



STEVE WATSON
& PARTNERS

Westgate Industrial Estate 253 – 267 Aldington Road, Kemp's Creek

BCA Statement of Compliance Reference 2021/1332 R2.1

Prepared for Icon Oceania Kemp's Development Pty Ltd
31st October 2024



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Project Contacts

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Architect: Nettletontribe Architects

SWP Quality System

Job Number/Ref: 2021/1332 Revision Number: R2.1 Issue Date: 31st October 2024

Revision History

Revision No:	Date:	Revision Details:	Author:	Verifier:
R2.0	Monday, 9 October 2023	Draft Report – for review	Joshua Hawke	Michael Lolic
R2.1	Thursday, 31 October 2024	Updated Report to reflect an amended design	Joshua Hawke	Guisepepe Graziano

Disclaimer:

This report is based on a desktop audit of preliminary DA documentation only.

Details contained in the report address issues of significance to broad BCA compliance relevant to this stage of design resolution.

This report is based on a review of the DA design documentation only. It represents a compliance report for “documentation to this point in time” and will be subject to amendment and further detailed assessment at the Construction Certificate stage.



Introduction

This BCA assessment report has been prepared by Steve Watson and Partners to accompany a State Significant Development Application (SSDA) for the staged construction and operation of an industrial estate comprising four warehouse buildings at 253-267 Aldington Road, Kemps Creek, NSW 2178 in the Penrith City Council Local Government Area (LGA). The site is legally described as Lot 9 in Deposited Plan 253503.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-23480429) dated 30 July 2021 and additional SEARs issued on 25 March 2022.

An assessment of the proposed design has been undertaken against the Deemed-to-Satisfy (DtS) provisions of the relevant sections of the Building Code of Australia 2022 and the applicable Building Regulations.

Site Description & key features of the site are as follows:

The site is known as 253 - 267 Aldington Road, Kemps Creek and is legally described as Lot 9 in Deposited Plan 253503. The site is rectangular in shape with an area of approximately 10 hectares.

The site has a primary frontage along its eastern boundary to Aldington Road of 160m and a depth of 630m. The site is currently occupied by a dwelling house, sheds and agricultural land as shown in the aerial photograph at Figure 7 below. The site is undulating in parts but longitudinally falls slightly from Aldington Road at an RL 54.00 to the western boundary with an RL 44.00 which equates to an average grade of 1.5% or 1V in 65H. The site also falls across the site from north to south at 4.3% or 1V in 23H.

The site is burdened by a 60.96m wide Transgrid easement which runs north-south through the site. The easement is known as 'Dapto – Sydney West 330kV Easement' and there is presently no high voltage transmission line infrastructure present.



Source: Urbis 2022



Key feature of the locality:

The site is approximately 5 kilometres (km) north-east of the future Western Sydney International (Nancy-Bird Walton) Airport, 14 km south-east of Penrith CBD and 38 km west of the Sydney CBD.

The site is located within the suburb of Kemps Creek, which falls within the Penrith Local Government Area (LGA). It is in the Mamre Road Precinct within the broader WSEA and is currently surrounded by rural residential land uses.

Multiple SSDs and Local DAs are currently being progressed for industrial and warehouse development within the Mamre Road Precinct which will substantially change the nature of the surrounding area. The regional context is shown in the figure above.

The site is surrounded by a variety of uses, including:

- **North:** Pastoral/ farmland extends towards the elevated Bakers Lane. Several properties have been purchased by developers for industrial development these include Frasers and Fife Stockland.
- **East:** The site is bound to the east by Aldington Road. On the opposite side of Aldington Road several properties have been purchased in seeking approval for industrial development. Land rises to the east which provides a natural screen to the residential E4 Environmental Living zone beyond.
- **South:** Farm and pastoral lands with rural residential properties scattered within the landscape. The Mamre Road precinct extends further beyond Abbots Road. A locally listed heritage item is located at 282 Aldington Road to the south east.
- **West:** Farm and pastoral lands to Mamre Road and beyond. Sites on Mamre Road have been purchased for industrial uses

All land in the immediate surrounding context to the north, east and south has now been zoned for industrial uses.

