



BCA Capability Statement



25 – 27 Boyd Street, Tweed Heads 2485

Prepared for: CKDS Architecture
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Authorisation

Revision	Comment / Reason for Issue	Issue Date	Prepared by	Reviewed by
05	Update to BCA 2022 Amendment 1	21 Jul 2025		
			Scott Gibbons	Joel Lewis

Revision History

Revision	Comment / Reason for Issue	Issue Date	Prepared by
01	SSDA Submission (Rev 1)	15/11/2024	Scott Gibbons
02	SSDA Submission (Rev 2)	18/11/2024	Scott Gibbons
03	SSDA Submission (Rev 3)	12/12/2024	Jack Hogarth
04	SSDA Submission (Rev 4)	16/06/2025	Scott Gibbons

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1 Executive Summary

Modern Building Consultants (MBC Group), as the appointed BCA Consultant for the proposed development, has reviewed architectural design documents prepared by CKDS Architecture (refer appendix A) for compliance with the National Construction Code - Building Code of Australia Volume One 2022, Amendment 1 (referred to as BCA).

The purpose of the assessment is to provide surety to the Consent Authority, Tweed Shire Council, that the proposed development has been assessed and is capable of complying with the BCA and that subsequent compliance with the provisions of Parts C, D, E, F, G, H and J of the BCA will not give rise to significant design amendments.

The application for Construction Certificate shall be assessed under the relevant provisions of the Environmental Planning & Assessment Act 1979 (As Amended) and the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021.

2 Introduction

2.1 Purpose

The purpose of this statement is to assess the current design proposal against the Deemed-to-Satisfy (DtS) provisions of Sections C, D, E, F, G, H & J (as applicable/relevant) of the Building Code of Australia Volume One 2022 Amendment 1, and provide surety to the Consent Authority that the design is capable of compliance without significant design amendments.

The following MBC Group Team Members have contributed to this assessment:

- Scott Gibbons
- Joel Lewis

This Capability Statement is not intended to identify all issues of compliance or non-compliance with the BCA with such other issues to be appropriately addressed prior to issue of the Construction Certificate.

2.2 Methodology

The methodology applied in undertaking this assessment has included: -

- A desktop review of architectural plans, as listed in Appendix A
- Detailed assessment of Sections C, D, E, F, G, H and J (as applicable/relevant) of Volume 1 of the Building Code of Australia 2022 Amendment 1
- Discussions with the design development team to gain an understanding of the development proposed.

2.3 Limitations

This statement **does not include** or imply any detailed assessment for design, compliance or upgrading for:

the structural adequacy or design of the building;

the inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to); and

the design basis and/or operating capabilities (including pressure & flows) of any proposed:

- electrical
- mechanical
- hydraulic
- fire protection services.

This statement does not include or imply compliance with:

- The National Construction Code – Plumbing Code of Australia Volume 3
- The Disability Discrimination Act 1992 including the Disability ((Access to Premises – Buildings) Standards 2010 – unless specifically referred to)
- The deemed to satisfy provisions of Part D4 and F4D5 of BCA 2022 Amendment 1
- The deemed to satisfy provisions of Section J of BCA 2022 Amendment 1
- Demolition Standards not referred to by BCA 2022 Amendment 1
- Work Health and Safety Act 2011

- An out of cycle change to the Building Code of Australia
- Requirements of other Regulatory Authorities including, but not limited to, Telstra, Telecommunications Supply Authority, Water Supply Authority, Electricity Supply Authority, Work Cover, Roads and Maritime Services (RMS), Roads and Transport Authority, Local Council, ARTC, Department of Planning and the like; and
- Conditions of Development Consent issued by the Local Consent Authority.

This report has been prepared by MBC Group in the capacity as the appointed building regulations consultant for the proposed development. This report is an assessment of the proposed development against the DtS provisions of the applicable BCA.

2.4 Current Legislation

The applicable legislation governing the design of buildings in NSW is the Environmental Planning and Assessment Act 1979.

