



BCA Compliance Report

25-31 Donald St & 15A/B Moseley St Carlingford

Regulatory Compliance Report

BCA Assessment



Prepared for: Captag Investments Pty Ltd

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This document does not, in any way, constitute or form part of a 'Design Declaration' under the Design and Building Practitioners Act 2020 or the Design and Building Practitioners Regulation 2021.

1. EXECUTIVE SUMMARY

This BCA report has been prepared by Certatude to accompany a detailed State Significant Development Application (SSDA) for the in-fill affordable housing development at 15A-15B Moseley Street and 25-31 Donald Street, Carlingford. The site made up of six lots. The legal description of the site is outlined in Table 1.

Table 1 Legal Description

Property Address	Legal Description
15A Moseley Street, Carlingford	Lot 35 DP 536982
15B Moseley Street, Carlingford	Lot 34 DP 536982
25 Donald Street, Carlingford	Lot 5 DP 35555
27 Donald Street, Carlingford	Lot 33 DP 536982
29 Donald Street, Carlingford	Lot 32 DP 536982
31 Donald Street, Carlingford	Lot 2 DP 35555

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-83870463).

Introduction

The application seeks development consent for the development of an in-fill affordable housing development at 15A-15B Moseley Street and 25-31 Donald Street, Carlingford. Specifically, the SSDA seeks development consent for:

- Demolition of all existing buildings and structures.
- Staged construction of two residential flat buildings and a child care centre, with a maximum building height of up to 31.7 metres, including:
 - Stage 1 – Buildings A1 and A2 including a total of 60 apartments.
 - Stage 2 – Building B including a 76-place child care centre and 76 apartments.
- A total of approx. 136 residential apartments, including:
 - 106 market apartments
 - 30 affordable housing apartments to be managed by a CHP for 15 years (equivalent to at least 15% affordable housing based on the total proportion of all floor space)
- A total gross floor area (**GFA**) of approximately 14,044 m² (equating to an FSR of approx. 2.36:1), including:
 - A child care centre comprising approx. 413 m² GFA
 - Total residential GFA of approx. 13,631 m²
- Excavation for approx. 2-3 shared basement levels providing 186 residential car parking spaces, comprising:
 - 164 residential parking spaces (including 21 accessible car parking spaces)
 - 22 visitor spaces (including one car wash space)
 - 23 childcare parking
 - Motorcycle and bicycle parking spaces

- Vehicular access from Donald Street for the residential apartments, and access from Moseley Street for the child care centre (including 27 car parking spaces for the child care centre).
- Associated civil works (including earthworks and stormwater management works), landscaping, and the extension and augmentation of physical infrastructure and utilities as required.

The Site

The site is located in Carlingford within the Parramatta Local Government Area (LGA). It comprises a series of irregular lots with a total site area of 5,948 m². The site has a frontage of approx. 79 metres to Moseley Street and a frontage of approx. 45 metres to Donald Street. All existing buildings, structures and trees on site have been demolished or removed, with the exception of a display suite for sales and marketing.

The site is 1 within approximately 300m walking distance of Carlingford Court Shopping Centre and 5.3 km northeast of the Parramatta CBD. The site is well serviced by public transport with regular bus services at Carlingford Court Shopping Centre, and Jenkins Road, approximately 350m west of the site. Stage 1 of the Parramatta Light Rail opened in December 2024 and provides public transport connections from Carlingford to Parramatta CBD via Camellia.

Development surrounding the site comprises a mix of land uses, varying between low and medium density to high density. The immediate area surrounding the site to the east, west and south is zoned R4 High Density Residential. Therefore, the surrounding area is undergoing significant change, particularly to the south of the site, with several residential apartment buildings under construction on nearby streets (including Paul Place, Tanderra Avenue, Post Office Street, and Thallon Street).

The area to the north of the site is zoned R2 Low Density Residential and includes The Harold West Reserve and St Paul's Anglican Parish Centre which are surrounded by single residential dwellings.

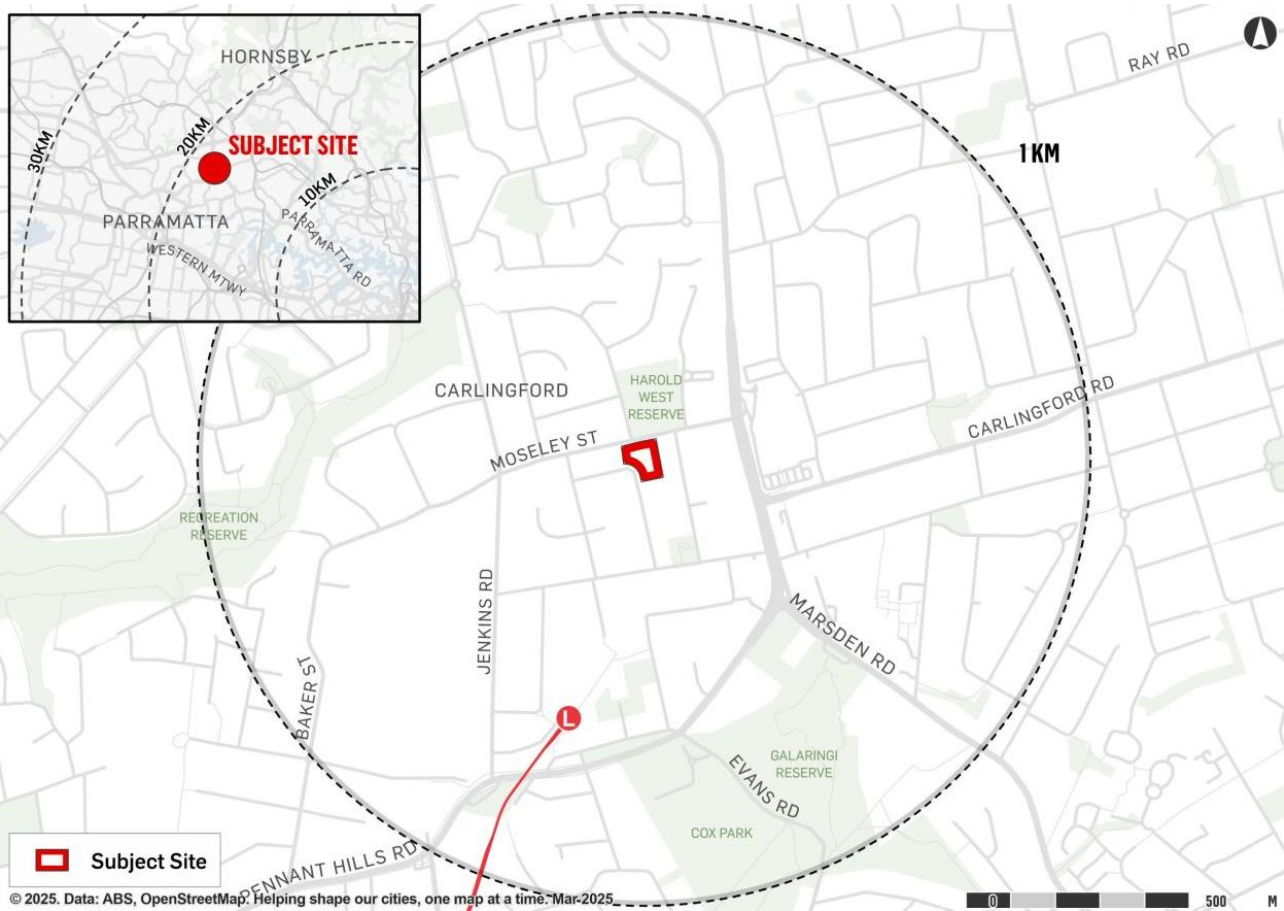
Figure 1 Site Aerial



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Source: Nearmap 2025 (edited by Urbis)

Figure 2 Local Context



© 2025. Data: ABS, OpenStreetMap. Helping shape our cities, one map at a time. Mar 2025

Source: Nearmap 2025 (edited by Urbis)

Summary of Compliance

As Registered Certifiers or relevant building surveyor we have reviewed the architectural design documents prepared by Capiro Property Group (refer appendix A) for compliance with the building assessment provisions currently outlined in BCA 2022.

