

Bradfield Development Authority

Building Two Advanced Manufacturing Research Facility

Section 4.55 Modification Report

Appendix I – Building Code of Australia Design Compliance Report

26 November 2025



BCA Design Compliance Report (Accredited Certifier)

AMRF Building 2

Prepared for: Architectus


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			Matt Marks	Heath McNab

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1 Executive Summary

Modern Building Consultants (MBC Group) as the appointed Certifier for the proposed development, have reviewed architectural design documents prepared by Architectus (refer appendix A) for compliance with the National Construction Code - Building Code of Australia Volume One 2022 Amendment 2 (referred to as BCA).

1.1 Performance Solutions - Fire & Life Safety (Stage 1)

The table below outlines the description of non-compliances identified for stage 1 only.

Section 1.2 of this report outlines the description of Stage 2 non-compliances when considering both Stage 1 and 2 as a single united building.

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
Non-combustible building elements		
Spec 5	The floor slabs do not extend to the internal face of external wall cladding/glass. The material proposed to fill this gap will not comply with AS1530.4. (not tested between two fire rated elements).	C1P1. C1P2, C1P4
Fire Resistance		
Spec 5	The below parts of the building are proposed to have reduced FRLs to 120 minutes: <ul style="list-style-type: none"> - Class 7b – Basement storage and bike store - Class 8 - Manufacturing hall part - Class 8 – Laboratory part 	C1P1, C1P2 & C1P4
Fire Resistance		
Spec 5	The Class 8 SUB-FAB, flooring system is not proposed to achieve and FRL of 240 minutes. The Class 8 Manufacturing Hall mezzanine walkway (L2) is not proposed to achieve and FRL of 240 minutes. Please confirm if this has been removed. Its not on the current set of plans?	C1P1, C1P2 & C1P4

DTS Clause	Description of Non-Compliance	Performance Requirement
	The raised flooring systems and accessible ceilings within the Class 8 lab space are proposed to achieve a reduced FRL rating of 120/-/- in lieu of 240/-/-.	
	Fire Resistance	
	Spec 5/ C3D8	
Spec 5, C4D10, D2D12, D2D15	Stair 3 includes glazed construction not achieving an FRL. This includes a portion of the fire-isolated passageway on ground floor known as the Lab entrance foyer. This also form a compartment wall separating the passageway from stair/ passageway from the Manufacturing hall and lab space.	C1P1, C1P2 & C1P4
	Spec 5/ C3D8	
	A glazed wall is proposed between the main entrance foyer and the labs in lieu of a fire wall.	
	C4D10	
	The lab entrance foyer may include combustible elements not permitted within a fire-isolated stairway/ passageway. Please confirm no combustible elements fixtures or penetration services will exist in this space?	
	Ancillary elements	
C2D14	Combustible signage proposed to an external wall of the building.	C1P2
	Fire Doors	
C4D6	Please confirm if fire rated roller shutters are proposed between the loading dock and manufacturing hall/ hazardous waste room.	C1P2
	Roller shutters are not anticipated to achieve the required inclusion level of 30 minutes.	
	Openings for service instillations	
C4D15 & Spec 5	Where fume cupboard ducts enter risers they are not protected in accordance with DtS provisions by means of fire dampers, collars or the like, due to the potentially corrosive nature of the gases they will be extracting.	C1P2
D2D3	Number of exits required	D1P4 & E2P2

DTS Clause	Description of Non-Compliance	Performance Requirement
	A single exit is provided in lieu of 2 exits in the following locations: <ul style="list-style-type: none"> - Basement 1 - from southwestern storage part - Level 1 - plant rooms 	
Number of exits and travel via fire-isolated exit		
	Access to an exit must not require egress through another SOU.	
D2D3, D2D12	The interstitial space occupants are required to travel via the adjoining commercial SOU to reach an exit. This also results in a fire stair opening directly into a SOU that does not occupy all of the storey.	D2P4, D2P5, E2P2
Exit travel distances		
	The following extended travel distances are proposed:	
	<p>Basement</p> <ul style="list-style-type: none"> - 30m to a single exit in lieu of 20m - 25m to a POC in lieu of 20m <p>Ground</p> <ul style="list-style-type: none"> - 35m to a POC in lieu of 20m - 46m to an exit in lieu of 40m - 70m between alternative exits in lieu of 60m (manufacturing hall) 	
D2D5, D2D6	<p>Level 1</p> <ul style="list-style-type: none"> - 50m to an exit in lieu of 40m - 100m between alternative exists in lieu of 60m <p>Level 2</p> <ul style="list-style-type: none"> - 45m to an exit in lieu of 40m - 90m between alternative exits in lieu of 60m <p>Level 3</p> <ul style="list-style-type: none"> - 50m to an exit in lieu of 40m - 90 between an alternative exit in lieu of 60 <p>Roof (L4)</p> <ul style="list-style-type: none"> - 30m to a POC in lieu of 20m - 75m between alternative exits in lieu of 60m 	D1P4 & E2P2