Applicable Building Code of Australia (BCA)

The proposed development will be subject to compliance with the relevant requirements of the BCA as in force at the time that the application for the Construction Certificate is made.

Should the application for Construction Certificate be made after BCA 2025 come into effect, this report will be required to be updated to reflect any changes made and now required by the BCA which is BCA 2022 Amendment 1.

Should an out of cycle change occur to the Building Code of Australia, then this report is required to be updated to reflect any applicable changes made and now required by the updated BCA.

3 Development Description

3.1 Proposed Development

The proposed development comprises a thirteen (13) storey residential development with associated carparking to the basement.

3.2 Location

The site is identified as Lot 1, DP 843470 located at 25-27 Boyd Street, Tweed Heads.



Image 1 - <https://maps.six.nsw.gov.au/>

3.3 BCA Classification (Part A6)

The proposed development shall contain the following classifications:

- Class 2: being an apartment building
- Class 7a: being a carpark building or part
- Class 7b: being storage

3.4 Rise in Storeys (Clause C2D3)

The proposed development has been assessed to have a rise in storeys of thirteen (13).

3.5 Effective Heights (Part A1)

The proposed development has been assessed to have an effective height of 39,330m.

The BCA now defines effective height as: -

“Effective height means the vertical distance between the floor of the lowest storey included in a determination of rise in storeys and the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units).”

3.6 Type of Construction Required (Clause C2D2 / Table C2D2)

The proposed development is required to be Type A Construction. Specification 5 outlines the fire resistance required by certain building elements. This has also been provided in Appendix B.

3.7 Floor Area and Volume Limitations (Clause C3D3 / Table C3D3)

The development is limited to the following floor area and volume compartment limitations:

Class		Type A	Type B	Type C
5, 9b or 9c	Max floor area -	8,000m ²	5,500m ²	3,000m ²
	Max volume -	48,000m ³	33,000m ³	18,000m ³
6, 7, 8 or 9a	Max floor area -	5,000m ²	3,500m ²	2,000m ²
	Max volume -	30,000m ³	21,000m ³	12,000m ³

3.8 Building Data Summary

Part of Development	Use	Class	Floor Area (approx.) m ²	Population (using D2D18)
Basement 02	Carpark	7a	1,250	TBC
Basement 01	Carpark	7a	1,400	TBC
Ground	SOU	2	587	TBC
Ground	Storage	7b	58	1
Level 1 - 5	SOU	2	616	TBC
Level 6	SOU	2	527	TBC
Level 5 - 12	SOU	2	523	TBC

Notes:

- The above populations have been based on the floor areas and calculations in accordance with Table D2D18 of the BCA.
- The Carpark areas have been considered ancillary to the use for the purposes of population numbers.

Summary of Construction and Building				
Use(s)	SOU, Carpark and Storage.			
Classifications(s)	2, 7a, 7b			
Number of Storeys contained	15			
Rise in Storeys	13			
Type of Construction	Type A			
Effective Height	39.34m			
Largest Fire Compartment	Area	2650 m ²	Volume	6625 m ³
Climate Zone	2			
Importance Level	Structural Engineer is to determine importance level in accordance with BCA and AS1170 Part 0-2002, this must be specified in their design certificate			

4 Proposed Fire Safety Schedule

The following is a draft Fire Safety Schedule for the proposed building, listing the likely measures and standards of performance required, this schedule shall be subject of further development and review as part of the Performance Solutions assessment:

Fire Safety Schedule

Section 78 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

Address: 25 – 27 Boyd Street, Tweed Heads 2485

The following essential fire safety measures shall be implemented in the whole of the building premises and each of the fire safety measures must satisfy the standard of performance listed in the schedule which, for the purposes of Section 78 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, is deemed to be the current fire safety schedule for the building.