This report has been prepared to assess the project against the Building Code of Australia to accompany the development application for this project.

Summary of Fire Engineered Performance Solutions

The assessment of the design documentation has revealed that the following items will be addressed by the fire engineer in the project fire engineering report.

No.	Description	Relevant DTS Clauses	Performance Requirements
Fire Safety Items			
1	<p>Rationalisation of fire-resistance level's (FRL) <i>Lower Basement</i></p> <ul style="list-style-type: none"> The storage area for the lower ground level exceeds 10% of the total floor area and are therefore considered 7b portions requiring an FRL of 240/240/240. Any deviation 	Spec 5, C3D8, C3D9, C4D12	C1P1, C1P2

No.	Description	Relevant DTS Clauses	Performance Requirements
	from this FRL would need to be addressed on a performance basis.		
2	<p>Enclosure of Shafts</p> <p>The enclosure of garbage chutes by fire-rated construction will be omitted at the roof slab of the garbage rooms. It is understood that no fire damper will be installed within the roof slab of the shaft enclosure - the garbage room itself will be fire rated and forming part of the vertical "shaft".</p>	Spec 5	C1P1, C1P2, C1P8
3	<p>Protection of Openings</p> <p>The following openings are within 3m to Fire Source Features.</p> <p><i>Ground Level</i></p> <ul style="list-style-type: none"> ▪ The basement opening is located within 3m to the southern boundary. This is in reference to the carpark opening. 	C4D3, C4D5	C1P2, C1P8
4	<p>Extended travel distances</p> <p><i>Upper Basement</i></p> <ul style="list-style-type: none"> ▪ Up to 28m to a point of choice in lieu of 20m. <p><i>Ground Floor</i></p> <ul style="list-style-type: none"> ▪ Up to 29m to a point of choice in lieu of 20m. ▪ 44m in total to an exit in lieu of 40m. ▪ Up to 14m to an exit in lieu of 6m <p><i>Level 1</i></p> <ul style="list-style-type: none"> ▪ 14m to an exit in lieu of 6m <p><i>Level 2</i></p> <ul style="list-style-type: none"> ▪ Up to 27m to a POC in lieu of 20m. ▪ Up to 14m to an exit in lieu of 6m <p><i>Levels 3 – Levels 6</i></p> <ul style="list-style-type: none"> ▪ Up to 14m to an exit in lieu of 6m. <p><i>Levels 7 – 8</i></p> <ul style="list-style-type: none"> ▪ Up to 14m to an exit in lieu of 6m. <p><i>Level 9</i></p> <ul style="list-style-type: none"> ▪ Up to 13m to an exit in lieu of 6m. <p><i>Level 10</i></p> <ul style="list-style-type: none"> ▪ Up to 11m to an exit in lieu of 6m. 	D2D5	D1P4, E2P2

No.	Description	Relevant DTS Clauses	Performance Requirements
5	<p>Distance Between Alternative Exits</p> <p><i>Lower Basement</i></p> <ul style="list-style-type: none"> 71m to an alternative exit in lieu of 60m <p><i>Ground Floor</i></p> <ul style="list-style-type: none"> 71m to an alternative exit in lieu of 60m <p><i>Levels 3 – Levels 10</i></p> <ul style="list-style-type: none"> Alternative exits are reduced to less than 9m apart. 	D2D6	D1P4, E2P2
6	<p>Travel via fire isolated exits</p> <p>The following departures exist relevant to the following fire isolated stairs/passageways:</p> <p><i>Lower Basement</i></p> <ul style="list-style-type: none"> Discharge from this exit will necessitate passing within 6m of external walls of the same building. Fire isolated stairway discharges to a point in the storey that is not open for more than 1/3rds of its perimeter. Fire stairs are not provided with independent egress to the road or open space. <p><i>Ground Floor</i></p> <ul style="list-style-type: none"> Discharge from this exit will necessitate passing within 6m of external walls of the same building. <p><i>Level 3</i></p> <ul style="list-style-type: none"> Fire isolated stairway discharges to a point in the storey that is not open for more than 1/3rds of its perimeter. 	D2D12	D1P4, D1P5, E2P2
7	<p>Roof as Open Space</p> <p><i>Ground Floor</i></p> <p>Discharge of exits onto the ground floor areas are required to comply with “Roof as open space” provisions as per D3D13, which will necessitate occupants passing openings to reach the public road.</p>	D3D13	C1P2, D1P4, D1P5
8	<p>Sprinkler/Hydrant Booster Location</p> <p>As the building will have multiple pedestrian entrances, the booster will not be located within site of the main pedestrian entrance.</p>	E1D2, E1D4, AS2419.1-2021	E1P3, E1P4
9	<p>Sprinkler system concessions</p> <p>Clause E1D4 of the BCA states that a sprinkler system must be installed throughout the whole building if any part of the building has an effective height of more than 25m in accordance with Specification 17 of the BCA.</p>	E1D4, Spec 17	E1P3, E1P4

No.	Description	Relevant Clauses	DTS	Performance Requirements
	<p>The DtS Provisions of the BCA contain numerous concessions for buildings provided with a sprinklers system as follows:</p> <ul style="list-style-type: none"> ▪ Clause C3D7 regarding vertical separation of openings in external walls. ▪ Specification 5 Clause S5C15 regarding the roof not containing a FRL. ▪ Specification 7 regarding the fire hazard properties of floor coverings and wall and ceiling linings. ▪ Clause E1D2 regarding fire hydrant booster protection. ▪ Specification 20 regarding smoke detector locations. ▪ Clause 6.11.2 of AS 2419.1-2021 regarding fire separation of internal pump rooms. <p>The departure from the BCA DtS Provision is that the sprinkler system is to comply with Performance Requirement E1P4 of the BCA as and not AS 2118.1-2017 as prescriptively.</p>			
10	<p><i>Lower Basement</i></p> <ul style="list-style-type: none"> ▪ Pump room is not provided with egress directly to the road or open space, or into a fire isolated passageway. 	AS2419.1:2021		-

The feasibility and any additional requirements that will apply as a result of performance solution/s will need to be confirmed by the professional preparing the performance solution/s. Any performance solution/s will need to be prepared by a suitably qualified/accredited professional prior to the issuance of a construction certificate.

2. INTRODUCTION

The proposed development comprises of BCA Compliance Report with regards to 25-31 Donald St & 15A/B Moseley St Carlingford.

This report is based upon the review of the design documentation listed in Appendix A of this Report.

The report is intended as an overview of the relevant provisions of the Building Code of Australia for assistance only.

The applicable legislation governing the design of buildings is the Environmental Planning and Assessment Act 1979. Section 19 of the of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulations 2021 requires all new building works to comply with the current BCA.

The BCA applicable to the development is the version that is in force at the time of a valid Construction Certificate application which includes the entrance floor. For the purposes of this Report, BCA 2022 has been utilised.

3. COMPLIANCE WITH THE BCA

The Building Code of Australia is a performance based document, whereby compliance is achieved by complying with the Governing Requirements and 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)

4. DOCUMENTATION OF PERFORMANCE SOLUTIONS

A Performance Solution must demonstrate compliance with all relevant Performance Requirements, or the solution must be at least equivalent to the Deemed-to-Satisfy provisions.

