



STEVE WATSON  
& PARTNERS

# Westgate Industrial Estate 253 – 267 Aldington Road, Kemps Creek

## BCA Statement of Compliance Reference 2021/1332 R2.0

Prepared for Icon Oceania Kemps Development Pty Ltd  
9<sup>th</sup> October 2023



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## Project Contacts

**Client:** Icon Oceania Kemps Development Pty Ltd

**Architect:** Nettletontribe Architects

## SWP Quality System

Job Number/Ref: 2021/1332 Revision Number: R2.0 Issue Date: 9<sup>th</sup> October 2023

## Revision History

Revision No:	Date:	Revision Details:	Author:	Verifier:
R2.0	Monday, 9 October 2023	Final	Joshua Hawke	Michael Lolic

### 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.

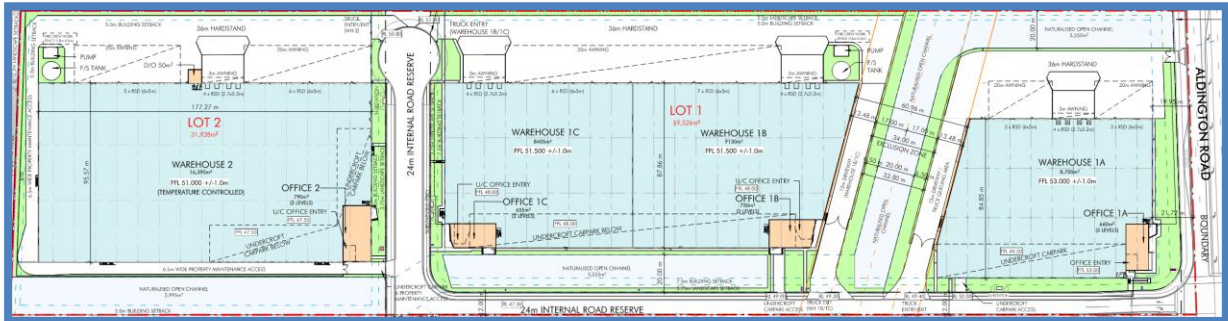
### Project Description

The proposed SSDA seeks approval for the following:

- Site preparation works including:
  - Demolition and removal of existing rural residential structures including removal of farm dams.
  - Remediation as required.
  - Bulk earthworks (193,100m<sup>3</sup> of fill) and retaining walls.
- Staged construction and operation of an industrial estate with a total gross floor area of 45,530m<sup>2</sup>, maximum FSR of 0.45:1, maximum height of 17.2m, split over four warehouses contained within three buildings with ancillary hardstand and office spaces:
  - Stage 1
    - Warehouse 1A: 8,700m<sup>2</sup> with 660m<sup>2</sup> office space (total GFA – 9,360m<sup>2</sup>)
    - Warehouse 1B: 9,130m<sup>2</sup> with 750m<sup>2</sup> office space (total GFA - 9,880m<sup>2</sup>)
    - Warehouse 1C: 8,405m<sup>2</sup> with 655m<sup>2</sup> office space (total GFA - 9,060m<sup>2</sup>)
  - Stage 2
    - Warehouse 2 (temperature controlled): 16,930m<sup>2</sup> with 790m<sup>2</sup> office space (total GFA - 17,230m<sup>2</sup>)
- 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 approximately 5m high and individual tenant signage adjacent to each office).
  - Car parking (263 vehicular spaces)
    - Warehouse 1A: 65 spaces
    - Warehouse 1B/ 1C: 113 spaces
    - Warehouse 2: 85 spaces
  - Utility infrastructure and services connection.
  - Stormwater management including naturalised open channel drainage as well as below ground on-site detention of stormwater.



- Landscaping.
- Construction and dedication of new local roads and an interim intersection with Aldington Road.
- Subdivision of the site into two Torrens title allotments along with a road reserve lot for the widening of Aldington Road.