SCHEDULE – Base Building BCA 2022 Amendment 1

Type of Construction A

Effective height = 39,330m

	Measure	Status	Existing Performance Standard
1.	Access panels, doors and hoppers to fire-resisting shafts	N	BCA 2022 Amendment 1 Clause C4D14, AS 1905.1-2015, AS1905.2-2005, Manufacturer's specifications
2.	Self-closing, automatic closing and latching mechanisms	N	BCA 2022 Amendment 1 Clause C4D5, C4D6, C4D9, C4D12, Spec 12
3.	Automatic fail safe devices	N	BCA 2022 Amendment 1 Clause D3D24, D3D26, D3D27, Spec 12, AS 2118.6-2012, AS 1670.1-2018
4.	Automatic fire detection and alarm system	N	BCA 2022 Amendment 1 Clause E2D2, E2D3, E2D8, E2D12, E2D21 Spec 20 Clause S20C2, S20C4, S20C7 AS 1670.1-2018,
5.	Automatic fire suppression system	N	BCA 2022 Amendment 1 Clause E1D4, Spec 17, AS 2118.6-2012 (Combined System)
6.	Emergency lighting	N	BCA 2022 Amendment 1 Clause E4D2, E4D3 E4D4, AS 2293.1-2018
7.	Exit and directional signage	N	BCA 2022 Amendment 1 Clause E4D5, NSW E4D6 & E4D8, Spec 25 AS 2293.1-2018
8.	Fire alarm monitoring system	N	BCA 2022 Amendment 1 NSW S20C8, AS 1670.3-2018

	Measure	Status	Existing Performance Standard
9.	Fire & Smoke dampers	N	BCA 2022 Amendment 1 Clause E2D3, C4D13, C4D15, AS/NZS 1668.1-2015, AS 1682.1-2015, AS 1682.2-2015, Manufacturer's specifications
10.	Fire doors	N	BCA 2022 Amendment 1 Clause C3D13, C3D14, C4D5, C4D9, S5C45, Spec 12, AS 1905.1-2015
11.	Fire hose reel systems	N	BCA 2022 Amendment 1 Clause E1D3, AS 2441-2005
12.	Fire hydrant systems	N	BCA 2022 Amendment 1 Clause E1D2, AS 2118.6-2012 (Combined System)
13.	Fire seals (protecting openings and service penetrations in fire resisting components of the building)	N	BCA 2022 Amendment 1 Clause C4D15, Spec 13, AS 4072.1-2005, AS 1530.4-2014, Manufacturer's specifications
14.	Fire shutters **	N	BCA 2022 Amendment 1 Clause C4D5, Spec 12, AS 1530.4-2014, AS 1905.2-2005, Tested prototype
15.	Fire windows (including frame) **	N	BCA 2022 Amendment 1 Clause C4D5, Spec 12, AS 1288-2021, AS 1530.4-2014
16.	Lightweight construction	N	BCA 2022 Amendment 1 Clause C2D9, Spec 6, AS 1530.4-2014, Manufacturer's specifications
17.	Mechanical air handling systems	N	BCA 2022 Amendment 1 E2 and NSW Part E2, Spec 21, Spec 24, AS/NZS 1668.1-2015, AS 1668.2-2012
18.	Openings in fire-isolated lift shafts	N	BCA 2022 Amendment 1 Clause C3D11 AS 1735.11-1986
19.	Occupant warning system	N	BCA 2022 Amendment 1 Clause E2D3, S17C8, Spec 20 Clause S20C7, AS 1670.1-2018
20.	Path of travel for stairways, passageway and ramps	N	Section 107-109 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021
21.	Portable fire extinguishers	N	BCA 2022 Amendment 1 Clause E1D14, AS 2444-2001
22.	Smoke doors	N	BCA 2022 Amendment 1 Clause C3D15, Spec 12
23.	Wall wetting sprinkler and drencher systems **	N	BCA 2022 Amendment 1 Clause C4D5, Spec 31, AS 2118.2-2021

	Measure	Status	Existing Performance Standard
24.	Warning and operational signs	N	BCA 2022 Amendment 1 Clause C4D7, D3D28, E3D4, Spec 31, Section 108 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021
25.	Add in performance solution requirement	N	Performance Solution Report XXXXX, prepared by XXXX dated XXXX

** Please confirm proposed method of protection under C4D5.

5 Assessment

5.1 Relevant BCA Edition

The proposed development will be subject to compliance with the relevant requirements of the BCA as in force at the time that the application for the Construction Certificate is made.