Compliance with the Performance Requirements is to be demonstrated through one or a combination of the following:

- a) Evidence of suitability in accordance with Part A5 of the BCA that shows the use of a material, product, plumbing and drainage product, form of construction or design meets the relevant Performance Requirements.
- b) A Verification Method including the following:
 - i. The Verification Methods provided in the NCC.
 - ii. Other Verification Methods, accepted by the appropriate authority that show compliance with the relevant Performance Requirements
- c) Expert Judgement
- d) Comparison with the Deemed-to-Satisfy Provisions

Where a Performance Solution is proposed as the method to achieve compliance, the following steps must be undertaken:

- a) Prepare a performance-based design brief in consultation with relevant stakeholders,
- b) Carry out analysis, using one or more of the assessment methods nominated above, as proposed by the performance-based design brief,
- c) Evaluate results from (b) against the acceptance criteria in the performance-based design brief,
- d) Prepare a final report that includes:
 - i. All Performance Requirements and/or Deemed-to-Satisfy Provisions identified as applicable,
 - ii. Identification of all assessment methods used,
 - iii. Details of required steps above,
 - iv. Confirmation that the Performance Requirement has been met; and
 - v. Details of conditions or limitations, if an exist, regarding the Performance Solution.

5. PRELIMINARIES

5.1. BUILDING ASSESSMENT DATA

Summary of Construction Determination:

Part of Project	Building A
Classification	2, 7a, 9b

Part of Project	Building A
Number of Storeys	12
Rise In Storeys	10
Type of Construction	A
Effective Height (m)	34.75m

Note:

- *The effective height of the project includes all stories included in the rise in stories of the project,*
- *The effective height of the building has been determined based on RL 133.500 – RL 98,750. Where these RL's change the effective height of the building will need to be reassessed*

Summary of the floor areas and relevant populations where applicable: -

Part of Project	BCA Classification	Approx. Floor Area (m ²)	Assumed Population
Lower Basement Carpark	7a	3,493.97	117
Upper Basement Carpark	7a	1,214.16	41
Ground Level Carpark Residential	7a 2	1,255.18 595.07	42 30
Level 1 Residential	2	687.53	34
Level 2 Residential Childcare Carpark Childcare	2 7a 9b	687.53 703.66 410.87	34 24 76 + 10*
Level 3 Residential	2	1,660.05	74
Level 4 Residential	2	1,697.45	80
Level 5 Residential	2	1,678.27	80
Level 6 Residential	2	1,678.27	80
Level 7 Residential	2	1,615.34	74
Level 8 Residential	2	1,560.08	78
Level 9			

Part of Project	BCA Classification	Approx. Floor Area (m ²)	Assumed Population
Residential	2	947.21	42
Level 10			
Residential	2	947.21	42
Total		20,491.14m ²	958

- Notes: *The above populations have been based on floor areas and calculations in accordance with Table D2D18 (prev. Table D1.13) of the BCA.*
- *Please confirm staff population for Level 2 Childcare, currently assumed 10.*

Occupiable Outdoor Areas

Part G6 outlines requirements with regards to fire ratings, egress provisions and coverage from essential services and are contained in this report.

An occupiable outdoor area is defined in the BCA as follows:

‘a space on a roof, balcony or similar part of a building:

- That is open to the sky; and*
- To which access is provided, other than access only for maintenance; and*
- That is not open space or directly connected with open space’*

6. STRUCTURE

6.1. STRUCTURAL PROVISIONS (BCA B1)

New structural works are to comply with the applicable requirements of BCA Part B1, including AS/NZS 1170.0-2002, AS/NZS 1170-1-2002, AS/NZS 1170.2-2021 and AS 1170.4-2007.

Depending on the importance level of the building as determined by AS/NZS 1170.0-2002, the non structural elements of the building, including partitions (and non-structural fire walls), ceilings, services and racking/shelving may be required to comply with the seismic restraint requirements of AS 1170.4-2007. Where this is required, certification will be required confirming that the design of the seismic restraints comply with AS 1170.4-2007. This may be provided by a specialist seismic consultant or by the architect and services design engineers.

It is noted that Verification Method, B1V2 (previously BV2) is a pathway available to verify compliance with BCA Performance Requirement B1P1 (1)(c) (previously BP1.1(a)(iii)).

Glazing is to comply with AS1288-2021, and AS2047-2014.

Prior to the issue of the Construction Certificate structural certification is required to be provided by a Professional Engineer registered on the National Engineering Register in the structural field

7. FIRE PROTECTION

7.1. FIRE COMPARTMENTATION (BCA C2D2 (PREVIOUSLY C1.1))

The BCA stipulates three levels of fire resistant construction, which is based upon the rise in storeys and classification of the building. Each of these types of construction has maximum floor area and volume limitations as per BCA Table C3D3 (previously C2.2).

Based upon the rise in storeys and use of the building, it is required to be constructed in accordance with the requirements of Type A Construction, in accordance with Tables S5C11a-g of Specification 5 (previously Table 3 & 3.9 of Specification C1.1) of the Building Code of Australia 2022.

The maximum floor area and volume limitations of a fire compartment as nominated in the deemed to satisfy provisions are as follows:

Classification		Type of Construction		
		A	B	C
5, 9b or 9c aged care building	max floor area—	8 000 m ²	5 500 m ²	3 000 m ²
	max volume—	48 000 m ³	33 000 m ³	18 000 m ³
6, 7, 8 or 9a (except for patient care areas)	max floor area—	5 000 m ²	3 500 m ²	2 000 m ²
	max volume—	30 000 m ³	21 000 m ³	12 000 m ³

7.2. FIRE RESISTANCE (BCA C2D2 (PREVIOUSLY C1.1))

The building should be constructed generally in accordance with the relevant provisions of Specification 5 (previously Specification C1.1) of the BCA applicable to Type A Construction, Please refer to Appendix C which outlines the required fire rating to be achieved by the development.

Where a fire wall is proposed, it is noted that the wall is to achieve a structural rating regardless of whether it is loadbearing or not. Refer to Appendix C for required FRLs.

The following departures are noted:

Basement

- The storage area for the lower ground level exceeds 10% of the total floor area and are therefore considered 7b portions requiring an FRL of 240/240/240. Any deviation from this FRL would need to be addressed on a performance basis.

7.3. CLASS 9B EARLY CHILDHOOD FIRE AND SMOKE COMPARTMENTATION PROVISIONS (BCA C3D6)

An early childhood centre, where it is part of a building of multiple classifications, must be separated from the remainder of the building by walls and floors that achieve an FRL not less than that required for a fire wall, i.e. 120 minutes for an early childhood centre.

Each storey is required to contain not less than 2 fire compartments. Further review will be required at the construction stage.

7.4. FIRE HAZARD PROPERTIES (BCA C2D10 AND C2D11 (PREVIOUSLY C1.10 AND BCA C1.9))

External Wall Cladding

Since the building is of Type A construction, the following components are required to be completely non-combustible:

- External walls and common walls, including façade coverings, framing, insulation;
- Flooring and floor framing of lift pits;
- Non-loadbearing internal walls required to have an FRL;
- All non-loadbearing shafts;

- All loadbearing internal walls and loadbearing fire walls, including those that are part of loadbearing shafts.

Please provide product specifications and test reports to AS 1530.1-1994 for all materials to demonstrate compliance.

For materials and assemblies that are required to be non-combustible, the material or system must be not deemed combustible when tested in accordance with AS 1530.1-1994.

The above noted requirements do not apply to the following:

- a) Gaskets,
- b) Caulking,
- c) Sealants,
- d) Termite management systems,
- e) Glass, including laminated glass, and associated adhesives, including tapes,
- f) Thermal breaks associated with—
 - i. glazing systems; or
 - ii. external wall systems, where the thermal breaks—
 - A. are no larger than necessary to achieve thermal objectives; and
 - B. do not extend beyond one storey; and
 - C. do not extend beyond one fire compartment.
- g) Damp-proof courses,
- h) Compressible fillers and backing materials, including those associated with articulation joints, closing gaps not wider than 50 mm,
- i) Isolated—
 - i. construction packers and shims; or
 - ii. blocking for fixing fixtures; or
 - iii. fixings, including fixing accessories; or
 - iv. acoustic mounts.
- j) Waterproofing materials applied to the external face, used below ground level and up to 250 mm above ground level,
- k) Joint trims and joint reinforcing tape and mesh of a width not greater than 50 mm,
- l) Weather sealing materials, applied to gaps not wider than 50 mm, used within and between concrete elements,
- m) Wall ties and other masonry components complying with AS 2699 Part 1 and Part 3 as appropriate, and associated with masonry wall construction,
- n) Reinforcing bars and associated minor elements that are wholly or predominately encased in concrete or grout,
- o) A paint, lacquer or a similar finish or coating,
- p) Adhesives, including tapes, associated with stiffeners for cladding systems,
- q) Fire-protective materials and components required for the protection of penetrations.

