

BCA CAPABILITY STATEMENT

3-5 HELP ST, CHATSWOOD

260057

IMPACT GROUP



CODEX
BUILDING CONSULTANTS

Project:	3-5 Help Street, Chatswood, NSW 2067
Reference No.:	260057
Date:	18 May 2026
Client:	Impact Group
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Authorisation

Revision	Comment/Reason for Issue	Issue Date	Reviewed by
02	BCA Capability Statement – SSDA S4.55 Modification Submission	18 May 2026	 Seb Howe (BDC2420) Registered Building Surveyor

Revision History

Revision	Comment/Reason for Issue	Issue Date	Prepared by
01	BCA Capability Statement – SSDA S4.55 Modification Submission, Draft	08 May 2026	Sam Pearson Building Surveyor
02	BCA Capability Statement – SSDA S4.55 Modification Submission	18 May 2026	Sam Pearson Building Surveyor

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1. EXECUTIVE SUMMARY

Codex Building Consultants have assessed the architectural design documents prepared by EM BE CE (refer appendix A) for compliance with the National Construction Code - Building Code of Australia Volume One 2022 (Amendment 2) (referred to as BCA).

The purpose of the assessment is to provide surety to the Consent Authority, the Department of Planning, 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 and E of the BCA will not give rise to significant design amendments.

This statement does not consider Section 62 of the Environmental Planning and Assessment Regulation 2021, this clause is a consent authority consideration.

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 and E of the National Construction Code Series 2022 (Amendment 2) (Volume 1) – Building Code of Australia (referred to as BCA), and provide surety to the Consent Authority that the SSDA S4.55 Modification design is capable of compliance without significant design amendments.

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 SSDA S4.55 Modification architectural plans, as listed in Appendix A
- Assessment of the architectural plans against the following relevant codes:-
 - Parts C, D & E (as applicable / relevant) of the National Construction Code Series (Volume 1) Building Code of Australia 2022 (Amendment 2) (BCA)
 - Environmental Planning and Assessment Act 1979 (EPAA)
 - Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021 (EPAR)
- 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 of any proposed electrical, mechanical, hydraulic, fire protection services.
- Section 62 of the Environmental Planning and Assessment Regulation 2021

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 2)

- The deemed to satisfy provisions of Part B, F, G, H & J of BCA 2022 (Amendment 2)
- Demolition Standards not referred to by the BCA;
- Work Healthy 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.

3. DEVELOPMENT DESCRIPTION

3.1. Proposed Development

The proposed development comprises of the construction of a mixed-use development and comprises of retail, commercial, residential, basement parking and storage areas. The building consists of 5 levels of underground carpark with a combination of residential and commercial parking, a ground floor consisting of retail, storage areas, ancillary areas and the commercial and residential lift lobbies, a mezzanine and first floor for commercial purposes, a second floor for apartment units and community open space, and 31 storeys for apartment units with 143 apartments in total (inc. 32 affordable and 30 adaptable), with a roof plant area.

3.2. Location and Description

The existing site spans 2 lots, located on 3 Help St and 5 Help Street, with the lots expected to be consolidated. The current site is situated on Help St, with McIntosh Street to the North and Cambridge Lane to the West bordering the site. The current Lot's are SP134 (3 Help St), and SP52320 (5 Help St).



Image provided by Em Be Ce

3.3. BCA Classification (Part A6)

The proposed development shall contain the following classifications:

- Class 2
- Class 5
- Class 6
- Class 7a
- Class 7b
- Class 8 (utilities provider substation)
- Class 9b (gym on Level 02)

3.4. Rise in Storeys (Clause C2D3)

The proposed development has been assessed to have a rise in storeys of thirty-six (36).

3.5. Effective Height (Part A1)

The proposed development has been assessed to have an effective height of 111.60m, this is measured from the RL of the Lower Ground floor of 91.750 to the RL of the top storey slab (excluding plant) of 203.350.