Should an out of cycle change occur to the BCA, then this statement is required to be updated to reflect any applicable changes made and now required by the BCA.

In this regard it is assumed the Construction Certificate application is proposed to be made after the 1st May 2023. As such this statement is based upon the Deemed-to-Satisfy provisions of BCA 2022 Amendment 1.

5.2 Compliance with the BCA

A desktop assessment was carried out against the technical provisions of the BCA and compliance matters will be addressed in the Construction Certificate documentation. It is noted that the proposed development must comply with the relevant requirements, and this can be achieved by complying with the Performance Requirements of the BCA:

5.2.1 A2G1

Performance requirements are satisfied by one of the following:

1. A Performance Solution
2. A Deemed-to-Satisfy Solution
3. A combination of (1) and (2)

5.3 Performance Solutions – Fire and Life Safety

The assessment of the design documentation has revealed that the following areas are required to be assessed against the relevant Performance Requirements of the BCA. The submission for a Construction Certificate will need to include verification from a Certifier – Fire Safety, where determined permissible under A2G1 of the BCA, for the following aspects: -

DTS Clause	Description of Non-Compliance	Performance Requirement
<u>Type A – Fire Resisting Construction</u>		
C2D2 Spec 5	The fire rated slabs do not extend the inside face of the external wall system.	C1P1, C1P2

DTS Clause	Description of Non-Compliance	Performance Requirement
<u>Separation of classifications in different storeys</u>		
C3D9 Spec 5	<p>To rationalise FRL's of compartment walls separating Class 7b Storage areas at ground floor from 240/240/240 to 120/120/120.</p> <p>To be addressed as a Performance Solution as part of the fire engineering.</p>	C1P1, C1P2
<u>Separation of openings in external walls and associated openings in different fire compartments</u>		
C4D4	<p>Car park entry ramp is less than 3m to an opening in SOU - protection as per C4D5 to be omitted.</p> <p>To be addressed as a Performance Solution as part of the fire engineering.</p>	C1P1, C1P2
<u>Exit travel distances.</u>		
D2D5	<p>The following areas exceed the maximum allowable travel distances:</p> <p>Ground Floor - Up to 18m to a POC in lieu of 12m.</p> <p>To be addressed as a Performance Solution as part of the fire engineering.</p>	D1P4 E2P2
<u>Travel via fire-isolated exits</u>		
D2D12	<p>Path of travel from the proposed fire-isolated stairs at ground floor exit within 6 meters an external wall of the same building, FRL of 60/60/60 or equivalent protection as per C4D5 to be omitted.</p> <p>To be addressed as a Performance Solution as part of the fire engineering.</p>	C1P2, D1P4, D1P5, E2P2

DTS Clause	Description of Non-Compliance	Performance Requirement
<u>Fire Hydrants</u>		
E1D2 AS2419.1- 2021	<p>Fire hydrant booster assembly is not located within site of the main entry of the building. (Boyd Street).</p> <p>To be addressed as a Performance Solution as part of the fire engineering.</p>	E1P3
<u>Sprinklers</u>		
E1D4 AS2118.1- 2017	<p>The sprinkler booster and suction valve is not located adjacent to the fire hydrant booster at the main entry to the site.</p> <p>To be addressed as a Performance Solution as part of the fire engineering.</p>	E1P4

Any Performance Solution will be subject to consultation and approval by Fire and Rescue NSW as part of the Construction Certificate process.