Combustible Materials

The following materials, though combustible or containing combustible fibres, may be used wherever a non-combustible material is required:

- a) Plasterboard.
- b) Perforated gypsum lath with a normal paper finish.
- c) Fibrous-plaster sheet.
- d) Fibre-reinforced cement sheeting.
- e) Pre-finished metal sheeting having a combustible surface finish not exceeding 1 mm thickness and where the Spread-of-Flame Index of the product is not greater than 0.
- f) Sarking type materials that do not exceed 1mm in thickness and have a Flammability Index not greater than 5.
- g) Bonded laminated materials where -

- (i) each laminate is non-combustible; and
- (ii) each adhesive layer does not exceed 1 mm in thickness; and
- (iii) the total thickness of the adhesive layers does not exceed 2 mm; and
- (iv) the Spread-of-Flame Index and the Smoke-Developed Index of the bonded laminated material as a whole does not exceed 0 and 3 respectively.

It is recommended that once material selections are made, copies of the fire test certificates/reports be provided for review and approval.

BCA 2022 introduced a number of additional clarifications and considers the following materials, when entirely composed of itself, are non-combustible and may be used wherever a non-combustible material is required:

- a) Concrete.
- b) Steel, including metallic coated steel,
- c) Masonry, including mortar,
- d) Aluminium, including aluminium alloy,
- e) Autoclaved aerated concrete, including mortar,
- f) Iron,
- g) Terracotta,
- h) Porcelain,
- i) Ceramic,
- j) Natural stone,
- k) Copper,
- l) Zinc,
- m) Lead,
- n) Bronze,
- o) Brass.

Any Aluminium Composite Panels must be labelled in accordance with SA TS 5344.

The BCA does nominate that ancillary elements may not be fixed to an external wall that is required to be non-combustible unless they comprise of the following:

- a) An ancillary element that is non-combustible.
- b) A gutter, downpipe or other plumbing fixture or fitting.
- c) A flashing.
- d) A grate or grille not more than 2 m² in area associated with a building service.
- e) An electrical switch, socket-outlet, cover plate or the like.
- f) A light fitting.
- g) A required sign.
- h) A sign other than one provided under (a) or (g) that—
 - i) achieves a group number of 1 or 2; and
 - ii) does not extend beyond one storey; and
 - iii) does not extend beyond one fire compartment; and
 - iv) is separated vertically from other signs permitted under (h) by at least 2 storeys.
- i) An awning, sunshade, canopy, blind or shading hood other than one provided under (a) that—
 - i) meets the relevant requirements of Table S7C7 as for an internal element; and
 - ii) serves a storey—
 - A. at ground level; or
 - B. immediately above a storey at ground level; and
 - iii) does not serve an exit, where it would render the exit unusable in a fire.

- j) A part of a security, intercom or announcement system.
- k) Wiring.
- l) Waterproofing material installed in accordance with AS 4654.2 and applied to an adjacent floor surface, including vertical upturn, or a roof surface.
- m) Collars, sleeves and insulation associated with service installations.
- n) Screens applied to vents, weepholes and gaps complying with AS 3959.
- o) Wiper and brush seals associated with doors, windows or other openings.
- p) A gasket, caulking, sealant or adhesive directly associated with (a) to (o)

Please provide fire hazard properties reports for any proposed signs and confirm their extent i.e. not spanning more than one storey or fire compartment:

Interior Linings

The fire hazard properties of fixed surface linings and mechanical ductwork will also need to be addressed within the detailed documentation phase pursuant to Specification 7 (previously Specification C1.10) of the Building Code of Australia. The following requirements apply:

Sprinkler Protected Areas

- a) Floor Coverings – Critical radiant Flux not less than 1.2 kW/m²
- b) Wall and Ceiling Linings – Material Group No. 1,2,3
- c) Other Materials – Spread of Flame Index not exceeding 9 and Smoke Developed Index not exceeding 8.

Rigid and flexible air handling ductwork must comply with AS4254 Parts 1 & 2 2012.

Floor linings and floor coverings used in lift cars must have a critical radiant flux not less than 2.2, and wall and ceiling linings must be a Material Group No. 1 or 2.

7.5. SEPARATION OF EQUIPMENT (C3D13 (PREVIOUSLY C2.12))

Equipment listed below must be separated from the remainder of the building providing a FRL as required by Specification 5 (previously Spec C1.1) but not less than 120/120/120 with a self-closing fire door with an FRL or not less than -/120/30. When separating a lift shaft and life motor room, an FRL of not less than 120/-/- is required.

- a) Lift motors and lift control panels; or
- b) Emergency generators used to sustain emergency equipment operating in the emergency mode; or
- c) Central smoke control plant; or
- d) Boilers; or
- e) A battery system installed in that building that has total voltage of 12 volts or more and a storage capacity of 200kWh or more.

7.6. VERTICAL SEPARATION OF OPENINGS IN EXTERNAL WALLS (BCA C3D7 (PREVIOUSLY C2.6))

A building of Type A construction must be provided with spandrel separation between openings on different storeys unless the building is protected with a sprinkler system (other than a FPAA101D or FPAA101H system) throughout in accordance with Specification 17 (previously Specification E1.5). It is noted where the building sprinkler system is subject to performance solution, the concession noted above would need to be addressed on a performance basis.

For the purposes of C3D7 (previously C2.6), window or other opening means that part of the external wall of a building that does not have an FRL of 60/60/60 or greater.

Spandrels are required in accordance with BCA Clause C3D7 (previously C2.6), which stipulates a 900mm high spandrel; with 600mm of this spandrel being above the finished floor level. Alternatively, an 1100mm horizontal slab may be utilized. The spandrel material is required to be non-combustible and to achieve an FRL of 60/60/60.

It is noted that any penetrations in the spandrel construction e.g. for drainage, overflow etc. are to be protected.

Detailed elevations will be required to enable a full check and assessment to be undertaken of the spandrels proposed.

7.7. PUBLIC CORRIDORS: CLASS 2 AND 3 BUILDINGS (BCA C3D15 (PREVIOUSLY C2.14))

Public corridors exceeding 40m in length to be divided into intervals of not more than 40m by smoke proof walls complying with Clause 2 of BCA Specification 11 (previously Specification C2.5)

7.8. PROTECTION OF OPENINGS IN EXTERNAL WALLS (BCA C4D3, C4D4, C4D5 (PREVIOUSLY C3.2 / C3.3 / C3.4))

The prescriptive provisions of the BCA stipulate that any external opening within 3m of the boundary, within 6m of the far boundary of a road, river, lake or the like that adjoins the allotment, or within 6m of another building on the allotment requires protection by -/60/- fire rated construction, or externally located wall wetting sprinklers.

Where a building is separated into fire compartments, the distance between parts of external walls and openings within them must be not less than the table below unless those parts of each external wall has an FRL not less than 60/60/60 and openings are protected.

Angle Between Walls	Minimum Distance
0° (walls opposite)	6m
More than 0° to 45°	5m
More than 45° to 90°	4m
More than 90° to 135°	3m
More than 135° to 180°	2m
More than 180°	Nil

The following departures are noted:

Ground Level

- The basement opening is located within 3m to the southern boundary. This is in reference to the car park opening.