DTS Clause	Description of Non-Compliance	Performance Requirement
Travel by required non-fire-isolated stairways and ramps		
D2D14/ D2D21	<p>Maintenance personal egress from the interstitial space utilising a required exit (fire-isolated stairway) and a second required exit being a ladder which discharges to the level below.</p> <p>Egress via the maintenance stairway does not provide egress by way of its own flights and landings to the road or open space.</p> <p>Ladders are used to access the ground and level 2 interstitial space which exceeds 100m².</p>	D1P2, D1P4, E2P2
Separation of rising and descending stair flights		
D3D5	<p>Fire-isolated stair 3 directly connects the basement storey (which is below the level of access to a road or open space) to storeys above the level at which access to a road or open space is provided.</p>	D1P4, D1P5, E2P2
Fire hydrants		
E1D2 & AS2419.1- 2021	<p>The fire hydrant booster assembly is not proposed to be located within sight or affixed to the principal pedestrian entrance of the building. Stage 1 - TBC if the southern entrance is the main entrance to the building?</p> <p>Additional on floor hydrants are proposed to achieve building coverage.</p>	E1P3
Fire hose reels		
E1D3	<p>It is proposed to provide portable fire extinguishers to the electrical plant rooms, clean rooms and laboratory spaces in lieu of fire hose reels. Fire hose reels are proposed to be >4m from required exits.</p>	E1P1
Sprinklers		
E1D4, S17C6, AS2118.1- 2017	<ul style="list-style-type: none"> - The sprinkler valve room is assumed to be located on B1. This does not have direct egress to the road or open space. Note – Sprinkler valves are required to be separated from the pump room, valve location to be confirmed 	E1P4

DTS Clause	Description of Non-Compliance	Performance Requirement
	<ul style="list-style-type: none"> - Omission of Sprinklers to EDB cupboards greater than 2.5m² and electrical plant rooms provided with Low Voltage Equipment and Comms Rooms is proposed. - The use of electric dual sprinklers pumps in lieu of 1 diesel driven pump. - The fire service engineer must clarify the omission of sprinklers from the sub-fab floor is in line with AS2118.1-2017. Is this DtS or not? 	
Smoke hazard management		
Part E2, Spec 20, S20C4, AS1670.1-2018	<p>It is proposed to omit detection from the B1 subfloor space.</p> <p>FDCIE and fire control centre have not been provided at the principal pedestrian entrance. Stage 1 - TBC if the southern entrance is the main entrance to the building?</p>	C1P4 & E2P2
Atrium construction		
Part G3 & Spec 31, E1D12	Labs on L1, L2 & L3 connect to form an atrium. The lowest does not provide access to a road or open space.	C1P2, D1P4, E1P3, E2P2 & E4P3
Note:	Green roof to Manufacturing Hall to be assessed as a part of the fire engineering report to determine if any additional hazard is present.	
Provision for special hazard		
E1D17/ E2D21	<p>The basement is proposed to house acid waste and diesel storage. Level 1 is proposed to house gas storage.</p> <p>Note: Hazard assessment not a PS. A dangerous good assessment is also required.</p>	C1P2, E1P4, E2P2

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

1.2 Performance Solutions - Fire & Life Safety (Stage 2 – United building)

The table below outlines the description of non-compliances identified for Stage 2 which considers both Stage 1 and Stage 2 as a single united building.

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
Non-combustible building elements		
Spec 5	The floor slabs do not extend to the internal face of external wall cladding/glass. The material proposed to fill this gap will not comply with AS1530.4. (not tested between two fire rated elements).	C1P1. C1P2, C1P4
Separation of classifications in the same storey		
Spec 5	The below parts of the building are proposed to have reduced FRLs to 120 minutes: - Class 6 – Café Part	C1P1, C1P2, C1P4
Ancillary elements		
C2D14	Combustible signage proposed to an external wall of the building.	C1P2
Number of exits and travel via fire-isolated exit		
	Access to an exit must not require egress through another SOU.	
D2D3, D2D12	Egress from the conference hall requires occupants to enter the research side of the building and access the new fire stair. This is travel via another SOU. This also results in a fire stair opening directly into a SOU that does not occupy all of the storey.	D2P4, D2P5, E2P2
Exit travel distances		
D2D5, D2D6	The following extended travel distances to an exit are proposed: Level 1 - 30m to a POC	D1P4, E2P2

DTS Clause	Description of Non-Compliance	Performance Requirement
	<p>Level 2</p> <ul style="list-style-type: none"> - 30m to an exit in lieu of 40m <p>Level 3</p> <ul style="list-style-type: none"> - 45m to an exit in lieu of 40m - 85 between an alternative exit in lieu of 60 <p>Level 4</p> <ul style="list-style-type: none"> - 40m to an exit in lieu of 40m - 80m between alternative exits in lieu of 60m <p>Rooftop</p> <ul style="list-style-type: none"> - 40m to an exit in lieu of 40m - 80m between alternative exits in lieu of 60m 	
	<p>Travel via-fire isolated exits</p> <p>Discharge from fire-isolated stairway 3 at ground floor requires occupants to travel within 6m of the external wall of the building. Openings are not proposed to be protected in accordance with C4D5 of the BCA. Occupants need to pass under the level 2 link bridge connection the manufacturing hall to the assembly building, as such discharge from the foyer is not technically to open space.</p> <p>Level 5 Fire-isolated stairway opens directly into a plat room at level 5</p>	D1P5, E2P2
	<p>Power Operated Doors</p> <p>The ground floor power operated doors serving the café/ entrance foyer must open automatically if there is a power failure to the door or on the activation of a fire or smoke alarm anywhere in the fire compartment served by the door.</p> <p>If the doors are not proposed to open automatically as PS is required. (Use of push buttons instead for security purposes?)</p>	D1P4, E2P2
	<p>Fire hydrants</p> <p>The fire hydrant booster assembly is not proposed to be located within sight or affixed to the principal pedestrian entrance of the building.</p>	E1P3