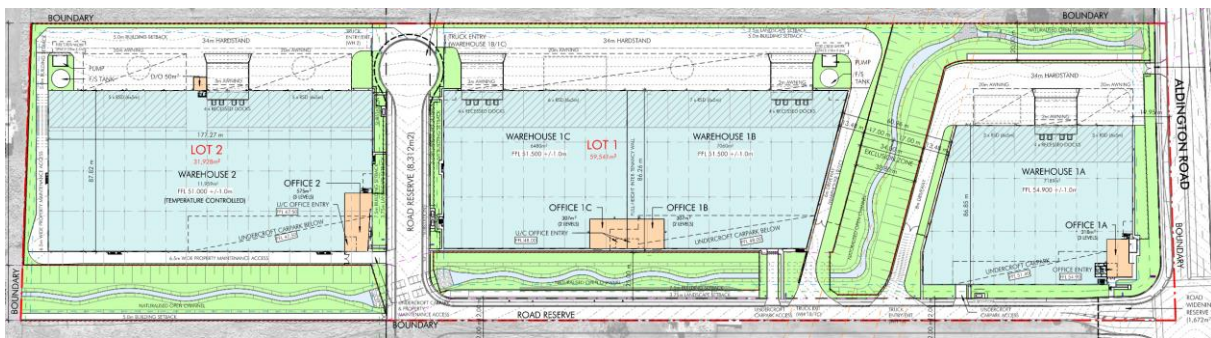
Project Description

The proposed SSDA seeks approval for the following:

- Site Establishment:
 - Demolition and removal of existing rural residential structures including removal of farm dams.
 - Remediation as required
 - Bulk earthworks and retaining walls
- Staged construction and operation of an industrial estate with a total gross floor area of 34,245m², maximum FSR of 0.34:1, maximum height of 19.7m (inclusive of rooftop plant), split over four warehouses contained within three buildings with ancillary hardstand and office spaces:
 - Stage 1
 - Warehouse 1A: 7,189m² with 318m² office space (total GFA – 7,507m²)
 - Warehouse 1B: 7,060m² with 307m² office space (total GFA - 7,367m²)
 - Warehouse 1C: 6,480m² with 307m² office space (total GFA - 6,787m²)
 - Stage 2
 - Warehouse 2 (temperature controlled): 11,959m² with total 625m² office space (total GFA - 12,584m²)
- Use of the buildings for warehouse and distribution purposes 24 hours per day 7 days per week.
- Ancillary development including:
 - Signage (A pylon estate sign and individual tenant identification and wayfinding signage)
 - Undercroft Car parking (149 vehicular spaces)
 - Warehouse 1A: 32 spaces
 - Warehouse 1B/1C: 61 spaces
 - Warehouse 2: 56 spaces
- Landscaping
- Utility infrastructure and services connection
- Stormwater management including naturalised open channel drainage as well as below ground on-site detention of stormwater.
- Construction of two new industrial roads. This includes an east-west road (Road 1) and north-south road (Road 2). These roads are proposed to be delivered with an interim and ultimate access design.
 - Interim road design: half-road design for Road 1 and interim cul-de-sac at the northern end of Road 2.



- Ultimate road design: full road design for Road 1 and connection to the lot to the north (removal of cul-de-sac) for Road 2. The ultimate road design will be delivered in co-ordination with the neighbouring landowners. The ultimate road design will be dedicated to Council once the Aldington Road Intersections have been completed.
- Subdivision of the site into two Torrens title allotments in addition to a road reserve lot for Road 1, Road 2 and area for the Aldington Road widening and intersection upgrade located on the site.
- Dedication of land required for the widening of Aldington Road and the part of the Aldington Road Intersection upgrade which is located on the site.





