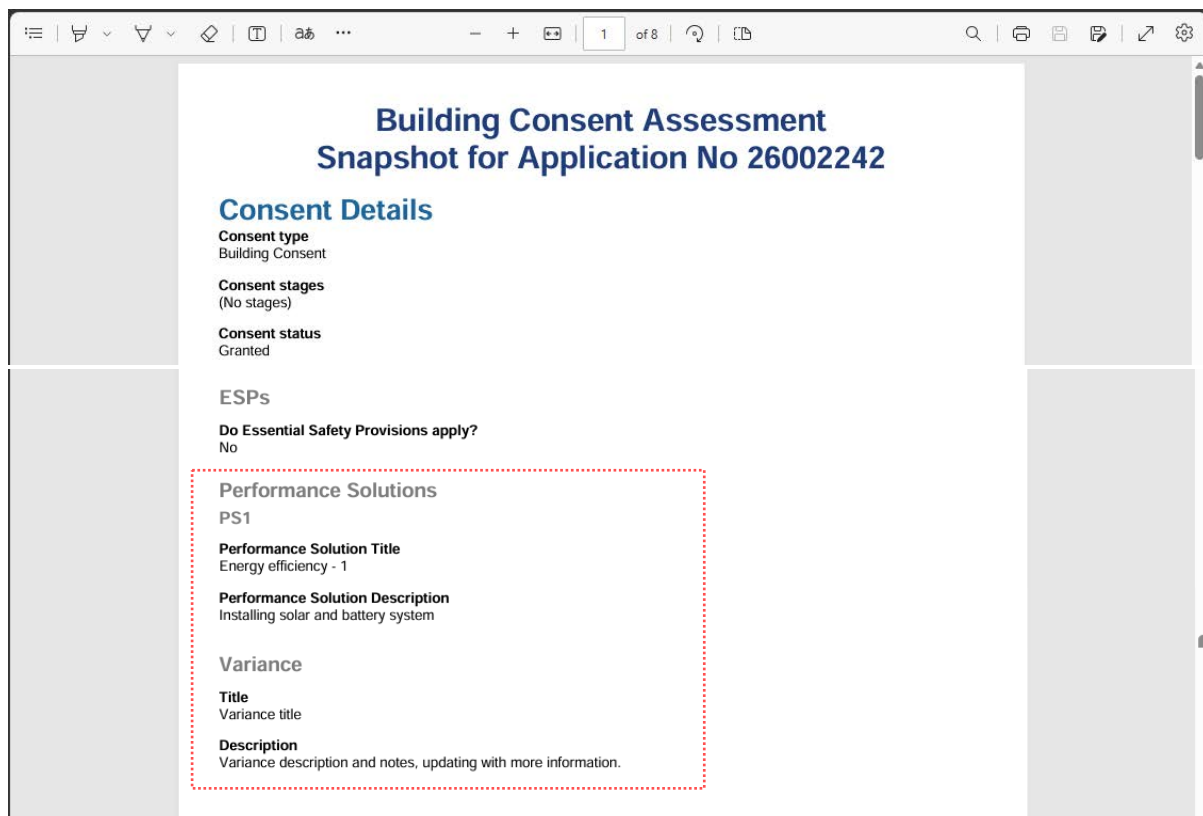
Title	Description	Action(s)	
Variance title	Variance description and notes	View Edit	

Decision generated documentation

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Assessment snapshot

The **Assessment snapshot** includes a record of any added performance solutions and/or variances.



**Building Consent Assessment
Snapshot for Application No 26002242**

Consent Details

Consent type
Building Consent

Consent stages
(No stages)

Consent status
Granted

ESPs

Do Essential Safety Provisions apply?
No

Performance Solutions

PS1

Performance Solution Title
Energy efficiency - 1

Performance Solution Description
Installing solar and battery system

Variance

Title
Variance title

Description
Variance description and notes, updating with more information.

Decision Notification Form

The **Decision Notification Form (DNF)** and the **Performance Solution/s Applicable to Building** will populate with the added performance solution details.

BUILDING CLASSIFICATION/S

Essential safety provisions apply: No

Building work two storey dwelling

Building Classification	Approved number of occupants
1A - Detached house/ Fire separated attached dwelling	N/A

Building work swimming pool

Building Classification	Approved number of occupants
10B - Fence, mast, Antenna, swimming pool	N/A

PERFORMANCE SOLUTION/S APPLICABLE TO BUILDING

Reference Number	Title	Description
PS1	Energy efficiency - 1	Installing solar and battery system

ESP forms include performance solutions

Show that the performance solutions entered now show in specific sections now.

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Form 1 Schedule of ESPs installed or to be installed

Example, **9.02 Means of egress** showing performance solutions.