### Summary of BCA Parameters

<b>Building Use:</b>	Office, Carpark & Distribution Warehouses
<b>Class of Occupancy:</b>	Class 5, 7a & 7b
<b>Type of Construction required:</b>	Type B Note – The building has been assessed as a Large Isolated Building
<b>Rise in Storeys:</b>	3 Storeys
<b>Effective Height:</b>	<p><b>Warehouse 1A</b> 7.5m (Level 1 RL 57.00 – Office Entry RL 49.5)</p> <p><b>Warehouse 1B &amp; C</b> 7.5m (Level 1 RL 55.50 – Office Entry RL 48.0)</p> <p><b>Warehouse 2</b> 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

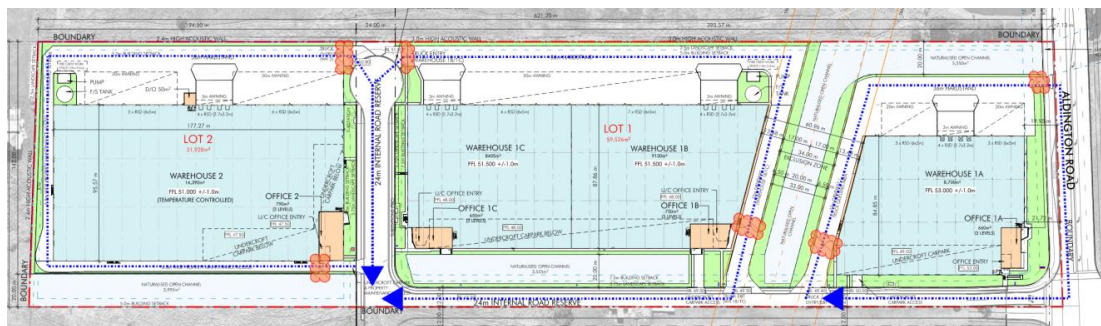
#### Buildings 1A, 1B, 1C & 2

Item	Non-Compliance	DTS Clause	Description	Performance Requirement																										
1.	<b>Ancillary Elements</b>	<b>C2D14</b>	<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"> <li>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).</li> </ul>	C1P2																										
2.	<b>General Floor and Volume limitations &amp; large isolated building</b>	<b>C3D3 &amp; C3D4</b>	<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> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <table style="width: 100%; border-collapse: collapse;"> <tr><td>WAREHOUSE 1A</td><td style="text-align: right;">8,700m<sup>2</sup></td></tr> <tr><td>OFFICE 1A</td><td style="text-align: right;">660m<sup>2</sup></td></tr> <tr><td>SUBTOTAL:</td><td style="text-align: right;">9,360m<sup>2</sup></td></tr> <tr><td>WAREHOUSE 1B</td><td style="text-align: right;">9,130m<sup>2</sup></td></tr> <tr><td>OFFICE 1B</td><td style="text-align: right;">750m<sup>2</sup></td></tr> <tr><td>SUBTOTAL:</td><td style="text-align: right;">9,880m<sup>2</sup></td></tr> <tr><td>WAREHOUSE 1C</td><td style="text-align: right;">8,405m<sup>2</sup></td></tr> <tr><td>OFFICE 1C</td><td style="text-align: right;">655m<sup>2</sup></td></tr> <tr><td>SUBTOTAL:</td><td style="text-align: right;">9,060m<sup>2</sup></td></tr> <tr><td>WAREHOUSE 2</td><td style="text-align: right;">16,390m<sup>2</sup></td></tr> <tr><td>OFFICE 2</td><td style="text-align: right;">790m<sup>2</sup></td></tr> <tr><td>DOCK OFFICE</td><td style="text-align: right;">60m<sup>2</sup></td></tr> <tr><td>SUBTOTAL:</td><td style="text-align: right;">17,230m<sup>2</sup></td></tr> </table> </div>	WAREHOUSE 1A	8,700m <sup>2</sup>	OFFICE 1A	660m <sup>2</sup>	SUBTOTAL:	9,360m <sup>2</sup>	WAREHOUSE 1B	9,130m <sup>2</sup>	OFFICE 1B	750m <sup>2</sup>	SUBTOTAL:	9,880m <sup>2</sup>	WAREHOUSE 1C	8,405m <sup>2</sup>	OFFICE 1C	655m <sup>2</sup>	SUBTOTAL:	9,060m <sup>2</sup>	WAREHOUSE 2	16,390m <sup>2</sup>	OFFICE 2	790m <sup>2</sup>	DOCK OFFICE	60m <sup>2</sup>	SUBTOTAL:	17,230m <sup>2</sup>	Note
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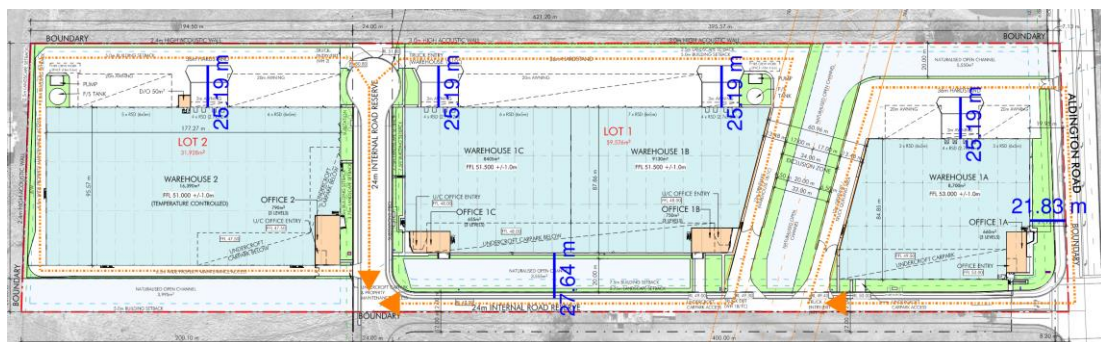