Summary of BCA Parameters

Building Use:	Office, Carpark & Distribution Warehouses
Class of Occupancy:	Class 5, 7a & 7b
Type of Construction required:	<ul style="list-style-type: none"> Type B (Warehouses 1A & 2) Type C (Warehouses 1B & 1C) <p>Note – The buildings have been assessed as Large Isolated Buildings</p>
Rise in Storeys:	3 Storeys (Warehouses 1A & 2) 2 Storeys (Warehouses 1B & 1C)
Effective Height:	<p>Warehouse 1A 7.5m (Level 1 RL 58.90 – Office Entry RL 51.4)</p> <p>Warehouse 1B & C 3.5m (Level 1 RL 51.50 – Office Entry RL 48.0)</p> <p>Warehouse 2 7.5m (Level 1 RL 55.00 – Office Entry RL 47.5)</p>

Assessment

Steve Watson and Partners have undertaken a review of the proposed design that will form part of the SSDA application to Council. We confirm the design as shown on the drawings referenced below is capable of achieving compliance with the BCA2022 and the Disability (Access to Premises – Buildings) Standards 2010. Further detailed regulatory reviews will need to be progressively undertaken as the design develops to ensure compliance is achieved.

A detailed review at Construction Certificate stage will need to be undertaken to confirm the entirety of the issues. However, its anticipated the Performance Solutions as listed below will require further input from the projects Fire Engineer, Access Consultant and BCA Consultant.