Please note the definition of effective height of a building was changed 1 May 2016. 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.

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	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	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 the Development	Use	Class	Floor Area (approx.) m ²	Population (using D2D18)
Basement 06	Lift Pit	Ancillary	66	-
Basement 05	Carpark	7a	1952	53
Basement 04	Carpark	7a	1952	53
Basement 03	Carpark	7a	1952	53
Basement 02	Carpark	7a	1952	53
Basement 01	Carpark, services	7a	1952	53

Part of the Development	Use	Class	Floor Area (approx.) m ²	Population (using D2D18)
Lower Ground	Fire Pump room, access ramp for Basement Levels, loading dock, waste rooms, services, and utility services substation	7a, 7b, 8	1159	39
Upper Ground	Retail, residential and commercial lobbies	2, 5, 6	416	213
Mezzanine	Commercial	5	1192	84
Level 01	Commercial	5	1296	91
Level 02	Sole Occupancy Units, Common Area, Gym	2, 9b	1393	-
Level 03-05	Sole Occupancy Units	2	701	-
Level 06	Sole Occupancy Units	2	717	-
Level 07	Sole Occupancy Units	2	614	-
Level 08-16	Sole Occupancy Units	2	614	-
Level 17-21	Sole Occupancy Units	2	614	-
Level 22-23	Sole Occupancy Units	2	614	-
Level 24-31	Sole Occupancy Units	2	614	-
Level 32	Sole Occupancy Units	2	584	-
Level 33	Sole Occupancy Units	2	584	-
Roof	Plant	Ancillary	405	-

Notes:

The above populations have been based on the floor areas and calculations in accordance with Table D2D18 of the BCA. Where the above calculation seems substantial, sanitary facilities will determine the maximum number of occupants in a space, such as the retail spaces on ground floor. D2D18 is not used to determine the population for Residential (Class 2) areas. Population numbers to be determined as the design develops.

The floor areas have been adjusted to account for ancillary areas such as sanitary facilities, corridors, shelving and / or racking layouts in storage areas by a factor of 0.8.

Summary of Construction and Building	
Use(s)	Carpark, Retail, Storage, Commercial, Residential, Gym (resident use only)
Classifications(s)	Class 2, 5, 6, 7a, 7b, 8, 9b
Number of Storeys contained	42
Rise in Storeys	36
Type of Construction	A
Effective Height	111.60m
Importance Level	Importance Level to be determined by the Structural Engineer.

4. DRAFT FIRE SAFETY SCHEDULE

The following is the draft Fire Safety Schedule for the building, listing the measures in the building that will be required to be maintained as part of these works.

SCHEDULE – Base Building BCA 2022 (Amendment 2)

Type of Construction - A

Effective height = 111.60m

Item	Essential Fire and Other Safety Measures	Standard of Performance
Fire Resistance (Floors, Walls, Doors, Shafts)		
1.	Access Panels & doors/hoppers (fire rated)	BCA 2022 Amdt 2 C4D14 (Openings in Shafts) BCA 2022 Amdt 2 Specification 12, AS 1905.1:2015 (Fire Resistant Doorsets)
2.	Fire doors	BCA 2022 Amdt 2 C3D13 (Separation of Equipment) BCA 2022 Amdt 2 C3D14 (Electricity Supply Systems) BCA 2022 Amdt 2 C4D9 (Openings in Fire Isolated Exits) BCA 2022 Amdt 2 C4D11 (Opening in Fire Isolated Lift Shafts), AS1735.11- 1986, AS1905.1: 2015
3.	Fire seals protecting openings in fire resisting components of the building	BCA 2022 Amdt 2 C4D15 (Openings for service installations) BCA 2022 Amdt 2 C4D16 (Construction joints) BCA 2022 Amdt 2 Specification 13 AS1530.4:2014 & AS4072.1-2005
4.	Lightweight construction	BCA 2022 Amdt 2 C2D2, Specification 5 BCA 2022 Amdt 2 C2D9, Specification 6 AS1530.4:2014
5.	Openings in fire-isolated lift shafts	BCA 2022 Amdt 2 Clause C3D11 AS 1735.11-1986
General		
6.	Automatic fail-safe devices	BCA 2022 Amdt 2 D3D26 (Operation of Latches), AS1670.1-2018 BCA 2022 Amdt 2 D3D27 (Re-entry from fire-isolated stairs), AS1670.1-2018
7.	Self-closing, automatic closing and latching mechanisms	BCA 2022 Amdt 2 Clause C4D5, C4D6, C4D7, C4D8, C4D9, C4D12, Spec 12
8.	Emergency Lifts	BCA 2022 Amdt 2 Clause E3D5, AS 1735.1-2016, AS 1735.2-2001, AS1735.11-1986, AS1735.12-1999