Item	Non-Compliance	DTS Clause	Description	Performance Requirement
3.	<b>Requirements for open spaces and vehicular access</b>	<b>C3D5</b>	<p>The following departures associated with the perimeter vehicle access are to be addressed:</p> <ul style="list-style-type: none"> <li>The vehicular perimeter access road is situated greater than 18m to the following areas:                             <ul style="list-style-type: none"> <li>Up to 25m to the North of each warehouse in isolated instances;</li> <li>Up to 21m to the East of Warehouse 1A (Aldington Road);</li> <li>Up to 28m to the South of Warehouse 1b &amp; 1 C;</li> </ul> </li> <li>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"> <li>Reduced to 5m along the south and western elevations of warehouse 2 for the length of the elevation in parts due to obstructions.</li> <li>Reduced to 5.6m due to the gates located on the North-Eastern corner of Warehouse 1A.</li> </ul> </li> <li>Security gates are also proposed to cross the vehicular access path where the vehicular access road connects to the public road.</li> </ul>	C1P9

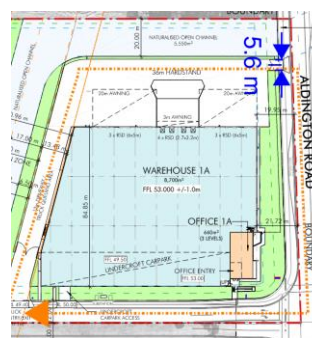
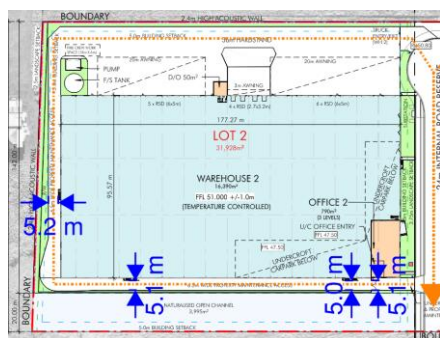
**Obstructions within the perimeter vehicle path – Gates**



**6m perimeter path deviations – Path Exceeds 18m**



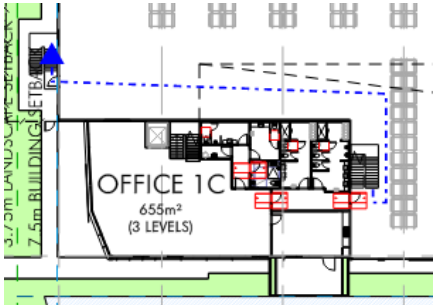
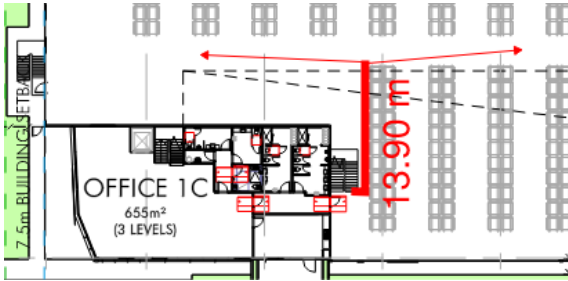
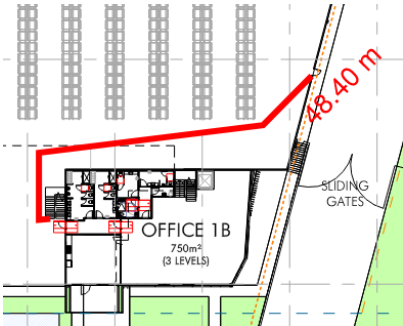
**Perimeter Vehicle Path where 6m width is not achieved**