Fire Engineering

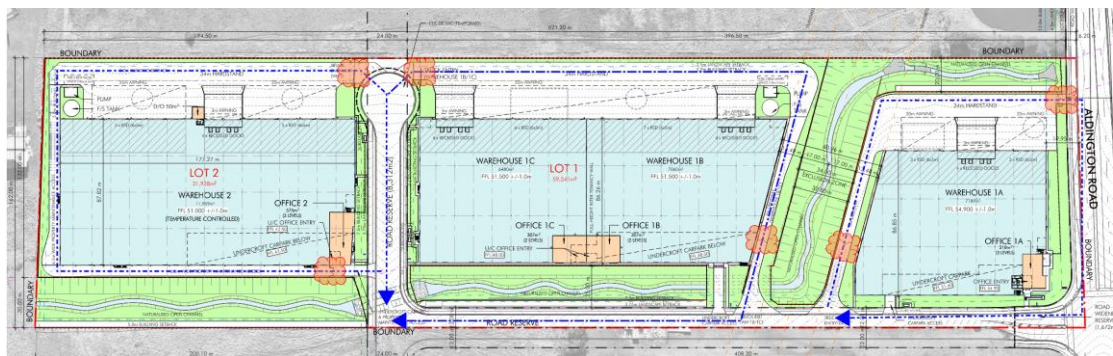
Buildings 1A, 1B, 1C & 2

Item	Non-Compliance	DTS Clause	Description	Performance Requirement																										
1.	Ancillary Elements (Warehouses 1A & 2 Only)	C2D14	<p>The following attachments to the external wall(s) are required to be addressed through means of a performance solution:</p> <ul style="list-style-type: none"> Combustible external backlit building identification signage is proposed to be installed around the perimeter of the building which does not conform with the concessions granted under clause C2D14(h)(i). 	C1P2																										
2.	General Floor and Volume limitations & large isolated building	C3D3 & C3D4	<p>The fire compartment sizes exceed the requirements of C3D3 and the building is being treated as a large isolated building under a wholistic fire engineered performance solution.</p> <table border="1" data-bbox="730 1727 1098 1973"> <tbody> <tr> <td>WAREHOUSE 1A</td> <td>7,189m²</td> </tr> <tr> <td>OFFICE 1A</td> <td>318m²</td> </tr> <tr> <td>SUBTOTAL:</td> <td>7,507m²</td> </tr> <tr> <td>WAREHOUSE 1B</td> <td>7,060m²</td> </tr> <tr> <td>OFFICE 1B</td> <td>307m²</td> </tr> <tr> <td>SUBTOTAL:</td> <td>7,367m²</td> </tr> <tr> <td>WAREHOUSE 1C</td> <td>6,480m²</td> </tr> <tr> <td>OFFICE 1C</td> <td>307m²</td> </tr> <tr> <td>SUBTOTAL:</td> <td>6,787m²</td> </tr> <tr> <td>WAREHOUSE 2</td> <td>11,959m²</td> </tr> <tr> <td>OFFICE 2</td> <td>575m²</td> </tr> <tr> <td>DOCK OFFICE</td> <td>50m²</td> </tr> <tr> <td>SUBTOTAL:</td> <td>12,584m²</td> </tr> </tbody> </table>	WAREHOUSE 1A	7,189m ²	OFFICE 1A	318m ²	SUBTOTAL:	7,507m ²	WAREHOUSE 1B	7,060m ²	OFFICE 1B	307m ²	SUBTOTAL:	7,367m ²	WAREHOUSE 1C	6,480m ²	OFFICE 1C	307m ²	SUBTOTAL:	6,787m ²	WAREHOUSE 2	11,959m ²	OFFICE 2	575m ²	DOCK OFFICE	50m ²	SUBTOTAL:	12,584m ²	Note
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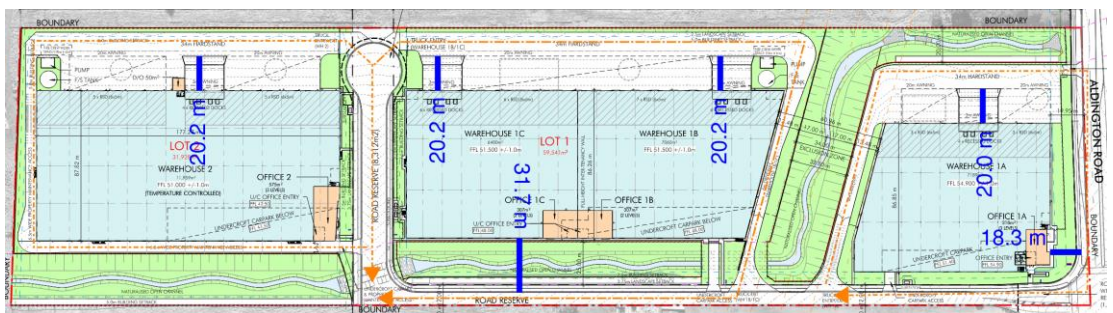


Item	Non-Compliance	DTS Clause	Description	Performance Requirement
3.	Requirements for open spaces and vehicular access	C3D5	<p>The following departures associated with the perimeter vehicle access are to be addressed:</p> <ul style="list-style-type: none"> The vehicular perimeter access road is situated greater than 18m to the following areas: <ul style="list-style-type: none"> Up to 21m to the North of each warehouse in isolated instances; Up to 19m to the East of Warehouse 1A (Aldington Road); Up to 32m to the South of Warehouse 1b & 1 C; Contains portions of the perimeter access road of a clear width of less than 6m as per the following: <ul style="list-style-type: none"> Reduced to 4.9m along the south and western elevations of warehouse 2 for the length of the elevation in parts due to obstructions. Reduced to 5.6m due to the gates located on the North-Eastern corner of Warehouse 1A. Security gates are also proposed to cross the vehicular access path where the vehicular access road connects to the public road. 	C1P9

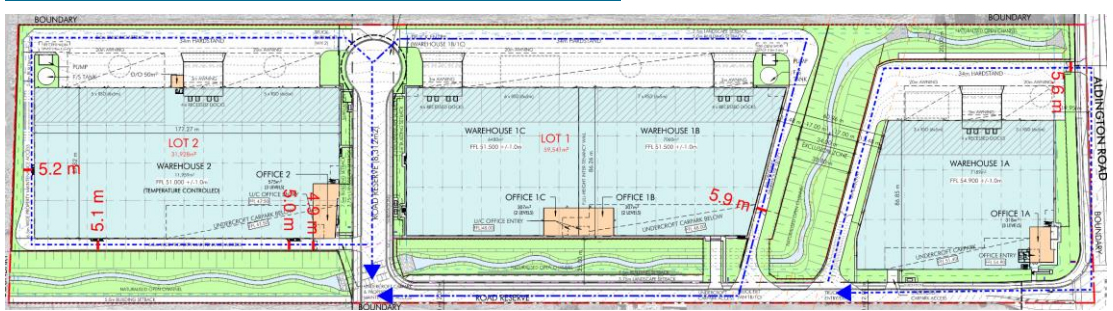
Obstructions within the perimeter vehicle path – Gates