Item	Essential Fire and Other Safety Measures	Standard of Performance
9.	Fire control Room	BCA 2022 Amdt 2 E1D15, Specification 19 (Fire Control Centres)
10.	Fire & smoke dampers	BCA 2022 Amdt 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
11.	Path of travel for stairways, passageway and ramps	Section 107-109 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021
12.	Portable fire extinguishers	BCA 2022 Amdt 2 E1D14, AS 2444-2001
13.	Warning & operational signs	BCA 2022 Amdt 2 D3D28 (Signs on Fire Doors) BCA 2022 Amdt 2 D4D7 (Braille Exit Signs) (Note: E4D5 (Exit Signs)) BCA 2022 Amdt 2 E3D4 (Lift Signs)
Electrical Services		
14.	Automatic fire detection and Alarm System	BCA 2022 Amdt 2 E2D3, E2D4, E2D6, Spec 20 AS 1670.1:2018 (Fire)
15.	Smoke Detectors (inside apartments)	BCA 2022 Amdt 2 Clause E2, Spec 20, AS3786-2014
16.	Building Occupant Warning System	BCA 2022 Amdt 2 Clause E2D3, S17C8, Spec 20 Clause S20C7, AS 1670.1 2018
17.	Emergency Lighting	BCA 2022 Amdt 2 E4D2, E4D4 AS/NZS 2293.1:2018
18.	Emergency Warning and Intercommunication System	BCA 2022 Amdt 2 Clause E4D9, G3D8, S31C19, S31C19 AS 1670.4-2018
19.	Exit signs	BCA 2022 Amdt 2 E4D5 (Exit Signs) BCA 2022 Amdt 2 E4D6 (Direction Signs) BCA 2022 Amdt 2 E4D8 (Design and Operation - Exits) AS/NZS 2293.1:2018
Hydraulic Services		
20.	Automatic fire suppression systems (combined system)	BCA 2022 Amdt 2 E1D4, E1D5 BCA 2022 Amdt 2 Specification 17, AS 2118.1:2017 (Sprinklers), AS2118.6:2012 (combined sprinkler & hydrant system)
21.	Fire hydrant systems	BCA 2022 Amdt 2 E1D2, AS 2419.1:2021 AS 2118.6:2012 (combined sprinkler & hydrant system) BCA 2022 Amdt 2 C3D13 (Separation of Equipment)

Item	Essential Fire and Other Safety Measures	Standard of Performance
		FRNSW Technical Sheet D15/45534.V9 issued 10.01.19, 'Compatible Hose Connections'
22.	Fire hose reel systems	BCA 2022 Amdt 2 Clause E1D3, AS 2441-2005
23.	Wall wetting sprinkler and drencher systems	BCA 2022 Amdt 2 Clause C4D5, Spec 31, AS 2118.2-2021
Mechanical Services		
24.	Pressurisation Systems (stairs and zone pressurisation)	BCA 2022 Amdt 2 Clause E2D4, AS 1668.1-2015
25.	Mechanical air handling systems	BCA 2022 Amdt 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