DTS Clause	Description of Non-Compliance	Performance Requirement
	Additional on floor hydrants are proposed to achieve building coverage.	
Fire hose reels		
E1D3	It is proposed to provide portable fire extinguishers to the electrical plant rooms, clean rooms and laboratory spaces in lieu of fire hose reels. Fire hose reels are proposed to be >4m from required exits.	E1P1
Sprinklers		
E1D4, S17C6, AS2118.1- 2017	<ul style="list-style-type: none"> - The sprinkler valve room is assumed to be located on B1. This does not have direct egress to the road or open space. Note – Sprinkler valves are required to be separated from the pump room, valve location to be confirmed - Omission of Sprinklers to EDB cupboards greater than 2.5m² and electrical plant rooms provided with Low Voltage Equipment and Comms Rooms is proposed. - The use of electric dual sprinklers pumps in lieu of 1 diesel driven pump. 	E1P4
Smoke hazard management		
Part E2, Spec 20, S20C4, AS1670.1- 2018	<p>It is proposed to omit detection from the B1 subfloor space.</p> <p>FDCIE and fire control centre have not been provided at the principal pedestrian entrance.</p>	C1P4 & E2P2
Class 9b buildings		
NSW E2D19	An automatic smoke exhaust system is required to be provided to a 9b fire compartment exceeding 2,000m ² . This is proposed to be rationalised.	E2P2
Occupancy of Excessive Hazard/ Provision for special hazard		
E1D17/ E2D21	The basement is proposed to diesel storage. Level 1 is proposed to house gas storage.	C1P2, E1P4, E2P2
	Note: Hazard assessment not a PS. A dangerous good assessment is also required.	

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

1.3 Performance Solutions – Accessibility

Please refer to Access Report for Design Development prepared by MBC for details of Access Performance Solutions.

1.4 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
Roof and wall cladding		
Part F3	Where DtS compliance cannot be achieved, a performance solution is to be sought.	F3D1
Energy Efficiency		
Part J	An energy efficiency report shall be provided prior to the issuance of a Construction Certificate	J1P1

1.5 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
Engineered Mass Timber	
Detailed design of timber junctions along with specific structural engineering advice is required prior to the issuance of a Crown Certificate.	
Spec C2D10	<p>5/ This must clearly demonstrate the engineered mass timber does not rely upon vertical or lateral support from a non-combustible building element or a fire rated elements also does not rely upon the engineered mass timber for vertical or lateral support</p> <p>i.e. the engineered mass timber is not required to be non-combustible unless the above is triggered.</p>

DTS Clause	Description
	Please confirm if any external timber cladding or attachments are proposed?
Spec 5	Please confirm if any service risers open directly into the basement plant still?
	Lightweight Construction
C2D9	Architect/structural engineer to confirm if lightweight construction is being utilised and provide sign off prior to CC that the FRL's as per Spec 5 are achieved.
	Non-combustible building elements
C2D10	<p>In a building required to be of Type A construction external walls and common walls, including all components incorporated in them including the facade covering, framing and insulation are required to be non-combustible. Architect to provide an external wall disclosure statement, detailing non-combustibility of the external wall elements.</p> <p>Non-combustible construction is also required for the flooring and floor framing of lift pits as well as non-loadbearing internal walls where they are required to be fire-resisting. Design compliance statements to be provided prior to CC.</p> <p>Details to be provided for junctions between structural elements and timber structural components.</p>
	Ancillary elements
C2D14	<p>Ancillary elements must not be attached to an external wall required to be non-combustible unless it is one of those listed within C2D14.</p> <p>Test reports demonstrating compliance with AS 1530.1 will be required for the external wall elements and attachments as the design develops.</p> <p>It is noted external signage is proposed.</p>
	Compartmentation
	Compartmentalisation strategy to be reviewed
C3D3, C4D4, C4D5	<p>Protection of openings in different fire compartments required. Services to confirm if this required performance-based design.</p> <p>A complete set of new fire rating and compartmentation plans are required for review for both stages of the development (Stage 1 and Stage 2)</p>
	Acceptable methods of protection
C4D5	Details of method of protection to be provided for openings requiring protection.
	Construction joints
C4D16	Any proposed joint construction is to comply with the provisions of C4D16 and in accordance to AS 1530.4 to achieve the required FRL.