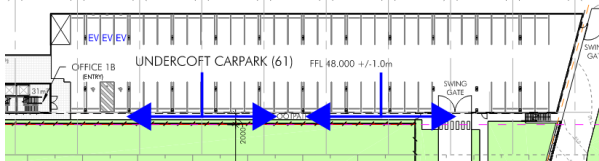
6m perimeter path deviations – Path Exceeds 18m



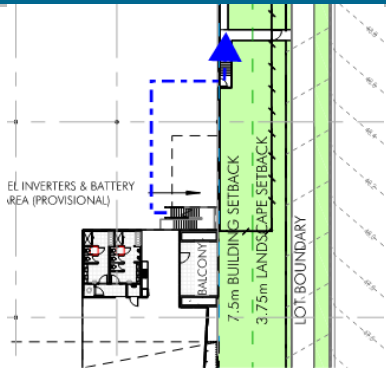

Perimeter Vehicle Path where 6m width is not achieved





Item	Non-Compliance	DTS Clause	Description	Performance Requirement
4.	Exit Travel Distances & Distance Between Alternative Exits	D2D5 & D2D6	<p>The following travel distances are to be addressed as they exceed the DTS provisions noted under the clauses:</p> <p><u>Undercroft Carpark</u></p> <p><u>Building 1A</u></p> <ul style="list-style-type: none"> • 20m to a Point of Choice (DTS); • 45m to the nearest available exit through a point of choice in lieu of 40m; and • 80m between alternative exits in lieu of 60m <p><u>Building 1B & 1C</u></p> <ul style="list-style-type: none"> • 20m to a Point of Choice (DTS); • 55m to the nearest available exit through a point of choice in lieu of 40m; and • 85m between alternative exits in lieu of 60m <p><u>Building 2</u></p> <ul style="list-style-type: none"> • 20m to a Point of Choice (DTS); • 55m to the nearest available exit through a point of choice in lieu of 40m; and • 95m between alternative exits in lieu of 60m <p><u>Warehouse Portions</u></p> <p><u>Building 1A</u></p> <ul style="list-style-type: none"> • 20m to a Point of Choice (DTS); • 80m to the nearest available exit through a point of choice in lieu of 40m; and • 160m between alternative exits in lieu of 60m <p><u>Building 1B & 1C</u></p> <ul style="list-style-type: none"> • 25m to a Point of Choice in lieu of 20m; • 80m to the nearest available exit through a point of choice in lieu of 40m; and • 170m between alternative exits in lieu of 60m <p><u>Building 2</u></p> <ul style="list-style-type: none"> • 25m to a Point of Choice in lieu of 20m; • 90m to the nearest available exit through a point of choice in lieu of 40m; and • 155m between alternative exits in lieu of 60m 	D1P4 & E2P2
5.			<p>Open space is determined as a space on the allotment, or a roof or similar part of a building adequately protected from fire. The paths of discharge from multiple exits especially within the undercroft carparking spaces discharge to a footpath that requires occupants to traverse along unprotected elevations of the building to reach a road or open space in lieu of reaching a dedicated and compliant open space.</p> 	
6.	Travel by non-fire-isolated stairways or ramps	D2D14	<p>The following departures are to be addressed through a performance basis:</p> <ul style="list-style-type: none"> • A discontinuous means of travel is applicable for Warehouse 2. The use of the office non-fire isolated stairs sends occupants to an external stair to reach the level of a road or open space per the below extracts 	D1P4, D1P5 & E2P2