Table 1.1 – List of ESPs installed or to be installed in the building, the relevant installation standards to be used and the standards and other requirements for maintenance and testing

Column 1 - List of essential safety provisions (ESPs) installed or to be installed in the building	Column 2 - The applicable installation standards (or baseline data to be maintained)	Column 3 - Standards or other requirements for maintenance and testing of ESPs
9.01 Structural fire protection and compartmentation		
(b) Fire hazard properties of floor, wall and ceiling linings; floor coverings, air handling ductwork, lift cars, non-required and non-fire isolated stairways or ramps.	NCC Volume One – clause C2D11 and Specification 7	Annual inspection to identify any changes to linings and finishes "As required, additional text can be added".
9.02 Means of egress		
(a) Exits and paths of travel to exits including doors, doorways, operation of latches (including automatic closing or unlocking devices), ramps, stairways and clearance from obstructions.	NCC Volume One - Section D (as applicable) and Section G (as applicable).	Three monthly inspection of exits and paths of travel to exits to check their ongoing compliance and ensure there are no impediments that could delay or prevent occupants evacuating to a safe place in an emergency.
(b) Performance solutions – means of egress		
Performance solution description	NCC reference	Frequency, e.g. every 2 years.
Performance solution description	NCC reference	Frequency, e.g. 2 x yearly.
Describes the performance solution (across multiple ESPs 9.10 and 9.12)	NCC installation standards For performance solution (across multiple ESPs 9.10 and 9.12)	Maintenance yearly For performance solution (across multiple ESPs 9.10 and 9.12)

Form 2 ESP Compliance certificate

Example, **9.02 Means of egress** showing performance solutions.

Table 2.1 – List of essential safety provisions and approved installation standards

Column 1 - List of essential safety provisions (ESPs) installed in the building as listed on the Form 1 (strike through those items not applicable to this compliance certificate)	Column 2 - The applicable installation standards (which establish the baseline data to be maintained) as nominated on the Form 1
9.01 Structural fire protection and compartmentation	
(b) Fire hazard properties of floor, wall and ceiling linings; floor coverings, air handling ductwork, lift cars, non-required and non-fire isolated stairways or ramps.	NCC Volume One – clause C2D11 and Specification 7
9.02 Means of egress	
(a) Exits and paths of travel to exits including doors, doorways, operation of latches (including automatic closing or unlocking devices), ramps, stairways and clearance from obstructions.	NCC Volume One - Section D (as applicable) and Section G (as applicable).
(b) Performance solutions – means of egress	
Performance solution description	NCC reference
Performance solution description	NCC reference
Describes the performance solution (across multiple ESPs 9.10 and 9.12)	NCC installation standards For performance solution (across multiple ESPs 9.10 and 9.12)

Form 3 ESP Maintenance verification

Example, 9.02 Means of egress showing performance solutions.

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Table 3.1 – Schedule of essential safety provisions and their maintenance requirements

Column 1 - Relevant essential safety provisions (ESPs) in the building that have been inspected and tested	Column 2 - The applicable installation standards (which establish the baseline data to be maintained) as nominated on the Form 1*	Column 3 - The applicable maintenance and testing standards or other requirements as nominated on the Form 1
9.01 Structural fire protection and compartmentation		
(b) Fire hazard properties of floor, wall and ceiling linings; floor coverings, air handling ductwork, lift cars, non-required and non-fire isolated stairways or ramps.	NCC Volume One – clause C2D11 and Specification 7	Annual inspection to identify any changes to linings and finishes "As required, additional text can be added".
9.02 Means of egress		
(a) Exits and paths of travel to exits including doors, doorways, operation of latches (including automatic closing or unlocking devices), ramps, stairways and clearance from obstructions.	NCC Volume One - Section D (as applicable) and Section G (as applicable).	Three monthly inspection of exits and paths of travel to exits to check their ongoing compliance and ensure there are no impediments that could delay or prevent occupants evacuating to a safe place in an emergency.
(b) Performance solutions – means of egress		
Performance solution description	NCC reference	Frequency, e.g. every 2 years.
Performance solution description	NCC reference	Frequency, e.g. 2 x yearly.
Describes the performance solution (across multiple ESPs 9.10 and 9.12)	NCC installation standards For performance solution (across multiple ESPs 9.10 and 9.12)	Maintenance yearly For performance solution (across multiple ESPs 9.10 and 9.12)

Table A1 – Performance solution baseline data schedule

Table A1 - Performance Solution Baseline Data Schedule

Performance solution reference number	ESP installed or to be installed in the building	Description/clarification of base line data that must be maintained and maintenance methodology to be used
PS2	Performance solution Title-1	Provides a description of the performance solution (1).
PS4	Performance solution Title-2	Provide a description of the performance solution (2).

Table A2 - List of documents associated with the approved performance solution/s

Title	Date	Scope
PS2 - Performance Solution Assessment	25 Sept 2026	
PS4 - Performance Solution Assessment	28 Sept 2026	