Fire source feature is defined as;

- a) *The far boundary of a road, river, lake or the like adjoining an allotment,*
- b) *The side or rear boundary of the allotment,*
- c) *The external wall of another building on the allotment which is not a class 10 building.*

7.9. PROTECTION OF OPENINGS FIRE RATED BUILDING ELEMENTS (BCA C4D6, C4D11 (PREVIOUSLY C3.5 AND BCA C3.10))

The prescriptive provisions of the BCA stipulate that openings within building elements required to have an FRL shall be protected as follows:

- a) Penetrations through fire rated floors to be protected either by a tested prototype (e.g. fire collar, fire damper, etc) or be installed within a fire rated shaft achieving an FRL the same as the FRL of the floor it is passing through;
- b) Any penetration through a wall or room required to have an FRL (e.g. substation, boiler room, apartment separating wall etc) is to be protected either by a tested prototype (e.g. fire collar, fire damper, etc) or be installed within a shaft achieving an FRL the same as the FRL of the floor it is passing through;;
- c) Self-closing -/60/30 fire doors to the doors opening to the fire isolated stairs (note that this also includes the access doors to the condenser units on the plant platforms).

Note that where fire dampers, fire collars, etc are utilised, allowance needs to be made for access hatches to be provided within the walls / ceilings to ensure that maintenance access is provided.

As the design develops, details will need to be included in relation to sealing of penetrations / construction of fire rated shafts.

8. ACCESS AND EGRESS

8.1. PROVISION FOR ESCAPE (BCA D2 (PREVIOUSLY D1))

The egress provisions for the proposed building are provided by the following:

- Fire isolated stairways,
- External doors,
- Internal stairway
- Horizontal exits

The egress provisions that apply to the building also apply to any occupiable outdoor areas.

Detailing issues that will need to be addressed as the design develops include:

- Door hardware,
- Exit door operation,
- Stair construction,
- Handrail and balustrade construction,
- Details of separation of rising and descending stairs,
- Discharge from fire isolated exits,

Class 9b Early Childhood Centres

A minimum of two exits, in addition to any horizontal exits, are required to be provided to each storey containing an early childhood centre. Each compartment of an early childhood centre is also required to be provided with at least two horizontal exits, and one non-horizontal exit.

All exits that are not horizontal exits or external perimeter doors are required to be fire isolated.

The clear area provided to horizontal exits to accommodate evacuating occupants is to be large enough to accommodate all occupants of the early childhood centre.

Further review required at the construction stage.

8.2. REQUIRED FIRE ISOLATION OF EXITS (BCA CLAUSE D2D5 (PREVIOUSLY D1.3))

Class 2

Stairs are required to be fire isolated unless they connect, pass through or pass by not more than 3 storeys in a Class 2 building or 2 storeys in a Class 3 building.

An additional storey of any classification may be added if:

- i) It is only for the accommodation of motor vehicles or for other ancillary purposes; or
- ii) the building has a sprinkler system (other than a FPAA101D system) complying with Specification 17 installed throughout; or
- iii) the required exit does not provide access to or egress for, and is separated from, the extra storey by construction having—
 - A. an FRL of –/60/60, if non-loadbearing; and
 - B. an FRL of 90/90/90, if loadbearing; and
 - C. no opening that could permit the passage of fire or smoke.

Class 7a and 9b

Stairs utilised as required exits must be fire isolated where they connect, pass through or pass by more than 2 consecutive storeys and, an extra storey may be added if the building has a sprinkler system (other than a FPAA101D system) installed throughout.

Alternatively, where the stair does not provide access to or egress from the third storey, and is separated from that storey by construction achieving an FRL of 60 minutes or, in a Type A building where the construction is loadbearing, 90 minutes, the exit is also not required to be fire isolated.

The proposed exits are required to be fire isolated.

8.3. TRAVEL VIA FIRE ISOLATED EXITS (BCA D2D12 (PREVIOUSLY D1.7))

The BCA requires each fire isolated stairway to provide independent egress from each storey served and discharge directly, or by way of its own fire isolated passageway to:

- A road or open space; or
- To a point in a storey within the confines of the building, that is used only for pedestrian movement, car parking or the like and is open for at least 2/3 of its perimeter, and an unimpeded path of travel not more than 20m to a road or open space; or
- A covered area that adjoins a road or open space, is open for at least 1/3 of its perimeter, has an unobstructed clear height throughout of not less than 3m, and provides an unimpeded path of travel to a road or open space of not less than 6m.

Additionally, where the path of travel from the point of discharge requires occupants to pass within 6m of any part of the external wall of the same building (measured horizontally), that external wall must have a 60/60/60 FRL and have any openings protected internally for a distance of 3m above or below the path of travel.

The following departures exist relevant to the following fire isolated stairs/passageways:

Lower Basement

- The path of travel to the road necessitates passing within 6 m unprotected openings within the external wall of the same building

Ground Floor

- Discharge from this exit will necessitate passing within 6m of external walls of the same building.
- Fire isolated stairway discharges to a point in the storey that is not open for more than 1/3rds of its perimeter.
- Fire stairs are not provided with independent egress to the road or open space.

The above will be addressed through a performance solution

8.4. HORIZONTAL EXITS (BCA D2D16 (PREVIOUSLY D1.11))

Horizontal exits are not to comprise of more than half of the required exits from any part of a storey divided by a fire wall except in a class 9a health care building or a class 9c building where the adjoining compartment has at least one required exit which is not a horizontal exit.

Horizontal exits are to have a clear area on the side of the wall that the persons are evacuating to that accommodates the total number of persons served by the horizontal exit. Space allowances are to be based on areas of not less than:

- 2.5m²/patient/resident in a Class 9a health care or 9c aged care building; and
- 0.5m² per person in any other case

Where a compartment is provided with two exits only, and one is a horizontal exit, the clear area provided above is to accommodate all occupants evacuating from the compartment.

Further review will be required at the construction stage.

8.5. EXIT TRAVEL DISTANCES (BCA D2D5, D2D6 (PREVIOUSLY D1.4, D1.5))

The locations of the proposed exits would appear to indicate that the deemed to satisfy requirements in terms of travel distances, distances between alternative exits and egress widths would deviate from the DTS provisions as outlined below

The travel distances to exits should not exceed:

Class 5 to 9

- no point on the floor must be more than 20m to a single exit or point of choice and where two exits are provided, a maximum of 40m to one of those exits; and
- exits shall be located to not be more than 60m apart and not closer than 9m

Class 2

- 6m from an exit or from a point of choice from the entrance doorway of a sole occupancy unit
- 20m from a single exit at the level of egress to a road or open space
- Alternate exits not more than 45m apart

The above indicates that the deemed to satisfy requirements in terms of travel distances would be satisfied, with the exception of the following areas:

Upper Basement

- Up to 28m to a point of choice in lieu of 20m.

Ground Floor

- Up to 39m to a point of choice in lieu of 20m. This is excessive and will need to be addressed through design amendments.
- 44m in total to an exit in lieu of 40m.
- Up to 14m to an exit in lieu of 6m

Level 1

- 14m to an exit in lieu of 6m

Level 2

- Up to 27m to a POC in lieu of 20m.
- Up to 14m to an exit in lieu of 6m

Levels 3 – Levels 6

- Up to 14m to an exit in lieu of 6m. This is excessive and will need to be addressed through design amendments.

Levels 7 – 8

- Up to 14m to an exit in lieu of 6m. This is excessive and will need to be addressed through design amendments.

Level 9

- Up to 13m to an exit in lieu of 6m. This is excessive and will need to be addressed through design amendments.

Level 10

- Up to 11m to an exit in lieu of 6m. This is excessive and will need to be addressed through design amendments.

Distances between alternative exits do not comply in the following areas:

Lower Basement

- 71m to an alternative exit in lieu of 60m

Ground Floor

- 71m to an alternative exit in lieu of 60m

Levels 3 – Levels 10

- Alternative exits are reduced to less than 9m apart.

The extended travel distances and distance between the exit stairs will need to be addressed to comply with the requirements of the deemed to satisfy provisions noted above, or be assessed as performance solutions by the Fire Safety Engineer using BCA Performance Requirements D1P4 and E2P2 (previously DP4 & EP2.2)

8.6. DIMENSIONS OF EXITS (BCA D2D7, D2D8, D2D9, D2D10, D2D11 (PREVIOUSLY D1.6))

Minimum dimensions of 1000mm and 2000mm height to be provided within exits, with the paths of travel should provide a minimum width of 1000mm (note that all maintenance access, cat walks, etc may comply with AS1657-2018 in which case a 600mm clear width is required).