Item	Non-Compliance	DTS Clause	Description	Performance Requirement
				
7.	Fire Hydrants	E1D2	<p>The following initial non-compliances have been identified by the Hydraulic engineer.</p> <ul style="list-style-type: none"> • Installation of hydrants are proposed beneath awnings associated with the proposed development these outlets are still to be considered external to achieve adequate coverage. The awnings exceed the concessions granted concessions under section 3.11.1(e)(i) of AS2419.1-2021; • The hydrant booster is not installed to comply with the requirements of AS2419.1-2021 as the site contains multiple warehouses / building entrances and as such the location is not: <ul style="list-style-type: none"> ○ Within sight of the building main entrance 	E1P3
8.	Fire Hose Reels	E1D3	<p>The following departures applicable to the fire hose reels are to be addressed:</p> <ul style="list-style-type: none"> • Installation of 50m fire hose reels in lieu of 36m hoses are proposed to be installed within the building. • Omission of fire hose reel coverage to the fire rated storeroom located beneath the non-fire isolated stair serving the office in building 1A. 	E1P1
9.	Sprinklers	E1D4	<p>The following initial non-compliances have been identified by the Hydraulic engineer.</p> <ul style="list-style-type: none"> • BCA Clause E1D4 requires that the fire sprinklers to installed in accordance with AS2118.1:2017 of which under Clause 4.14.1 and 4.14.2, the fire sprinkler booster assembly and tank suction connection respectively must be in accordance with the requirements of the fire hydrant standard being AS2419.1:2021. The sprinkler booster is installed to the north of warehouses 1B & 1C and not: <ul style="list-style-type: none"> ○ Located on the site boundary; and ○ Adjacent to the principle vehicle access; and ○ Within sight of the building main entrance; and ○ Not located on the known street address 	E1P4



Item	Non-Compliance	DTS Clause	Description	Performance Requirement
			<ul style="list-style-type: none"> Omission of sprinklers to the MSB rooms throughout the development 	
10.	Fire Control Centres	E1D15 & Specification 19	The Fire control centre is not located within the designated building entry point as the site contains multiple building entrances and buildings which deviates from the provisions of section 2.2.1 of AS1670.1-2018	E1P6 & C1P9
11.	Design and operation of exit signs	E4D8	Exit signage within the warehouses are proposed to be installed at a height greater than 2700mm when measured vertically off the FFL.	E4P1 & E4P2

Clarification required within the Fire Engineering Report

Item	Non-Compliance	DTS Clause	Description
1.	Special Hazards	E1D17 & E2D21	<p>The proposed development contains EV charging stations. The Fire Engineer is to specify specific requirements within the Fire Engineering Report as agreed through consultation with FRNSW.</p> <p>The projects Fire Engineer needs to ensure that the EVs are considered within the required assessments as a fire hazard and any results or conclusions take into account the hazards they present.</p>

Performance Solutions required – BCA Consultant

Item	Non-Compliance	DTS Clause	Description	Performance Requirement
1.	Thresholds	D3D16	<p>The following performance solutions are to be considered and documented where they occur onsite:</p> <ul style="list-style-type: none"> Should steps be proposed within proximity of the door thresholds within the development specifically considering the plant rooms; and Where internal threshold ramps are proposed within door thresholds <p>The performance solution is required to be provided and justified by an accredited BCA Consultant <i>(Note –The project Architect is to document any locations where this issue occurs).</i></p>	D1P2
2.	Height of rooms and other spaces	F5D2	<p>Should any ceiling heights or zones be proposed throughout the development that do not conform with the heights listed to the left then a performance solution will need to be documented to address the non-compliance.</p> <p>The performance solution is required to be provided and justified by an accredited BCA Consultant <i>(Note – The projects architect is to document any locations where this issue occurs as this will allow a consolidated performance solution to be provided to address all areas identified within the 1 report).</i></p>	F5P1

Referenced Drawings

The following documentation issued by Nettletontribe Architects were used in the preparation of this report:



DA DRAWING LIST			
No.	SHEET NAME	REV	DATE
DA000	Cover Page	12	23.10.2024
DA001	Location Plan	4	13.10.2023
DA001A	Site Analysis	2	13.10.2023
DA002	Master Plan	11	18.10.2024
DA002A	Stage 1 Works Plan	8	23.10.2024
DA002B	Stage 2 Works Plan	2	23.10.2024
DA003	NDA Calculation Plan	5	23.10.2024
DA011	Warehouse 1A Floor Plan	12	23.10.2024
DA012	Warehouse 1B & 1C Floor Plan	11	23.10.2024
DA013	Warehouse 2 Floor Plan	11	23.10.2024
DA014	Warehouse 1A Roof Plan	11	23.10.2024
DA015	Warehouse 1B & 1C Roof Plan	10	23.10.2024
DA016	Warehouse 2 Roof Plan	11	23.10.2024
DA017	Office 1A Floor Plan	8	23.10.2024
DA017A	Office 1B & 1C Floor Plan	2	23.10.2024
DA020	Office 2 Floor Plan	8	23.10.2024
DA021	Warehouse 1A Elevations	10	23.10.2024
DA022	Warehouse 1B & 1C Elevations	10	23.10.2024
DA023	Warehouse 2 Elevations	9	23.10.2024
DA025	Office 1A Elevations	8	23.10.2024
DA025A	Office 1B & 1C Elevations	2	23.10.2024
DA028	Office 2 Elevations	8	23.10.2024
DA031	Warehouse 1A Sections	11	23.10.2024
DA032	Warehouse 1B & 1C Sections	10	23.10.2024
DA033	Warehouse 2 Sections	9	23.10.2024
DA035	Office 1A Sections	2	23.10.2024
DA036	Office 1B & 1C Sections	2	23.10.2024
DA037	Office 2 Sections	2	23.10.2024
DA061	Signage Strategy Plan	9	23.10.2024
DA090	3D Perspective - Office 1A	6	23.10.2024
DA090A	3D Perspective - Office 1B & 1C	2	23.10.2024
DA093	3D Perspective - Office 2	6	23.10.2024



Fire Rating Requirements – Type B Construction (Warehouses 1A & 2)

Table 1 S5C21a: Type B construction: FRL of loadbearing parts of external walls

Distance from a fire-source feature	FRL:(in minutes) <i>Structural adequacy / Integrity / Insulation</i>			
		Class 5, 7a or 9		Class 7b or 8
Less than 1.5 m		120/120/120		240/240/240
1.5 to less than 3 m		120/90/60		240/180/120
3 m to less than 9 m		120/30/30		240/90/60
9 m to less than 18 m		120/30/–		240/60/–
18 m or more		–/–/–		–/–/–

Table 2 S5C21b: Type B construction: FRL of non-loadbearing parts of external walls

Distance from a fire-source feature	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
		Class 5, 7a or 9		Class 7b or 8
Less than 1.5 m		–/120/120		–/240/240
1.5 m to less than 3 m		–/90/60		–/180/120
3 m or more		–/–/–		–/–/–

Table 3 S5C21c: Type B construction: FRL of external columns not incorporated in an external wall.

Distance from a fire-source feature	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
		Class 5, 7a or 9		Class 7b or 8
Loadbearing column — less than 18 m		120/–/–		240/–/–
Loadbearing column — 18 m or more		–/–/–		–/–/–
Non-loadbearing column		–/–/–		–/–/–

Table 4 S5C21d: Type B construction: FRL of common walls and fire walls

Wall type	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
		Class 5, 7a or 9		Class 7b or 8
Loadbearing or non-loadbearing		120/120/120		240/240/240

Table 5 S5C21e: Type B construction: FRL of loadbearing internal walls

Location	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
		Class 5, 7a or 9		Class 7b or 8
Fire-resisting lift and stair shafts		120/120/120		240/120/120
Bounding public corridors, public lobbies and the like		120/–/–		240/–/–
Between or bounding sole-occupancy units		120/–/–		240/–/–