DTS Clause	Description
	<p>Details to be provided confirming compliance.</p> <hr/> <p>Columns protected with lightweight construction to achieve an FRL</p>
C4D17	<p>Lightweight construction used to protect a column must be installed with a method and materials identical with a tested prototype which has achieved the required FRL. Please confirm if the use of lightweight construction is proposed.</p> <hr/> <p>Details of the tested system to be submitted demonstrating compliance prior to CC.</p>
	<p>Number of people accommodated.</p>
D2D18	<p><u>Architect to confirm finalised occupant numbers for each stage including staff numbers. This must be provided in table and use format.</u></p>
	<p>Access for people with a disability</p>
Part D4	<p>Please refer to Access Report for Design Development prepared by MBC for details of access requirements</p>
	<p>Fire Services</p>
E1D2	<p>Fire Service Engineers shall provide for Detailed Design plans and certification for the relevant discipline for review.</p> <hr/> <p>All services engineers to outline any BCA/ AS departures to form part of a performance solution.</p>
	<p>Fire-isolated exits</p>
E2D4	<p>Fire stairs serve a storey which has an Atrium that is subject to Part G3 of the BCA. As such this triggers the fire-stairs to be pressurised, please confirm if this is proposed in the design?</p>
	<p>Facilities in class 3 to 9 buildings</p>
F4D4	<p>There is a shortfall of 1x male urinal at level 3.</p> <hr/> <p>Sufficient facilities appear to have been provided for the proposed population in both stages subject to the above being addressed.</p>
	<p>Seating area</p>
I1D4, I1D7,	<p>The architectural design detail shall be provided demonstrating compliance with Section I for the conference halls.</p> <hr/> <p>Isles are to be minimum 500mm wide. Architect to amend plan to comply.</p>

The documentation will need further detailing such as door hardware, construction specifications, services design and manufacturer's details, prior to the issuance of a Crown Approval.

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

Matt Marks
Associate Director
MBC Group

2 Introduction

Modern Building Consultants (MBC Group) have been engaged as the appointed Certifier for the development subject of this report by Architectus. This report is based upon a desktop review of architectural details (as listed in Appendix A), presently S4.55 Amendment Stage, against the applicable provisions of the National Construction Code - Building Code of Australia Volume One 2022 Amendment 2.

2.1 Purpose

The purpose of this report is to assess the current design proposal against the Deemed-to-Satisfy (DtS) provisions of the BCA.

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 the BCA
- Discussions with the design development team to gain an understanding of the development proposed.

2.3 Limitations

This report **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 report 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 2
- The deemed to satisfy provisions of Section J of BCA 2022 Amendment 2
- Demolition Standards not referred to by the BCA;
- 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 in the capacity as the appointed Certifier 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)

In accordance with Section 6.28 of the AP&A Act 1979, the proposed development will be subject to compliance with the relevant requirements of the BCA as in force at:

- (a) the date of the invitation for tenders to carry out the Crown building work, or
- (b) in the absence of tenders, the date on which the Crown building work commences, except as provided by this section.

From 1 May 2025, NCC 2022 Amendment 2 is applicable.

In this regard it is assumed that the Request for Tender was made prior to the adoption of BCA 2025, as such this report is based upon the Deemed-to-Satisfy provisions of BCA 2022 Amendment 2.

Should the request for tender be made after the adoption date of BCA 2025, this report is required to be updated to reflect any changes made by the new versions of the BCA.

Upgrade of Existing Buildings

Any new work shall comply with the BCA. For Crown Building work, the BCA as in force at:

- (a) the date of the invitation for tenders to carry out the Crown building work, or
- (b) in the absence of tenders, the date on which the Crown building work commences, except as provided by this section.

*Depending on the time between construction commencing on Stage 1 and Stage 2. Depending on the BCA enforceable for Stage 2 this may trigger additional upgrades to Stage 1. This is likely a combination of DtS and Performance based design.

3 Development Description & Assessment Information

3.1 Proposed Development

The proposed development comprises the construction of Advanced Manufacturing Research Facility (AMRF) Building 2.

The development is proposed in two stages:

- Stage 1 – Includes the southern basement, labs and manufacturing hall building
- Stage 2 – Includes the northern basement, café, assembly and office building

3.2 Location and Description

The site is located on the 215 Badgerys Creek Road, Bradfield as a part of the proposed Bradford City Centre.



Figure 1 - View of AMRF Building 2 from AMRF Park, provided by Architectus

3.3 BCA Classification (Part A6)

Stage 1 contains the following classifications: -

- Class 5: being an office building or part
- Class 7b: being a storage building or part
- Class 8: being a laboratory

Stage 2 contains the following classifications: -

- Class 5: being an office building or part
- Class 6: being a retail building or part
- Class 7b: being a storage building or part
- Class 8: being a laboratory
- Class 9b: being a public assembly building or the like

3.4 Rise in Storeys (Clause C2D3)

The proposed development has been assessed to have a rise in storeys of:

- Stage 1 - has been assessed to have a rise in storeys of five (5) (Basement to Level 3)
- Stage 2 - has been assessed to have a rise in storeys of six (6) (Basement to Level 4)

Note the rooftop plant is not included in the rise in storeys. Stage 2 is a united building with Stage 1 and assessed holistically.