5.4 Performance Solutions – Accessibility

The assessment of the design documentation has revealed that the following areas are required to be assessed against the relevant Performance Requirements of the BCA. The submission for a Construction Certificate will need to include verification from a Accredited Access Consultant, where determined permissible under A2G1 of the BCA, for the following aspects:

DTS Clause	Description of Non-Compliance	Performance Requirement
<i>Please refer to MBC Group's Access Consultant's Report</i>		

5.5 Performance Solutions - Non-fire or Access Related

The assessment of the design documentation has revealed that the following areas are required to be assessed against the relevant Performance Requirements of the BCA. The submission for a Construction Certificate will need to include verification from a Accredited Consultant (suitably qualified in the relevant field), where determined permissible under A2G1 of the BCA, for the following aspects:

DTS Clause	Description of Non-Compliance	Performance Requirement
Part F	<p><u>Weatherproofing</u></p> <p>A weatherproofing performance solution report is required for</p>	F1P1

DTS Clause	Description of Non-Compliance	Performance Requirement
	the building. This shall be provided by façade engineer.	
Part J	Energy Efficiency A part J consultant shall provide an energy efficiency report for the building.	J1P1

5.6 Design Details Required

The assessment of the design documentation has revealed that the following areas require further details to demonstrate compliance with the prescriptive provisions of the BCA.

DTS Clause	Description
C2D9	Lightweight Construction The following will be required to demonstrate compliance <ul style="list-style-type: none"> Architectural drawings detailing compliance in accordance C2D9 where applicable. Wall schedule nominating FRL and tested system where lightweight construction is being used to achieve an FRL. Architectural design compliance statement.
C2D10/ C2D14	Non-combustible building elements Any proposed external components which form part of the external wall is to be provided to ensure compliance with this Clause.
C2D15	Fixing of bonded laminated cladding panels Any proposed external cladding used to form part of the external wall to be provided to ensure compliance with this Clause.
C3D8	Separation in fire walls Compartmentation strategy to be confirmed and finalised with the Fire engineer and the design team
C3D11	Separation of Lift Shafts Compartmentation strategy to be confirmed and finalised with the Fire engineer and the design team
Spec 5	Fire-resisting construction

DTS Clause	Description
	Detail FRL wall scheduled to be provided in line with Appendix B at the back on this report.
	<u>Bounding construction: Class 2</u>
C4D12	Detail FRL wall scheduled to be provided in line with Appendix B at the back on this report. Compartmentation strategy to be confirmed and finalised with the Fire engineer and the design team.
	<u>Discharge from exits</u>
D2D15	Confirmation required from all paths of are as per this clause.
	<u>Number of persons accommodated</u>
D2D18	The design team are to provide occupancy level for the proposed project.
	<u>Goings and risers</u>
D3D14	Detailed drawings will be required as the design develops. Architect to cover in Design Compliance Statement.
D3D17	<u>Barriers to prevent falls</u>
D3D18	Detailed drawings will be required as the design develops. Architect to cover in Design Compliance Statement.
D3D19	
D3D20	
	<u>Handrails</u>
D3D22	Detailed drawings will be required as the design develops. Architect to cover in Design Compliance Statement.
	<u>Operation of latch</u>
D3D26	Detailed drawings will be required as the design develops. Architect to cover in Design Compliance Statement.
	<u>Provision for special hazards</u>
E1D17	To review and set out the Provision for Special Hazards for the following: <ul style="list-style-type: none"> • The installation of photovoltaic panels (solar panels) on rooftop • EV Charging Station(s) carpark.
	<u>Facilities for electric vehicle charging equipment</u>
J9D4	37 car spaces required to have 2 EDBs for future EV Charging on this storey as per Table J9D4.

6 Conclusion

This statement outlines the findings of an assessment of the referenced architectural documentation for the proposed development against the Deemed-to-Satisfy provisions of the National Construction Code Series (Volume 1) Building Code of Australia 2022 Amendment 1.