The following table summarises the exit widths required by BCA Clause D2D7, D2D8, D2D9, D2D10, D2D11 (previously D1.6):

Storey	Number of people	Exit Width Required	Exit Width Provided
Lower Basement			
Carpark	117	1.25m	3m
Upper Basement			
Carpark	41	1m	2m
Ground Level			
Carpark	42	1m	3.47m
Residential	30	1m	3.56m
Level 1			
Residential	34	1m	2m
Level 2			
Residential	34	1m	2m
Childcare Carpark	24	1m	3m
Childcare	76 + 10*	1m	3m
Level 3			
Residential	74	1m	4m
Level 4			
Residential	80	1m	4m
Level 5			
Residential	80	1m	4m
Level 6			
Residential	80	1m	4m
Level 7			
Residential	74	1m	4m
Level 8			
Residential	78	1m	4m
Level 9			
Residential	42	1m	2m
Level 10			
Residential	42	1m	2m

Note:

- Levels 3-10 internal stair has not been considered as exit width due to exits being less than 9m apart.
- Please confirm staff population for Level 2 Childcare, currently assumed 10.
- Further review to be conducted once compliance with Clause D2D3 is achieved and more exits are proposed.

Doorways are permitted to contain a clear opening width of the required width of the exit minus 250mm, with a height of 1980mm as part of egress requirements. Access for persons with disabilities however requires a clear doorway opening width of 850mm (i.e. minimum 920 mm doors).

8.7. BALUSTRADES AND HANDRAILS (BCA D3D17, D3D18, D3D19, D3D20, D3D22, D3D29 (PREVIOUSLY D2.16 / BCA D2.17 / D2.24))

Generally

Balustrading to a minimum height of 1000mm with a maximum opening of 124mm in any direction should be provided adjacent to balconies, landings, corridors etc where located adjacent to a change in level exceeding 1000mm, or where it is possible to fall through an openable window located more than 4m above the surface beneath.

Where it is possible to fall more than 4m to the surface below, the balustrade shall not contain any horizontal or near horizontal members that facilitate climbing between 150 – 760mm above the floor. It is noted that these provisions also apply to any building elements, including AC covers and the like, that are within 1m of the required balustrade.

Where a required barrier is fixed to the vertical face forming an edge of a landing, balcony, deck, stairway or the like, the opening formed between the barrier and the face must not exceed 40 mm.

Handrails should generally be provided at a minimum height of 865mm alongside of all ramps and stairs.

The public stairs and ramps located along an accessible path of travel should be designed in accordance with the requirements of AS1428.1 for persons with disabilities. This requires a handrail on each side of the stair and ramp and for the handrail to extend approximately 550mm – 600mm past the last tread / end of ramp.

In addition to the above, handrails are required to both sides of all stairs with a width of 2m or more.

(Class 9b early childhood centres) Intermediate handrails are required to be provided to stairs in a building that contains a Class 9b early childhood centre between 450mm and 700mm in height, with a diameter of between 16mm and 45mm.

Balustrades to Early Childhood Centres

Where the trafficable surface of an outdoor play space is not more than 2m above the surface below, the balustrading provisions are to comply with the requirements of AS 1926.1.

Where the surface of the play space is more than 2m above the surface beneath, the balustrade is to be:

- i. is not less than 1.8 m high, as measured from above the trafficable surface; and
- ii. is non-climbable and does not contain horizontal or other elements that could facilitate climbing; and
- iii. does not have any openings or apertures through which a 100 mm or greater sphere could pass; and
- iv. is not within 1.8 m, as measured directly from the top of the barrier, of any elements within the outdoor play space that facilitate climbing; and
- v. is not within 900 mm of elements in a wall that facilitate climbing

Strength and rigidity of all balustrades to play spaces are to comply with AS 1926.1.

Openable Windows in Bedrooms & Early Childhood Centres

In bedrooms of Class 2 buildings, and Class 9b early childhood centres, where the distance from the floor level to the level below exceeds 2m, window openings shall be provided with protection in accordance with BCA Clause D3D29.

Where the lowest part of the window opening is less than 1.7m above a floor, the window opening must be:

- a) Fitted with a device to restrict the opening; or
- b) Fitted with a screen with secure fittings

The device or screen required must –

- a) Not permit a 125mm sphere to pass through it; and
- b) Resist an outward horizontal action of 250N; and
- c) Have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden

Further review will be undertaken to ensure compliance as the design develops.

8.8. SLIP RESISTANCE (BCA D3D15 (PREVIOUSLY D2.14))

The slip resistance requirements for ramps and stairs are outlined below:

Table D3D15 (prev. Table D2.14) SLIP-RESISTANCE CLASSIFICATION

Application	Surface conditions	
	Dry	Wet
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

9. SERVICES AND EQUIPMENT

The following section of this report describes the essential fire safety measures and the minimum performance requirements of those measures. A draft essential fire safety schedule can be found in Appendix B.

It is noted that the provisions below also apply to occupiable outdoor areas.

9.1. FIRE HYDRANTS (BCA E1D2 (PREVIOUSLY E1.3))

A Fire Hydrant system is required to be provided in accordance with BCA Clause E1D2 (prev. E1.3) and AS2419.1-2021.

All fire hydrants shall have the centre line of the fire hydrant valve or outlet not less than 750mm and not more than 1200mm above the ground, finished floor level or platform as outlined in AS2419.1-2021.

Pressure and flow information will be required to confirm the required pressures and flow to the system, depending on the type of hydrant to be utilized;

The fire services/hydraulic engineer is to confirm the required flow rates for the development.

The building is required to be provided with a booster assembly as part of the fire hydrant requirements. The booster is required to be located at the main entry. If remote from the building, the booster is to be located at the main vehicle entry or with sight of the main entry of the building within 20m of a hardstand area.

The booster protection requirements apply to any booster which is located within 10m of the building it serves unless provided with a DTS sprinkler system. The protection requirements are summarised below:

- i. Wall behind the booster which achieves a minimum FRL of 90/90/90 must be achieved from a DTS perspective
- ii. This must extend not less than 2m from each side of the centre line of the fire hydrant riser and,
- iii. Extend to a height not less than 3m above ground level

The following departures are noted:

- As the building will have multiple pedestrian entrances, the booster will not be located within site of the main pedestrian entrance.

9.2. FIRE HOSE REELS (BCA E1D3 (PREVIOUSLY E1.4))

A Fire Hose Reel System is required to BCA Clause E1D3 (previously E1.4) and AS2441-2005.

Fire hose reel assemblies shall be suitably mounted at a spindle height of between 1400mm and 2400mm above floor level as outlined in AS2441-2005.

The system is required to provide coverage to the class 7a and 9b zones only.

Fire hose reels are to be located within 4m of exits and provide coverage within the building based on a 36m hose length and 4m of water spray. Where required, additional fire hose reels shall be located internally as required to provide coverage. These hose reels are to be located adjacent to internal hydrants.

Fire hose reel cupboards must not contain any other services such as water meters, etc., and doors to fire hose reel cupboards are not to impede the path of egress unless a performance solution is developed under BCA Performance Requirement E1P1 (previously EP1.1).

Fire Hose reel is not to extend through Fire and Smoke Walls.

Fire hose reels coverage drawings are to be provided at the construction stage for review.

9.3. FIRE EXTINGUISHERS (BCA E1D14 (PREVIOUSLY E1.6))

The provision of portable fire extinguishers is required to BCA Clause E1D14 (previously E1.6) and AS2444 - 2001 to provide coverage to the following zones.

Portable fire extinguishers must be located not more than 1200mm from the finished floor and not less than 100mm as outlined in AS2444-2001.