3.5 Effective Height (Part A1)

Stage 1 - The proposed development has been assessed to have an effective height of 17.8m, this is measured from Basement 1 FFL (75.9) to level 4 (FFL - 93.7)

Stage 2 - The proposed development has been assessed to have an effective height of 22.5m, this is measured from Basement 1 FFL (75.9) to level 4 (FFL - 97.9)

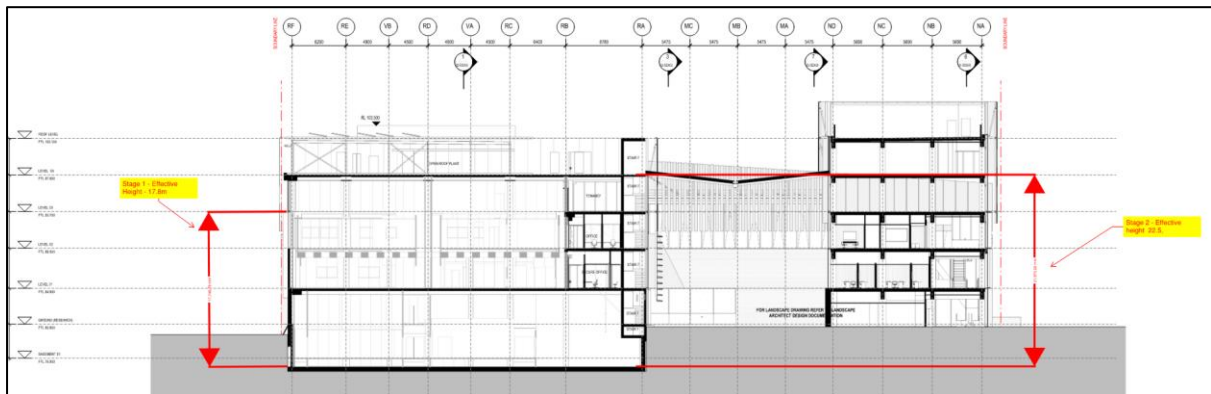


Figure 2 - Effective Height Measurement

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

3.8.1 Stage 1 – Building Data Summary

Part of Development	Use	Class	Floor Area (approx.) m ²	Population (using D2D18)
Basement 1	Ancillary Plant/ Storage	7b	400m ²	Ancillary
	Lab	8	1,100m ²	134 people*
	Ancillary Office	8	184m ²	134 people*
Ground	Loading Dock	7b	215m ²	<10 people*
	Store	7b	245m ²	Ancillary
	Manufacturing Hall	8	400m ²	134 people*
	Lab	8	1,050m ²	134 people*
	Substation	8	65m ²	<10 people*
Level 1	Office	5	400m ²	134 people*
	Sub-Fab	8	1,430m ²	134 people*
Level 2	Office	5	400m ²	134 people*
	Manufacturing Hall	8	380m ²	134 people*
	Mezzanine			
	Cleanroom	8	1,430m ²	134 people*
Level 3	Ancillary Plant	8	410m ²	Ancillary
	Office (south)	5	1,200m ²	120 people*
Level 4	Clean Interstitial	8	1,430m ²	134 people*
	Plant	Ancillary	590m ²	Ancillary

Notes:

- The above populations have been based on the floor areas and calculations in accordance with Table D2D18 of the BCA and/ or in consultation with the project architect.
- * here are approx. 134 staff across the manufacturing hall, mezzanine, labs & research workplaces across B1, G, L1 & L2. There is an additional 10x support staff across these areas (reception, security, loading bay etc).
- Further, the office tenancy on L3 is designed to accommodate 120 people.

Summary of Construction and Building	
Use(s)	Office, Storage, Loading Dock, Labs & Manufacturing
Classifications(s)	5, 7b, & 8
Largest Fire Compartment	TBC by architect, updated compartment plans to be provided
Number of Storeys contained	6
Rise in Storeys	5
Type of Construction	A
Effective Height	17.8m - Basement 1 FFL (75.9) to level 4 (FFL - 93.7)
Climate Zone	6
Importance Level	IL3

3.8.2 Stage 2 – Building Data Summary

Part of Development	Use	Class	Floor Area (approx.) m ²	Population (using D2D18)
Basement 1 (North)	Bike Store Bin Store Ancillary Plant	7b	701m ²	Ancillary
Ground	Reception	9b	405m ²	<10 people*
	Café	6	180m ²	100 people
Level 1	Conference Hall & Associated rooms	9b	415m ²	107 people**
	Meeting room	9b	55m ²	18 seats
Level 2	Conference Hall	8	200m ²	107 people**
	Seminar	8	235m ²	139 people
	Ancillary Plant	8	440m ²	Ancillary
Level 3	Office (north)	5	864m ²	87 people
Level 4	Office	5	1,000m ²	100 people

Notes:

- *assumed to be <10 staff servicing the cafe
- ** The conference hall crosses L1 & L2 – thus its population has been split in half per floor.

Summary of Construction and Building	
Use(s)	Office, Café, Storage, Conference/Seminar
Classifications(s)	5, 6, 7b, 9b
Largest Fire Compartment	TBC by architect, updated compartment plans to be provided
Number of Storeys contained	7 (B1 to Roof Plant)
Rise in Storeys	6 (B1 to L4)
Type of Construction	A
Effective Height	22.5m - Basement 1 FFL (75.9) to level 4 (FFL - 97.9)
Climate Zone	6
Importance Level	IL3

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

Premises: AMRF Building 2
 Address: 215 Badgerys Creek Road, Bradfield NSW

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 Year 2022 Amendment 2 Type of Construction A