As outlined in section 2.3 of this report excludes the design basis and/or operating capabilities proposed hydraulic and fire protection services. Mains water pressure and flows must be obtained and assessed by a hydraulic fire services engineer immediately to ascertain if mains are adequate or onsite water storage is required which can often be substantial in size and require modification of the development consent.

In view of this assessment we can confirm that compliance with the National Construction Code Series (Volume 1) Building Code of Australia 2022 Amendment 1 is readily achievable.

We trust that the above submission is of assistance to Council and should you wish to discuss any aspect of this advice, please do not hesitate to contact the undersigned.

Best regards,

Scott Gibbons



Senior Building Surveyor

MBC Group

7 Appendix A – Design Documentation

The following documentation was used in the assessment and preparation of this statement:

Drawing No.	Title	Date	Drawn By	Revision
A-0003	Site Location Plan	29/11/2024	CKDS	J
A-0004	Connecting with Country	29/11/2024	CKDS	J
A-0005	Engagement Strategy	29/11/2024	CKDS	J
A-0006	Significant Sites	29/11/2024	CKDS	H
A-0007	Site Analysis Plan	28/05/2025	CKDS	I
A-0008	Opportunities & Constraints	29/11/2024	CKDS	F
A-0009	Street Perspectives	29/11/2024	CKDS	E
A-0010	Design Principles	29/11/2024	CKDS	G
A-1001	Site Plan	28/05/2025	CKDS	M
A-1101	Basement Floor Plan Lvl 2	21/11/2024	CKDS	R
A-1102	Basement Floor Plan Lvl 1	21/11/2024	CKDS	U
A-1103	Ground Floor Plan	28/05/2025	CKDS	H
A-1104	Level 1	28/05/2025	CKDS	W
A-1105	Typical Levels 2 – 5	28/05/2025	CKDS	W
A-1106	Level 6	28/05/2025	CKDS	K
A-1107	Typical Levels 7 – 12	28/05/2025	CKDS	I
A-1108	Roof Plan	28/05/2025	CKDS	C
A-1201	Unit Type A.1 & A.2	28/05/2025	CKDS	I
A-1202	Unit Type A.3 & A.4	28/05/2025	CKDS	I
A-1203	Unit Type B	28/05/2025	CKDS	I
A-1204	Unit Type C.1 & C.2	28/05/2025	CKDS	G
A-1205	Unit Type D & E	28/05/2025	CKDS	G
A-2001	Street Elevations	28/05/2025	CKDS	I
A-2002	South Elevation - Brež Street	28/05/2025	CKDS	S
A-2003	East Elevation - Boyd Street	28/05/2025	CKDS	S
A-2004	North Elevation	28/05/2025	CKDS	M
A-2005	West Elevation	28/05/2025	CKDS	M
A-3001	Section A	28/05/2025	CKDS	T
A-3002	Section B	28/05/2025	CKDS	T
A-3003	Section C	28/05/2025	CKDS	S
A-3004	Section D	28/05/2025	CKDS	Q
A-3005	Section E	28/05/2025	CKDS	J
A-3006	Detail Section	28/05/2025	CKDS	B
A-4001	Shadow Diagrams - Winter	29/11/2024	CKDS	J
A-4002	Shadow Diagrams - Winter	29/11/2024	CKDS	H
A-4003	Shadow Diagrams - Summer	29/11/2024	CKDS	B

A-4004	Shadow Analysis – Summer	29/11/2024	CKDS	B
A-4005	Shadow Diagrams – Solstice	29/11/2024	CKDS	B
A-4006	Shadow Diagrams – Solstice	29/11/2024	CKDS	B
A-4007	Shadow Analysis	29/11/2024	CKDS	C
A-5001	Precedent Imagery	29/11/2024	CKDS	G
A-5002	Local Materiality	29/11/2024	CKDS	G
A-5003	Materiality	29/11/2024	CKDS	G
A-5004	Perspectives	28/05/2025	CKDS	M
A-5005	Perspectives	28/05/2025	CKDS	I
A-5006	Perspectives	28/05/2025	CKDS	M
A-5007	Perspectives	28/05/2025	CKDS	M
A-5008	Perspectives	28/05/2025	CKDS	M
A-7001	Yield & ADG Schedule	28/05/2025	CKDS	M
A-7002	Solar and Ventilation	28/05/2025	CKDS	K
A-7003	Deep Soil and Street Address	28/05/2025	CKDS	J
A-7004	GFA Diagrams	28/05/2025	CKDS	M
A-8001	View Analysis	29/11/2024	CKDS	H
A-8002	View Analysis	29/11/2024	CKDS	H