Item	Non-Compliance	DTS Clause	Description	Performance Requirement
4.	<b>Exit Travel Distances &amp; Distance Between Alternative Exits</b>	<b>D2D5 &amp; D2D6</b>	<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"> <li>• 20m to a Point of Choice in lieu of 20m (DTS);</li> <li>• 60m to the nearest available exit through a point of choice in lieu of 40m; and</li> <li>• 97m between alternative exits in lieu of 60m</li> </ul> <p><u>Building B &amp; C</u></p> <ul style="list-style-type: none"> <li>• 20m to a Point of Choice in lieu of 20m (DTS);</li> <li>• 55m to the nearest available exit through a point of choice in lieu of 40m; and</li> <li>• 85m between alternative exits in lieu of 60m</li> </ul> <p><u>Building 2</u></p> <ul style="list-style-type: none"> <li>• 20m to a Point of Choice in lieu of 20m;</li> <li>• 55m to the nearest available exit through a point of choice in lieu of 40m; and</li> <li>• 95m between alternative exits in lieu of 60m</li> </ul> <p><u>Warehouse Portions</u></p> <p><u>Building 1A</u></p> <ul style="list-style-type: none"> <li>• 30m to a Point of Choice in lieu of 20m;</li> <li>• 80m to the nearest available exit through a point of choice in lieu of 40m; and</li> <li>• 150m between alternative exits in lieu of 60m</li> </ul> <p><u>Building B &amp; C</u></p> <ul style="list-style-type: none"> <li>• 30m to a Point of Choice in lieu of 20m;</li> <li>• 90m to the nearest available exit through a point of choice in lieu of 40m; and</li> <li>• 180m between alternative exits in lieu of 60m</li> </ul> <p><u>Building 2</u></p> <ul style="list-style-type: none"> <li>• 25m to a Point of Choice in lieu of 20m;</li> <li>• 90m to the nearest available exit through a point of choice in lieu of 40m; and</li> <li>• 195m between alternative exits in lieu of 60m</li> </ul>	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 travers 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.	<b>Travel by non-fire-isolated stairways or ramps</b>	<b>D2D14</b>	<p>The following departures are to be addressed through a performance basis:</p> <ul style="list-style-type: none"> <li>• A discontinuous means of travel is applicable for Warehouse 1C where the office non-fire isolated stairs</li> </ul>	D1P4, D1P5 & E2P2



Item	Non-Compliance	DTS Clause	Description	Performance Requirement
			<p>sends occupants to an external stair to reach the level of a road or open space</p>  <ul style="list-style-type: none"> <li>A Point of choice is not directly available at the bottom of the non-fire isolated stair serving office 1C and requires occupants to traverse approximately 14m to where a point of choice is available.</li> </ul>  <ul style="list-style-type: none"> <li>The use of the following non-fire isolated stair to warehouse 1B to the level of the road or open space exceeds the permissible distance where you have a point of choice of 40m of travel (Up to 50m)</li> </ul> 	
7.	<b>Fire Hydrants</b>	<b>E1D2</b>	<p>The following initial non-compliances have been identified by the Hydraulic engineer.</p> <ul style="list-style-type: none"> <li>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;</li> <li>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"> <li>Within sight of the building main entrance</li> </ul> </li> </ul>	E1P3
8.	<b>Fire Hose Reels</b>	<b>E1D3</b>	Installation of 50m fire hose reels in lieu of 36m hoses are proposed to be installed within the building.	E1P1
9.	<b>Sprinklers</b>	<b>E1D4</b>	The following initial non-compliances have been identified by	E1P4