	Measure	Status	Existing Performance Standard
1.	Access panels, doors and hoppers to fire-resisting shafts	N	BCA 2022 Amendment 2 Clause C4D14, AS 1905.1-2015, AS1905.2-2005 & Manufacturer's specifications
2.	Self-closing, automatic closing and latching mechanisms	N	BCA 2022 Amendment 2 Clause C4D5, C4D6, C4D7, C4D8, C4D9, C4D12, Spec 12, AS 2118.1-2017, AS 1670.1-2018
3.	Automatic fail-safe devices: Operation of Latch	N	BCA 2022 Amendment 2, Clause D3D26, D3D27, AS 2118.1-2017, AS 1670.1-2018
4.	Automatic fail-safe devices: powered doors	N	BCA 2022 Amendment 2, Clause D3D24, AS 1670.1-2018
5.	Automatic fire detection and alarm system	N	BCA 2022 Amendment 2 Clause E2D2, E2D3, E2D4, E2D9, E2D13, NSW E2D16, E2D21 Spec 20, Spec 31 AS 1670.1-2018,
6.	Automatic fire suppression system	N	BCA 2022 Amendment 2 Clause E1D4, Spec 17, AS 2118.1-2017
7.	Emergency lift	N	BCA 2022 Amendment 2 Clause E3D5, AS 1735.1-2016 AS 1735.2-2001, AS1735.11-1986, AS1735.12 1999
8.	Emergency lighting	N	BCA 2022 Amendment 2 Clause E4D2, E4D3 E4D4, AS 2293.1-2018

	Measure	Status	Existing Performance Standard
9.	Exit and directional signage	N	BCA 2022 Amendment 2 Clause E4D5, NSW E4D6 & E4D8, Spec 25 AS 2293.1-2018
10.	Emergency warning and intercommunication systems	N	BCA 2022 Amendment 2 Clause E4D9, G3D8, S31C19, S31C19 AS 1670.4-2018
11.	Fire alarm monitoring system	N	BCA 2022 Amendment 2 NSW S20C8, AS 1670.3-2018
12.	Fire control centres and rooms	N	BCA 2022 Amendment 2 Clause E1D15, Spec 19
13.	Fire & Smoke dampers	N	BCA 2022 Amendment 2 Clause E2D3, C3D6, C4D13, C4D15, Spec 11, Spec 19 AS/NZS 1668.1-2015, AS 1682.1-2015, AS 1682.2-2015, Manufacturer's specifications
14.	Fire doors	N	BCA 2022 Amendment 2 Clause C3D13, C3D14, C4D5, C4D7, C4D9, C4D12, G3D4, S5C45, Spec 12, AS 1905.1-2015
15.	Fire hose reel systems	N	BCA 2022 Amendment 2 Clause E1D3, AS 2441-2005
16.	Fire hydrant systems	N	BCA 2022 Amendment 2 Clause E1D2, AS 2419.1-2021
17.	Fire seals (protecting openings and service penetrations in fire resisting components of the building)	N	BCA 2022 Amendment 2 Clause C4D15, Spec 13, AS 4072.1-2005, AS 1530.4-2014, Manufacturer's specifications
18.	Fire shutters	N	BCA 2022 Amendment 2 Clause C4D5, Spec 12, AS 1530.4-2014, AS 1905.2-2005 tested prototype
19.	Lifts (over 12m eff. Height) <ul style="list-style-type: none"> • Fire Service Controls • Recall Operation • Drive control switch 	N	E3D9 Fire service controls, E3D11 Fire service recall control switch, E3D12 Lift car fire service drive control switch Spec 24 AS1735.11-1986
20.	Lightweight construction	N	BCA 2022 Amendment 2 Clause C2D9, Spec 6, AS 1530.4-2014, Manufacturer's specifications
21.	Mechanical air handling systems	N	BCA 2022 Amendment 2 E2 and NSW Part E2, G3D8 Spec 19, Spec 21, Spec 22, Spec 24, Spec 31 AS/NZS 1668.1-2015, AS 1668.2-2012
22.	Openings in fire-isolated lift shafts	N	BCA 2022 Amendment 2 Clause C3D11 AS 1735.11-1986
23.	Occupant warning system	N	BCA 2022 Amendment 2 Clause E2D3, S17C8, Spec 20 Clause S20C7, AS 1670.1-2018
24.	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

	Measure	Status	Existing Performance Standard
25.	Portable fire extinguishers	N	BCA 2022 Amendment 2 Clause E1D14, AS 2444-2001
26.	Pressurising systems	N	BCA 2022 Amendment 2 Clause E2D4, AS 1668.1-2015
27.	Required automatic exit doors	N	BCA 2022 Amendment 2 Clause D3D24, D3D26, NSW D3D26
28.	Smoke exhaust system	N	BCA 2022 Amendment 2 Clause E2, Spec 21, AS/NZS 1668.1-2015
29.	Smoke doors	N	BCA 2022 Amendment 2 Clause C3D6, Spec 11, Spec 12
30.	Smoke-proof walls	N	BCA 2022 Amendment 2 NSW Clause C3D6, Spec 11, Spec 12
31.	Standby power systems	N	BCA 2022 Amendment 2 Spec 31C20
32.	Wall wetting sprinkler and drencher systems	N	BCA 2022 Amendment 2 Clause C4D5, Spec 31, AS 2118.2-2021
33.	Warning and operational signs	N	BCA 2022 Amendment 2 Clause C4D7, D3D28, E3D4, Spec 31, Section 108 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021
34.	Add in performance solution requirement e.g. Storage of XXXX materials on storey XXXX must be less than XXXX above finished floor level	N	Performance Solution Report XXXXX, prepared by XXXX dated XXXX