E1D14 details when portable fire extinguishers are required:

Occupancy Class	Risk Class (as defined in AS 2444)
General provisions – Class 2 to 9 buildings (except within sole-occupancy units of a Class 9c building)	a) To cover Class AE or E fire risks associated with emergency services switchboards. (Note 1)

Occupancy Class	Risk Class (as defined in AS 2444)
	b) To cover Class F fire risks involving cooking oils and fats in kitchens. c) To cover Class B fire risks in locations where flammable liquids in excess of 50 litres are stored or used (not excluding that held in fuel tanks of vehicles). d) To cover Class A fire risks in normally occupied fire compartments less than 500m ² not provided with fire hose reels (excluding open deck carparks). e) To cover Class A fire risks in classrooms and associated schools not provided with fire hose reels. f) To cover Class A fire risks associated with Class 2 or 3 building or class 4 part of building.

In addition, extinguishers are to be provided to the class 2 portions of the building in accordance with the below:

- an ABE type fire extinguisher is to be installed with a minimum size of 2.5 kg; and
- extinguishers are to be distributed outside a sole-occupancy unit:
 - a) to serve only the storey at which they are located; and
 - b) so that the travel distance from the entrance doorway of any sole-occupancy unit to the nearest fire extinguisher is not more than 10 m.

Fire extinguishers are to be located in accordance with AS 2444 - 2001, often collocated with fire hydrants and/or fire hose reels.

The fire extinguisher locations are to be confirmed at the construction stage.

9.4. AUTOMATIC SPRINKLER PROTECTION (BCA E1D4 – E1D13 (PREVIOUSLY E1.5))

Automatic sprinkler protection is required to Specification 17 (previously Spec. E1.5) and AS2118.1-2017 to the following areas:

- Throughout the entire building where there is a rise in storey of more than 3 in a class 2 building,
- Throughout any Class 7a car park (other than open deck car parks) containing accommodation for more than 40 vehicles,
- Throughout the entire building where the building contains a Class 9b early childhood centre,

A sprinkler system is required to be provided throughout the whole building in a Class 2 or 3 building (excluding a residential care building) or a building containing a Class 2 or 3 part where any part of the building has a rise in storeys of 4 or more. This system to the residential portions is to comply with Specification 17 (previously Spec E1.5) and the relevant parts of Specification 18 (previously Spec. E1.5a). This specification requires that a system complying with one of the following be provided:

- AS 2118.1; or
- AS 2118.4, as applicable; or
- FPAA101D; or
- FPAA101H

It is noted that a system complying with FPAA101D or FPAA101H does not afford concessions elsewhere in the BCA such as spandrel separation and fire hazard properties.

The sprinkler system shall be connected to and activate an occupant warning system complying with BCA Specification 20 (prev. Spec E2.2a).

Details of the proposed sprinkler system design will need to be reviewed as the design develops.

An occupant warning system should be provided in accordance with BCA Specification 17 (previously Spec E1.5).

The following departures are noted:

The DtS Provisions of the BCA contain numerous concessions for buildings provided with a sprinklers system as follows:

- Clause C3D7 regarding vertical separation of openings in external walls.
- Specification 5 Clause S5C15 regarding the roof not containing a FRL.
- Specification 7 regarding the fire hazard properties of floor coverings and wall and ceiling linings.
- Clause E1D2 regarding fire hydrant booster protection.
- Specification 20 regarding smoke detector locations.
- Clause 6.11.2 of AS 2419.1-2021 regarding fire separation of internal pump rooms.

The departure from the BCA DtS Provision is that the sprinkler system is to comply with Performance Requirement E1P4 of the BCA as and not AS 2118.1-2017 as prescriptively.

9.5. SPECIAL HAZARDS (BCA E1D17 (PREVIOUSLY E1.10))

Any special hazard is to be included in the project FEBQ for comment by FRNSW. A list of some special hazards that may require FRNSW and fire engineering involvement are as following:

- i. EV charging stations,
- ii. Alternative electrical generation (solar, tri-gen),
- iii. Car lifts/stackers,
- iv. Podium type buildings,
- v. Combustible external cladding,
- vi. Green walls,
- vii. An atrium,
- viii. Insulated sandwich panels,
- ix. Automatic storage and retrieval systems

9.6. SMOKE HAZARD MANAGEMENT (BCA E2D3 – E2D20 (PREVIOUSLY E2.2))

Smoke hazard management shall be provided throughout the building by means of the following systems:

- Zone Pressurisation System/Smoke Control between vertically separated fire compartments in accordance with the requirements of AS/NZS 1668.1-2015 Amendment 1 ;
- Automatic Smoke Detection/Alarm System in accordance with the requirements of BCA Spec 20 Clause 3, 4 or a combination of Clause 3 and 4 (previously E2.2a) and AS 3786-2014 and/or AS 1670.1-2018;
- Building Occupant Warning System activated by the smoke alarm/detection in accordance with BCA Specification 20 Clause 7 (previously Spec E2.2a) and Clause 3.22 of AS 1670.1-2018
- Automatic Pressurisation to Fire Isolated Exits in accordance with the requirements of AS/NZS 1668.1-2015 Amendment 1. It is noted that this is to be provided to the entire exit.

A fire indicator panel is required as part of the detection system. This panel is to be located within 4m of the main entry and should be incorporated within the fire control room. Any variation to the prescriptive provisions will require the consent of the fire brigade and should form part of the fire safety engineering report to verify the performance requirements of the BCA.

9.7. LIFT SERVICES (BCA E3D3, E3D4, E3D5, E3D9, E3D10, E3D11E3.4 AND BCA E3.6)

The passenger lifts to be installed are to be:-

- Fitted with warning signs, fire service controls in accordance with Clauses E3D4, Figure E3D4, E3D9, E3D11, and E3D12 (previously E3.3, Figure E3.3, E3.7, E3.9 and E3.10) of the BCA.
- Stretcher facilities are to be provided within the lifts with minimum dimensions of 600m wide, 2000mm long and 1400mm high;
- At least two emergency lifts with stretcher facilities in accordance with Clause E3D5 (previously Part E3.4) of the BCA. The two emergency lifts shall be located in separate shafts. These lifts are to serve all storeys that are served by passenger lifts.
- Be provided with the following in order to satisfy accessibility requirements:
 - A handrail in accordance with AS1735.12-1999,
 - Minimum internal floor dimensions of 1400 x 1600mm for lifts which travel more than 12m, or 1100 x 1400mm for lifts which travel not more than 12m,
 - Fitted with a series of door opening sensory devices which will detect a 75mm diameter or across the door opening between 50mm and 1550mm above floor level,
 - Have a set of buttons for operating the lift located at heights above level complying with AS1735.12 - 1999
 - For lifts serving more than 2 levels, automatic audible information within the lift car identifying the level each time the car stops, and audible and visual indication at each lift landing to indicate the arrival of a car

9.8. EXIT SIGNS AND EMERGENCY LIGHTING (BCA E4D2, E4D4, E4D5, E4D6 AND E4D8 (PREVIOUSLY E4.2 E4.5, E4.6, E4.8))

Emergency Lighting and Exit Signs indicating exit location paths of travel to exits to be provided in accordance with BCA Part E4 and AS/NZS 2293.1-2018, including the potential use of photo luminescent exit signs.

Where exit signs are proposed to be above 2.7m to avoid potential damage by forklifts in the warehousing areas, this will need to be documented as a performance solution by an accredited fire safety engineer. This would need to be assessed to BCA Performance Requirement E4P2 (previously EP4.2).

Details are required to be provided for review.

9.9. FIRE PRECAUTIONS DURING CONSTRUCTION (BCA E1D16 (PREVIOUSLY E1.9))

After the building has reached an effective height of 12m, the following fire services are required to be operational:

- Required fire hydrants and fire hose reels on every storey covered by the roof/floor structure (except the 2 uppermost storeys); and
- Booster connections installed.

Due to the height of the building this will need to be considered and implemented during construction.

10. HEALTH AND AMENITY

10.1. STORMWATER DRAINAGE (BCA CLAUSE F1D3 (PREVIOUSLY CLAUSE F1.1))

Stormwater drainage systems serving the building are to comply with AS3500.3 - 2021.