E2D3 General Requirements

- (1) An air-handling system which does not form part of a smoke hazard management system in accordance with E2D4 to E2D20 and which recycles air from one fire compartment to another fire compartment or operates in a manner that may unduly contribute to the spread of smoke from one fire compartment to another fire compartment must, subject to (2), be designed and installed:
 - (a) to operate as a smoke control system in accordance with AS 1668.1; or
 - (b) such that it:
 - i. incorporates smoke dampers where the air-handling ducts penetrate any elements separating the fire compartments served; and
 - ii. is arranged such that the air-handling system is shut down and the smoke dampers are activated to close automatically by smoke detectors complying with clause 7.5 of AS 1670.1.
- (2) For the purposes of (1), each sole-occupancy unit in a Class 2 building is treated as a separate fire compartment.
- (3) Miscellaneous air-handling systems covered by Sections 5 and 6 of AS 1668.1 serving more than one fire compartment (other than a carpark ventilation system) and not forming part of a smoke hazard management system must comply with these Sections of the Standard.

A smoke detection system must be installed in accordance with S20C6 to operate AS 1668.1 systems that are provided for zone pressurisation and automatic air pressurisation for fire-isolated exits.

Performance Solutions

26. The building is subject to Fire Engineering assessment which will incorporate further fire safety measures. These will be confirmed upon completion of the Fire Engineering Report

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 2).

5.2. Compliance with 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. A2GA Compliance with the Performance Requirements

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)

Upon assessment of architectural plans, Codex Building Consultants can verify that the proposed design can readily achieve compliance with the DtS provisions of the BCA.

5.3. Performance Solutions – Lift and Fire 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 in accordance with Clause 18 of the Building and Development Certifiers Regulation 2020. 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:

Item	Description of Performance Solution	DtS Provision(s)	Relevant Performance Requirements
1.	Fire Resistance Levels The cavity between the slab edge and the internal face of the external cladding system at the penthouse level will be protected with a product to maintain the FRL of the slab within the cavity. This product is not tested in accordance with AS1530.4-2014. The hatch providing access to the OSD tank in basement 01 will not maintain the FRL of the slab and will be rationalised by way of fire engineering performance solution to omit the FRL requirement of the hatch. It is proposed to permit an opening without protection at the bottom of the garbage chutes in lieu of providing the bottom of the shaft with an FRL in line with a non-loadbearing shaft by way of fire engineering performance solution.	C2D2 Spec 5	C1P2
2.	Fire Resistance Levels – Rationalisation of FRLs It is proposed to rationalise the following Fire Resistance Levels (FRLs) of the following building elements: - It is proposed to reduce the FRL's of the structural elements of the Class 6 retail premises on the upper ground floor from 180 minutes to 120 minutes. - It is proposed to reduce the FRL's of the building elements separating the class 7b areas (loading dock/waste rooms) on the lower ground floor from 240 minutes to 120 minutes. This does not include the electricity network substation, which will maintain an FRL of not less than 240/240/240.	C3D9 C3D10 Spec 5	C1P1 C1P2
3.	Separation of Lift Shafts It is proposed to rationalise the FRL of the lift shafts on upper ground floor to 120 minutes in lieu of the 180 minutes where the lift is adjacent to a Class 6 portion of the upper ground floor, and in lieu of 240 minutes where the lift is adjacent to the 7b portions of the lower ground floor. This is in line with the rationalised FRLs within the same storey (lower and upper ground floor).	C3D11 Spec 5	C1P1 C1P2