Notes

* Indicate whether the measure is new (N), existing (E) or Modified (M)

5 BCA Assessment – Clause by Clause

To be provided with next detailed design review

6 Appendix A – Architectural Plans Reviewed

The following documentation, prepared by Architectus was used in the assessment and preparation of this report: -

SSDA MOD DRAWING REGISTER

Sheet Number	Sheet Name	Current Revision
GENERAL		
S1-SSDA00	COVER SHEET	
S1-SSDA01	SITE CONTEXT	
STAGE 1		
S1-SSDA03	STAGE 01 - SITE PLAN	
S1-SSDA04	STAGE 01 - SHADOW ANALYSIS	
S1-SSDA10	STAGE 01 - BASEMENT 1	0
S1-SSDA11	STAGE 01 - GROUND FLOOR	0
S1-SSDA12	STAGE 01 - LEVEL 1	0
S1-SSDA13	STAGE 01 - LEVEL 2	0
S1-SSDA14	STAGE 01 - LEVEL 3	0
S1-SSDA15	STAGE 01 - LEVEL 4	0
S1-SSDA16	STAGE 01 - ROOF	0
S1-SSDA20	STAGE 01 - NORTH ELEVATION	0
S1-SSDA21	STAGE 01 - EAST ELEVATION	0
S1-SSDA22	STAGE 01 - SOUTH ELEVATION	0
S1-SSDA23	STAGE 01 - WEST ELEVATION	0
S1-SSDA30	STAGE 01 - SECTION 1	0
S1-SSDA31	STAGE 01 - SECTION 2	0
S1-SSDA32	STAGE 01 - SECTION 3	0
S1-SSDA33	STAGE 01 - SECTION 4	
S1-SSDA34	STAGE 01 - SECTION 5	
S1-SSDA35	STAGE 01 - SECTION 6	
STAGE 2		
S2-SSDA03	STAGE 02 - SITE PLAN	
S2-SSDA04	STAGE 02 - SHADOW ANALYSIS	
S2-SSDA10	STAGE 02 - BASEMENT 1	0
S2-SSDA11	STAGE 02 - GROUND FLOOR	0
S2-SSDA12	STAGE 02 - LEVEL 1	0
S2-SSDA13	STAGE 02 - LEVEL 2	0
S2-SSDA14	STAGE 02 - LEVEL 3	0
S2-SSDA15	STAGE 02 - LEVEL 4	0
S2-SSDA16	STAGE 02 - ROOF	0
S2-SSDA20	STAGE 02 - NORTH ELEVATION	0
S2-SSDA21	STAGE 02 - EAST ELEVATION	0
S2-SSDA22	STAGE 02 - SOUTH ELEVATION	0
S2-SSDA23	STAGE 02 - WEST ELEVATION	0
S1-SSDA36	STAGE 01 - SECTION 7	
S2-SSDA30	STAGE 02 - SECTION 1	0
S2-SSDA31	STAGE 02 - SECTION 2	0
S2-SSDA32	STAGE 02 - SECTION 3	0
S2-SSDA33	STAGE 02 - SECTION 4	
S2-SSDA34	STAGE 02 - SECTION 5	
S2-SSDA35	STAGE 02 - SECTION 6	
S2-SSDA36	STAGE 02 - SECTION 7	

7 Appendix B - Specification 5 Fire-Resisting Construction

7.1 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): Structural adequacy/ Integrity / Insulation			
	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 fire-source feature	FRL (in minutes): Structural adequacy/ Integrity / Insulation			
	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): Structural adequacy/ Integrity / Insulation			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Loadbearing	90/-/-	120/-/-	180/-/-	240/-/-
Non-loadbearing	-/-/-	-/-/-	-/-/-	-/-/-

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

Wall type	FRL (in minutes): Structural adequacy/ Integrity / Insulation			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8

<i>Loadbearing</i> or non-loadbearing	90/90/90	120/120/120	180/180/180	240/240/240
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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</i> lift and stair shafts	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</i> lift and stair shafts	-/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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8 Appendix C – Occupancy Calculations

The floor area estimations have been provided by Architectus, including the excluded circulation spaces.

8.1 Stage 1 – Occupancy Calculations

Level			
Subject Area	Occupancy Use	Floor Area (approx.)	Population Determined
Basement 1	Ancillary Plant/ Storage	400m ²	Ancillary
	Lab	1,100m ²	134 people*
	Ancillary Office	200m ²	134 people*
Ground	Loading Dock	215m ²	<10 people*
	Store	245m ²	Ancillary
	Manufacturing Hall	400m ²	134 people*
	Lab	1,050m ²	134 people*
	Substation	65m ²	<10 people*
Level 1	Office	400m ²	134 people*
	Sub-Fab	1,430m ²	134 people*
Level 2	Office	400m ²	134 people*
	Manufacturing Hall	380m ²	134 people*
	Cleanroom	1,430m ²	134 people*
	Ancillary Plant	410m ²	Ancillary
Level 3	Office	1,200m ²	120 people*
	Clean Interstitial	1,430m ²	134 people*
Level 4	Plant	590m ²	Ancillary
TOTAL			264 people