Item	Non-Compliance	DTS Clause	Description	Performance Requirement
			<p>the Hydraulic engineer.</p> <ul style="list-style-type: none"> <li>BCA Clause E1D4 requires that the fire sprinklers to be 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 &amp; 1C and not: <ul style="list-style-type: none"> <li>Located on the site boundary; and</li> <li>Adjacent to the principle vehicle access; and</li> <li>Within sight of the building main entrance; and</li> <li>Not located on the known street address</li> </ul> </li> <li>Omission of sprinklers to the MSB rooms throughout the development</li> </ul>	
10.	<b>Fire Control Centres</b>	<b>E1D15 &amp; Specification 19</b>	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.	<b>Design and operation of exit signs</b>	<b>E4D8</b>	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.	<b>Special Hazards</b>	<b>E1D17 &amp; E2D21</b>	<p>The proposed development may contain 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.	<b>Thresholds</b>	<b>D3D16</b>	<p>The following performance solutions are to be considered and documented where they occur onsite:</p> <ul style="list-style-type: none"> <li>• Should steps be proposed within proximity of the door thresholds within the development specifically considering the plant rooms; and</li> <li>• Where internal threshold ramps are proposed within door thresholds</li> </ul> <p>The performance solution is required to be provided and justified by an accredited BCA Consultant</p> <p><i>(Note –The project Architect is to document any locations where this issue occurs).</i></p>	D1P2
2.	<b>Height of rooms and other spaces</b>	<b>F5D2</b>	<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</p> <p><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 Lacoste & Stevenson Architects were used in the preparation of this report:

Drawing No.	Title	Issue	Date	Drawn By
DA002	Master Plan	6	29/09/2023	Nettletontribe Architects
DA011	Warehouse 1A Floor Plan	7	29/09/2023	Nettletontribe Architects
DA012	Warehouse 1B & 1C Floor Plan	7	29/09/2023	Nettletontribe Architects
DA013	Warehouse 2 Floor Plan	7	29/09/2023	Nettletontribe Architects
DA014	Warehouse 1A Roof Plan	6	29/09/2023	Nettletontribe Architects
DA015	Warehouse 1B & 1C Roof Plan	5	29/09/2023	Nettletontribe Architects
DA016	Warehouse 2 Roof Plan	6	29/09/2023	Nettletontribe Architects
DA017	Office 1A Floor Plan	5	29/09/2023	Nettletontribe Architects
DA018	Office 1B Floor Plan	5	29/09/2023	Nettletontribe Architects
DA019	Office 1C Floor Plan	5	29/09/2023	Nettletontribe Architects
DA020	Office 2 Floor Plan	5	29/09/2023	Nettletontribe Architects
DA021	Warehouse 1A Elevations	6	29/09/2023	Nettletontribe Architects
DA022	Warehouse 1B & 1C Elevations	6	29/09/2023	Nettletontribe Architects
DA023	Warehouse 2 Floor Elevations	6	29/09/2023	Nettletontribe Architects
DA025	Office 1A Elevations	5	29/09/2023	Nettletontribe Architects
DA026	Office 1B Elevations	4	29/09/2023	Nettletontribe Architects
DA027	Office 1C Elevations	4	29/09/2023	Nettletontribe Architects
DA028	Office 2 Elevations	5	29/09/2023	Nettletontribe Architects
DA031	Warehouse 1A Sections	7	29/09/2023	Nettletontribe Architects
DA032	Warehouse 1B & 1C Sections	6	29/09/2023	Nettletontribe Architects
DA033	Warehouse 2 Sections	6	29/09/2023	Nettletontribe Architects



## Fire Rating Requirements – Type B Construction

**Table 1 S5C21a: Type B construction: FRL of loadbearing 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	120/120/120	180/180/180	240/240/240
1.5 to less than 3 m	90/60/30	120/90/60	180/120/90	240/180/120
3 m to less than 9 m	90/30/30	120/30/30	180/90/60	240/90/60
9 m to less than 18 m	90/30/–	120/30/–	180/60/–	240/60/–
18 m or more	–/–/–	–/–/–	–/–/–	–/–/–

**Table 2 S5C21b: Type B 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 5, 7a or 9		Class 7b or 8
Less than 1.5 m	–/90/90	–/120/120	–/180/180	–/240/240
1.5 m to less than 3 m	–/60/30	–/90/60	–/120/90	–/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 <i>fire-source feature</i>	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
		Class 5, 7a or 9		Class 7b or 8
Loadbearing column — less than 18 m	90/–/–	120/–/–	180/–/–	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	90/90/90	120/120/120	180/180/180	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	90/90/90	120/120/120	180/120/120	240/120/120



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	60/60/60	120/--	180/--	240/--
Between or bounding sole-occupancy units	60/60/60	120/--	180/--	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	--/90/90	--/120/120	--/120/120	--/120/120
Bounding public corridor, public lobbies and the like	--/60/60	--/--	--/--	--/--
Between or bounding sole-occupancy units	--/60/60	--/--	--/--	--/--

**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	60/--	120/--	180/--	240/--
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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