Item	Description of Performance Solution	DtS Provision(s)	Relevant Performance Requirements
4.	Openings for Service Penetrations Protection of openings for service penetrations are proposed to be rationalised in line with the FRL's of the structural elements in which they penetrate.	C4D15	C1P2 C1P8
5.	Exit Travel Distances There are extended travel distances on the following levels, which are to be rationalised by way of fire engineering performance solution or design alterations: - 22m to a point of choice in lieu of 20m from the carpark exhaust fan room on Basement 01*. - 47m to an exit in lieu of 40m from the commercial waste area on lower ground/ground floor. - 42m to an exit in lieu of 40m from the bulky waste store on lower ground/ground floor. - 67m between exits in lieu of 60m from the commercial waste area on lower ground/ground floor when measured through the point of choice. - 68m between exits in lieu of 60m from the bulky waste store on ground floor when measured through the point of choice. - 25m to a point of choice in lieu of 20m on the commercial levels (mezzanine and level 1)**. - 45m to an exit in lieu of 40m on the commercial levels (mezzanine and level 1)**. - 35m to a point of choice in lieu of 20m from the residential communal garden on level 2. *Note: This includes a contingency to allow for the future installation of plant and equipment within the exhaust fan room. **Note: This includes a contingency to allow for the future fit-out of the office spaces on the commercial levels.	D2D5 D2D6	D1P4 E2P2
6.	Width of Exits and Paths of Travel to Exits The following reduced egress widths will be rationalised by way of fire engineering performance solution: - 750mm in lieu of 1m on the path of travel to the Nor Eastern fire stair/exit around the vehicle barrier from the commercial/residential waste area on lower ground/ground floor, and on the alternate egress route from the bulky waste store on lower ground/ground floor.	D2D8	D1P4 E2P2

Item	Description of Performance Solution	DtS Provision(s)	Relevant Performance Requirements
7.	Fire Hydrants The following non-compliances pertaining to fire hydrants and the fire hydrant booster assembly will be rationalised by way of fire engineering performance solution: - Hydrants on the mid-landing in the Western fire isolated stair shafts and the North-Eastern fire isolated stair shaft differ by greater than 2 risers above the FFL of the storey they are designated to serve (mezzanine and first floor) in AS2419.1-2021 Cl. 3.6.2(d)(i). - Supplementary fire hydrants not located within fire-isolated stair shafts are required on the ground floor to achieve full system coverage in accordance with AS2419.1-2021 Cl. 3.6.1. Satellite fire hydrants are not permitted in accordance with AS2419.1-2021 Cl. 3.6.2(a). - The fire hydrant booster location will be rationalised by way of fire engineering performance solution as there are multiple principal pedestrian entrances to the building, in accordance with AS2419.1-2021 Cl. 7.3.1. - The fire hydrant booster assembly will be rationalised by way of performance solution as the booster access is under an awning on the Western side of the allotment.	E1D2	E1P3
8.	Fire Hose Reels Satellite fire hose reels providing coverage in accordance with AS2441-2005 are not proposed within 4m of exits, and fire hose reels are not provided within 4m of all exits on lower ground and ground floor. A fire engineering performance solution will be sought to rationalise the hose reels not being within 4m of exits.	E1D3	E1P2
9.	Fire Control Room The change in level between the internal FFL of the fire control room and the road or open space is 340mm in lieu of 300mm. A fire engineering performance solution will be sought to rationalise the non-compliant change in level.	E1D15 Spec 19	E1P6
10.	Zone Pressurisation Zone pressurisation is required to be provided in all commercial areas in the building and will be omitted from the ground floor retail areas and the commercial floors on the Mezzanine and Level 1 by way of performance solution.	E2D6	E2P2
11.	Emergency Lifts A fire engineering performance solution will be sought to rationalise the omission of emergency lifts to the commercial tenancies.	E3D5	E3P2
Services Related Performance Solutions <i>Further services related performance solutions are to be confirmed and rationalised by way of performance solution as the design develops.</i>			