8.2 Stage 2 – Occupancy Calculations

Level			
Subject Area	Occupancy Use	Floor Area (approx.)	Population Determined
Basement 1 (North)	Bike Store	701m ²	Ancillary
	Bin Store		
	Ancillary Plant		
Ground	Reception	405m ²	<10 people*
	Café	180m ²	100 people
Level 1	Conference Hall & Associated rooms	415m ²	107 people**
	Meeting room	55m ²	18 seats
Level 2	Conference Hall	200m ²	107 people**
	Seminar	235m ²	139 people

	Ancillary Plant	440m ²	Ancillary
Level 3	Office (north)	864m ²	87 people*
Level 4	Office	1,000m ²	100 people*
TOTAL			668 people
STAGE 1 AND 2 COMBINED			932

9 Appendix D – Aggregate Egress Width Calculations

The following has been determined from the submitted details from Architectus

9.1 Stage 1 – Aggregate Egress Width Calculations

Aggregate Egress Widths					
Part of Development	Population	Egress Width Required	Means of Egress	Egress Width Provided	Status
Basement 1	Up to 200	2m	Fire-isolated stairs	2m	Complies
Ground (Clean Interstitial, Labs Foyer & Manufacturing Hall)	134 + 10 *	1.5m	Non-fire-isolated egress at ground level & required non-fire-isolated stair	3m	Complies
Level 1	134 *	1.5m	Fire-isolated stairs	3m	Complies
Level 2	134 *	1.5m	Fire-isolated stairs	3m	Complies
Level 3 (Office & Clean Interstitial)	134* + 120	2.5m	Fire-isolated stairs & required non-fire-isolated stair	3m	Complies
Roof	Maintenance only	1m	Fire-stairs	2m	Complies

9.2 Stage 2 - Aggregate Egress Width Calculations

Aggregate Egress Widths					
Part of Development	Population	Egress Width Required	Means of Egress	Egress Width Provided	Status
Basement 1 (North)	Ancillary	-	Fire-isolated stair & non-fire-isolated ramp	2m	Complies
Ground (Reception & Café)	100 patrons + staff	1.25m	Fire-isolated stair & Non-fire-isolated egress at ground level	3m	Complies

Aggregate Egress Widths					
Part of Development	Population	Egress Width Required	Means of Egress	Egress Width Provided	Status
Level 1	125	1.5	Fire-isolated stairs	3m	Complies
Level 2	246	3m	Fire-isolated stairs & required non-fire-isolated stair	3m	Complies
Level 3	87	1m	Fire-isolated stairs & required non-fire-isolated stair	3m	Complies
Level 4	100 office staff	1m	Fire-isolated stairs	2m	Complies
Roof	Maintenance only	1m	Fire-stairs	2m	Complies

10 Appendix E – Sanitary Facility Calculations

10.1 Stage 1 – Sanitary Facility Calculations

Sanitary Facility Calculations												
Description of building or part	Occupant Number	Population No.		Required			Provided			Difference		
				WC	U	B	WC	U	B	WC	U	B
Office/ manufacturing/Labs (B1, L1 & L2)	134	Male	67	4	3	3	4 ^{**}	3 [^]	7	0	0	4
		Female	67	5		3	5 ^{**}		5	0		2
Description of building or part	Occupant Number	Population No.		Required			Provided			Difference		
				WC	U	B	WC	U	B	WC	U	B
Office (L3)	120	Male	60	3	3	2	3 [*]	2	4 [*]	0	1	2
		Female	60	4		2	4 [*]		3 [*]	0		1
Description of building or part	Occupant Number	Population No.		Required			Provided			Difference		
				WC	U	B	WC	U	B	WC	U	B
Ancillary Staff (Building Wide)	<10	Male	5	1	0	1	1 [*]	0	1 [*]	0	0	0
		Female	5	1		1	1 [*]		1 [*]	0		0

Key:

* signifies a unisex accessible sanitary facility was added to this facility

` signifies a pan was counted as a urinal or vice versa

^ signifies a gender-neutral pans are being utilised for this count

Red numbers signify a deficiency in facilities.

10.1 Stage 2 – Sanitary Facility Calculations

Description of building or part	Occupant Number	Population No.		Required			Provided			Difference		
				WC	U	B	WC	U	B	W C	U	B
Cafe – Patrons (G)	100	Male	50	1	1	1	1 ^{**}	1 [^]	2 ^{^^}	0	0	1
		Female	50	2		1	2 [^]		2 [^]	0		1
Cafe – Staff (G)	<10	Male	5	1	0	1	1 [*]	0	1 [*]	0	0	0
		Female	5	1		1	1 [*]		1 [*]	0		0
Ancillary Staff (Building Wide)	<10	Male	5	1	0	1	1 [*]	0	1 [*]	0	0	0
		Female	5	1		1	1 [*]		1 [*]	0		0
Conference/seminar (L1 & L2)	360	Male	180	2	4	2	4	4 [`]	3	1	0	1
		Female	180	5		2	5		3	0		1
Office (L3 & L4)	300	Male	150	8	4	5	9 [*]	4	5 [*]	1 [*]	0	0
		Female	150	10		5	10 [*]		5 [*]	0		0

Key:

- * signifies a unisex accessible sanitary facility was added to this facility
- ` signifies a pan was counted as a urinal or vice versa
- ^ signifies a gender-neutral pans are being utilised for this count
- Red numbers signify a deficiency in facilities.



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