**Table 6 S5C21f: Type B construction: FRL of non-loadbearing internal walls**

Location	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
		Class 5, 7a or 9		Class 7b or 8
Fire-resisting lift and stair shafts		-/120/120		-/120/120
Bounding public corridor, public lobbies and the like		-/-/-		-/-/-
Between or bounding sole-occupancy units		-/-/-		-/-/-

Table 7 S5C21g: Type B construction: FRL of other building elements not covered by Tables S5C21a to S5C21f

Building element	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
		Class 5, 7a or 9		Class 7b or 8
Other loadbearing internal walls and columns		120/-/-		240/-/-
Roofs		-/-/-		-/-/-

Type C Construction (Warehouses 1B & 1C)

Table 8 S5C24a: Type C construction: FRL of parts of external walls

Distance from a <i>fire-source feature</i>	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
		Class 5, 7a or 9		Class 7b or 8
Less than 1.5 m		90/90/90		90/90/90
1.5 to less than 3 m		60/60/60		60/60/60
3 m or more		-/-/-		-/-/-

Table 9 S5C24b: Type C construction: FRL of external columns not incorporated into an external wall

Distance from a <i>fire-source feature</i>	FRL (in minutes): <i>structural adequacy / Integrity / Insulation</i>			
		Class 5, 7a or 9		Class 7b or 8
Less than 1.5 m		90/-/-		90/-/-
1.5 to less than 3 m		60/-/-		60/-/-
3 m or more		-/-/-		-/-/-

Table 10 S5C24c: Type C construction: FRL of common walls and fire walls

Wall type	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
		Class 5, 7a or 9		Class 7b or 8
Loadbearing or non-loadbearing		90/90/90		90/90/90

**Table 11 S5C24d: Type C construction: FRL of internal walls**

Location	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
		Class 5, 7a or 9		Class 7b or 8
Bounding public corridors, public lobbies and the like		-/-/-		-/-/-
Between or bounding sole-occupancy units		-/-/-		-/-/-
Bounding a stair if required to be rated		60/60/60		60/60/60

Table 12 S5C24e: Type C construction: FRL of roof

Location	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
		Class 5, 7a or 9		Class 7b or 8
Roofs		-/-/-		-/-/-



Statutory Fire Safety Measures

Schedule of Statutory Fire Safety Measures

Measure	Standard of Performance
Automatic Fire Suppression Systems (<i>Sprinklers</i>)	BCA 2022 Specification 17 and AS 2118.1 - 2017
Building Occupant Warning System	BCA 2022 S20C7 and AS 1670.1 - 2018
Emergency Lighting	BCA 2022 Clause E4D2, E4D4 and AS/NZS 2293.1 - 2018
Exit Signs	BCA 2022 Clause E4D5, NSW E4D6, E4D8 and AS/NZS 2293.1 - 2018
Fire Alarm Monitoring System	BCA 2022 S20C8 and AS 1670.3 - 2018
Fire Doors	BCA 2022 Specification 12 and AS/NZS 1905.1 - 2015
Fire Hydrants Systems	BCA 2022 Clause E1D2 and AS2419.1-2021
Fire Seals Protecting Opening In Fire Resisting Components Of The Building	BCA 2022 Clause C4D15, Specification 13, AS 1530.4 - 2014, AS 4072.1 - 2005 and installed in accordance with the tested prototype.
Hose Reel System	BCA 2022 Clause E1D3 and AS 2441 - 2005
Lightweight Construction	BCA 2022 Specification 6, Clause A2G3 and AS 1530.4 - 2014
Perimeter Vehicle Access For Emergency Vehicles	BCA 2022 Clause C3D5
Portable Fire Extinguishers	BCA 2022 Clause E1D14 and AS 2444 - 2001
Warning And Operational Signs	BCA 2022 Clauses D4D7 and Specification 15

Note the fire safety schedule will need to be amended subject to the inclusion of a fire engineered performance solution.



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