5.4. 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
C2D11 Spec 7	Fire Hazard Properties All products to be endorsed and tested prior to installation to ensure the group ratings/critical radiant flux is in accordance with the requirements of Spec 7.
C2D10 C2D14	Non-combustible Building Elements/Ancillary Elements The external walls of buildings constructed in accordance with the requirements of Type A construction must be non-combustible, with non-combustible ancillary elements such as signage and the like.
C3D13	Separation of Equipment Lift motor equipment must be separated with construction not achieving an FRL of less than 120/120/120. Construction separating lift shaft with equipment must achieve an FRL of not less than 120/-/-, where applicable. Separation of the on site fire pumps located in Basement 01 is to be provided in accordance with the requirements of AS2419.1-2021 (with an FRL not less than 120/120/120).
C3D14	Electricity Supply System The Main Switchroom on ground floor must be separated with construction achieving an FRL not less than 120/120/12-, and fitted with self-closing fire doors to both doorways achieving an FRL not less than -/120/30.
C4D3	Protection of Openings Openings within 3m of the boundary on the mezzanine level roof garden are to be protected in accordance with C4D5.
C4D12	Bounding Construction Details to be provided on the bounding construction between Sole Occupancy Units (SOUs), in the doorways between SOUs and public corridors, and between rooms not within SOUs and public corridors. Doorways must be fitted with self-closing fire doors achieving an FRL not less than -/60/30.
Spec 5	Fire Resistance Levels The access hatches providing access to the roof are not to reduce the FRL of the fire isolated stair shaft, and are to maintain the FRL of the enclosed top of the stair shaft with construction achieving an FRL not less than that required for a non-loadbearing shaft. The fire resistance of building elements is required to achieve not less than the prescriptive requirements of Spec 5, unless rationalised by way of fire engineering performance solution.
D2D15	Discharge from Exits Discharge from, and access to, an exit must not be blocked. Bollards are required along the path of travel to the North-Eastern fire stair from the loading dock on lower ground floor along the North-Eastern perimeter wall to prevent vehicles blocking the path of travel to this exit.

DtS Clause	Description
D3D7	Smoke Lobbies The smoke lobby separating the fire isolated stairway and the fire pump room on Basement 01 is required to be smoke proof in accordance with the requirements of this clause and AS2419.1-2021.
D3D29	Protection of Openable Windows Windows serving the Class 2 levels required protection in accordance with the requirements of this clause.
Part E1, E2 Spec 17	Combined Fire Hydrant and Sprinkler System Confirmation to be provided if a combined fire hydrant and sprinkler system in accordance with AS2118.6-2012 is proposed in lieu of separate systems.
E1D2	Fire Hydrants Hydrant coverage assessment to be completed by the hydraulic engineer to ensure coverage is in accordance with AS2419.1-2021 Cl. 3.6.1 (internal fire hydrants). The large bore suction point at the hydrant booster is required to be maximum 7.2m from the fire truck in accordance with AS2419.1-2021, with the hose length dictated by friction loss (maximum 20kPa at the required flow rate). Details to be provided by the hydraulic engineer on the location of the large bore suction point and confirmation to be provided on the maximum vertical lift from the low water level being less than the maximum 3m in accordance with AS2419.1-2021 Cl. 4.4(b).
E1D3	Fire Hose Reels Hose reel coverage assessment to be completed by the hydraulic engineer to ensure coverage is in accordance with AS2441-2005 Cl. 10.2.
E1D17	Provisions for EV Chargers It is noted that the carpark level will incorporate EV chargers. This is considered a special hazard. This item must be addressed in the Fire Engineering Report as a special hazard.
Spec 23	Fire Indicator Panel The location of the fire indicator panel is to be nominated.
Additional Information	
	Unamalgamated Lots The proposed buildings are built over multiple allotments due to not yet being amalgamated under the parent allotment. This creates multiple technical non-compliances with the BCA: • FRL Requirements as the building is within 3 m from the boundary. • Protection of Openings within 3 m from the boundary. • Egress routes require occupants to cross lot boundaries. • Shared Services across lot boundaries It is assumed that the lots will be amalgamated prior to the issuance of a Construction Certificate. Should the non-compliances remain, these are to be addressed through a fire engineering performance solution by a suitably accredited fire practitioner and in consultation with FRNSW.

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 2).