8 Appendix B - Specification 5 Fire-Resisting Construction

8.1 Type A Fire-Resisting Construction

Table S5C11a: Type A construction: FRL of loadbearing parts of external walls

Distance from a fire-source feature	FRL (in minutes): <i>Structural adequacy/ Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Less than 1.5 m	90/90/90	120/120/120	180/180/180	240/240/240
1.5 to less than 3 m	90/60/60	120/90/90	180/180/120	240/240/180
3 m or more	90/60/30	120/60/30	180/120/90	240/180/90

Table S5C11b: Type A construction: FRL of non-loadbearing parts of external walls

Distance from a <i>fire-source feature</i>	FRL (in minutes): <i>Structural adequacy/ Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Less than 1.5 m	-/90/90	-/120/120	-/180/180	-/240/240
1.5 to less than 3 m	-/60/60	-/90/90	-/180/120	-/240/180
3 m or more	-/-/-	-/-/-	-/-/-	-/-/-

Table S5C11c: Type A construction: FRL of external columns not incorporated in an external wall

Column type	FRL (in minutes): <i>Structural adequacy/ Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
<i>Loadbearing</i>	90/-/-	120/-/-	180/-/-	240/-/-
<i>Non-loadbearing</i>	-/-/-	-/-/-	-/-/-	-/-/-

Table S5C11d: Type A construction: FRL of common walls and fire walls

Wall type	FRL (in minutes): <i>Structural adequacy/ Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
<i>Loadbearing or non-loadbearing</i>	90/90/90	120/120/120	180/180/180	240/240/240

Table S5C11e: Type A construction: FRL of loadbearing internal walls

Distance from a <i>fire-source feature</i>	FRL (in minutes): <i>Structural adequacy/ Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
<i>Fire-resisting lift and stair shafts</i>	90/90/90	120/120/120	180/120/120	240/120/120
Bounding <i>public corridors</i> , public lobbies and the like	90/90/90	120/-/-	180/-/-	240/-/-
Between or bounding <i>sole-occupancy units</i>	90/90/90	120/-/-	180/-/-	240/-/-
Ventilating, pipe, garbage, and like <i>shafts</i> not used for the discharge of hot products of combustion	90/90/90	120/90/90	180/120/120	240/120/120

Table S5C11f: Type A construction: FRL of non-loadbearing internal walls

Location	FRL (in minutes): <i>Structural adequacy/ Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
<i>Fire-resisting lift and stair shafts</i>	-/90/90	-/120/120	-/120/120	-/120/120
Bounding <i>public corridors</i> , public lobbies and the like	-/60/60	-/-/-	-/-/-	-/-/-
Between or bounding <i>sole-occupancy units</i>	-/60/60	-/-/-	-/-/-	-/-/-
Ventilating, pipe, garbage, and like <i>shafts</i> not used for the discharge of hot products of combustion	-/90/90	-/90/90	-/120/120	-/120/120

Table S5C11g: Type A construction: FRL of other building elements not covered by Tables S5C11a to S5C11f

Building element	FRL (in minutes): <i>Structural adequacy/ Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Other <i>loadbearing</i> internal walls, internal beams, trusses and columns	90/-/-	120/-/-	180/-/-	240/-/-
Floors	90/90/90	120/120/120	180/180/180	240/240/240
Roofs	90/60/30	120/60/30	180/60/30	240/90/60





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