In view of this assessment, we can confirm that compliance with the National Construction Code Series (Volume 1) Building Code of Australia 2022 (Amendment 2) 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,

A handwritten signature in black ink, appearing to read "Seb Howe", with a stylized, flowing script.

Seb Howe
Director
Codex Building Consultants

ANNEXURE A DESIGN DOCUMENTATION

This report has been based on the following design documentation.

Architectural Plans prepared by EM BE CE		
Drawing Number	Revision	Title
SSDA-0000	E	COVER SHEET
SSDA-0100	B	Existing Site Plan
SSDA-0101	B	Site and Context Analysis
SSDA-0102	B	Site Demolition Plan
SSDA-0110	C	Proposed Site Plan
SSDA-0111	E	Public Domain Plan
SSDA-0900	B	B06 Plan
SSDA-1000	D	B05 Plan
SSDA-1001	D	B04 Plan
SSDA-1002	D	B03 Plan
SSDA-1003	E	B02 Plan
SSDA-1004	F	B01 Plan
SSDA-1010	H	LG Plan
SSDA-1011	G	UG Plan
SSDA-1100	D	Mezzanine Plan
SSDA-1101	D	L01 Plan
SSDA-1102	E	L02 Plan
SSDA-1103	E	L03-05 Plan
SSDA-1106	C	L06 Plan
SSDA-1107	C	L07 Plan
SSDA-1114	C	L08-16 Plan
SSDA-1115	B	L17-21 Plan
SSDA-1116	C	L22-23 Plan
SSDA-1117	B	L24-31 Plan
SSDA-1122	C	L32 Plan
SSDA-1123	C	L33 Plan
SSDA-1126	D	Roof Plan
SSDA-2000	D	West Elevation Cambridge Lane

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SSDA-2001	D	North Elevation McIntosh Street
SSDA-2002	C	East Elevation
SSDA-2003	C	South Elevation Help Street
SSDA-3000	C	Section North-South
SSDA-3001	C	Section East-West
SSDA-4004	B	Adaptable Apartment S
SSDA-4005	A	Adaptable Apartment R
SSDA-4100	C	ADG Compliance Plan - Typical Level 02
SSDA-4102	C	ADG Compliance Plan - Typical Level 03-05
SSDA-4103	C	ADG Compliance Plan - Typical Level 06-07
SSDA-4104	C	ADG Compliance Plan - Typical Level 08-16
SSDA-4105	C	ADG Compliance Plan - Typical Level 17-31
SSDA-4106	C	ADG Compliance Plan - Typical Level 32
SSDA-4107	C	ADG Compliance Plan - Typical Level 33
SSDA-4500	B	Driveway Ramp Plan
SSDA-4501	C	Driveway Ramp Sections
SSDA-5001	B	Shadow Diagram Winter Solstice – 0900
SSDA-5002	B	Shadow Diagram Winter Solstice – 1000
SSDA-5003	B	Shadow Diagram Winter Solstice – 1100
SSDA-5004	B	Shadow Diagram Winter Solstice – 1200
SSDA-5005	B	Shadow Diagram Winter Solstice – 1300
SSDA-5006	B	Shadow Diagram Winter

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		Solstice – 1400
SSDA-5007	B	Shadow Diagram Winter Solstice – 1500
5100	C	View from the Sun June 22 – 0900
5101	C	View from the Sun June 22 – 1000
5102	C	View from the Sun June 22 – 1100
5103	C	View from the Sun June 22 – 1200
5107	C	View from the Sun June 22 – 1300
5111	C	View from the Sun June 22 – 1400
5115	C	View from the Sun June 22 – 1500
SSDA-9001	D	GFA Plans
SSDA-9003	D	Affordable Housing GFA
SSDA-9100	E	Housing SEPP Compliance Plans
SSDA-9101	C	Housing SEPP Storage Schedule
SSDA-9102	B	Housing SEPP Compliance Plans- Future Conditions
SSDA-9200	B	Housing SEPP Visual Privacy
SSDA-9900	C	Material Palette