The use of a syphonic stormwater drainage system is not covered by Australian Standards and any design incorporating one would need an appropriate performance solution will need to be documented by the hydraulic consultant addressing the system compliance against BCA Performance Requirements F1P2 and F1P3 (prev. FP1.2 & FP1.3).

10.2. SURFACE WATER MANAGEMENT (BCA PART F1)Exposed Joints

Exposed joints in the drainage surface on a roof, balcony, podium or similar horizontal surface part of a building must not be located beneath or run through a planter box, water feature or similar part of the building.

Joints are to be protected in accordance with Section 2.9 of AS 4654.2.

External Waterproofing Membranes

All external above ground areas (roof slabs, balconies etc.) shall be protected by a waterproofing system in accordance with AS4654 Parts 1 and 2 – 2012.

10.3. FLOOR WASTES (BCA CLAUSE F2D4 (PREVIOUSLY F1.11))

Floor wastes to be provided within bathrooms and laundries where located above another sole occupancy unit. The floor shall be sloped towards these wastes.

Floor wastes are required to be provided where wall hung urinals are provided and the floor shall be sloped towards these wastes.

10.4. ROOF & WALL CLADDING (BCA PART F3 (PREVIOUSLY PART F1))

BCA 2022 has introduced some deemed to satisfy provisions that relate to the waterproofing of external walls. These provisions apply as follows:

- Masonry, including masonry veneer, unreinforced and reinforced masonry is to comply with AS 3700
- Autoclaved aerated concrete is to comply with AS 5146.3
- Metal wall cladding is to comply with AS 1562.1

Where the installation is not proposed to comply with the above, or a different material is proposed to be used, a performance solution can be utilised to demonstrate compliance.

Performance Requirement F3P1 (previously FP1.4) which relates to the prevention of the penetration of water through external walls, must be complied with. Where a performance solution is proposed, it is to be prepared by a suitably qualified professional (façade engineer with NER for structural engineering) that demonstrates that the external walls of the proposed building comply with Performance Requirement F3P1 (previously FP1.4) which reads as follows:

A roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause—

- a) unhealthy or dangerous conditions, or loss of amenity for occupants; and*
- b) undue dampness or deterioration of building elements.*

10.5. WET AREAS & OVERFLOW PROTECTION (BCA PART F2 (PREVIOUSLY PART F1))

Internal wet areas throughout the development (e.g. bathrooms, laundries) shall be waterproofed in accordance with AS3740 - 2021 requirements.

Further review will be undertaken as the design develops with respect to the specification of waterproofing membrane, provision of water-stops at doorways etc.

10.6. SANITARY FACILITIES (BCA F4D2, F4D3, F4D4, F4D5, F4D6 (PREVIOUSLY F2.2 AND F2.3))

Apartments

Each apartment is required to be provided with the following:

- A kitchen sink and facilities for the preparation and cooking of food; and
- A bath or shower; and
- A closet pan and wash basin; and
- Clothes washing facilities comprising at least one wash tub and space for a washing machine; and
- Clothes line of at least 7.5m, or space for one heat operated drying device within the same space as the clothes washing.

The design submitted indicates that each apartment should satisfy the above requirements.

Schools / Education

Separate sanitary facilities are required to be provided for male & female staff; this also includes the provision of a unisex disabled facility for both staff and students separately.

Sanitary Facilities Required			
Staff	WC	Urinals	Basins
Male (5)	1	0	1
Female (5)	1	N/A	1
Accessible	1	N/A	1

Sanitary Facilities Required			
Patrons	WC	Urinals	Basins
Children (76)	6	N/A	6
Accessible	1	N/A	1

Detailed designs will need to be developed as to the layout, dimensions, etc of the sanitary facilities.

Note: The Unisex facilities provided for people with disabilities may be counted once for each sex. These facilities are to be provided in accordance with AS1428.1-2009.

Bathroom Construction

Where bathrooms or rooms containing water closets have the WC within 1200mm of the doorway, the door shall be either sliding, open outwards, or be provided with removable hinges.

10.7. LIGHT AND VENTILATION (BCA PART F6 (PREVIOUSLY PART F4))

Class 2

Natural light and ventilation is to be provided to all habitable rooms at a rate of 10% and 5% of the floor area of the rooms respectively.

A required window that faces a boundary of an adjoining allotment or a wall of the same building or another building on the allotment must not be less than a horizontal distance from that boundary or wall that is the greater of:

- (i) generally – 1 m; and
- (ii) 50% of the square root of the exterior height of the wall in which the window is located, measured in metres from its sill.

Class 7 & 9

Natural Ventilation is required to be provided to rooms at a rate of 5% of the floor area in openings. Alternatively, mechanical ventilation is required in accordance with AS1668.2-2012

Artificial lighting complying with AS/NZS1680.0-2009 is to be incorporated with the final detailed design to be developed to confirm this.

These provisions also apply to areas considered as occupiable outdoor areas.

(Class 9b) In an early childhood centre, the sills of 50% of windows in children's rooms must be located not more than 500 mm above the floor level.

10.8. SOUND TRANSMISSION AND INSULATION (BCA PART F7 (PREVIOUSLY PART F5))

Building elements within Class 2 buildings should provide the following sound insulation levels.

Location	Notes	Sound Insulation Requirement
Walls separating habitable rooms		$R_w + C_{tr} \geq 50$
Walls separating habitable room and kitchen or bathroom	Wall must be of Discontinuous Construction	$R_w + C_{tr} \geq 50$
Floor separating habitable rooms	Impact isolation required	$R_w + C_{tr} \geq 50$ $L_{n,w} + C_i \leq 62$
Duct, soil, waste or water supply pipe, including pipes that is located in a floor or wall cavity, serves or passes through more than one room	Adjacent habitable room or Adjacent non-habitable room	$R_w + C_{tr} \geq 40$ or $R_w + C_{tr} \geq 25$
Door to habitable room		$R_w \geq 30$

Please note for walls requiring impact resistance an air gap between leafs of the wall construction is required to be provided.

Please provide a report from the acoustic engineer verifying design compliance with the provisions of Part F7 (previously Part F5) of the BCA.

10.9. CONDENSATION MANAGEMENT (BCA PART F8 (PREVIOUSLY PART F6))

External Wall Construction

Pliable building membranes installed to an external wall must:

- achieve compliance with AS 4200.1, and
- be installed in accordance with AS4200.2, and
- be located on the exterior side of the primary insulation layer or the wall assembly and except for the single skin mason and single skin concrete be separated from water sensitive materials.

Where a pliable building membrane, sarking-type material or insulation layer is installed on the exterior side of the primary insulation layer, it must have a vapour permeance of not less than: 0.143 μ g/N.s in climate zones 4 and 5, and not less than 1.14 μ g/N.s in climate zones 6,7 and 8.

Exhaust Systems

Exhaust systems must achieve a minimum flow rate of 25L/s for bathrooms and sanitary compartments and 40L/s for kitchens and laundries. These exhaust systems must all discharge directly or via a shaft/duct to outdoor air.

An exhaust system that is not run continuously and is serving a bathroom or sanitary compartment that is not ventilated in accordance with F6D7 is to be:

- Interlocked with the rooms light switch; and
- Include a run on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off.

Ventilation of Roof Spaces

A roof in climate zones 6, 7 and 8 must have a roof space that:

- a) Is located
 - i. Immediately above the primary insulation layer; or
 - ii. Immediately above sarking with a vapour permeance of not less than 1.14 μ g/N.s, which is immediately above the primary insulation layer; or
 - iii. Immediately above ceiling insulation which meets the requirements of J3D7 (3) and (4)
- h) Has a height of not less than 20mm; and
- i) Is either
 - i. Ventilated to outdoor air through evenly distributed openings in accordance with Table F8D5; or
 - ii. Located immediately underneath roof tiles of an unsarked tiled roof

11. CONCLUSION

As relevant building surveyors we have reviewed the architectural design documents prepared by Capio Property Group (refer appendix A) for compliance with the building assessment provisions currently outlined in BCA 2022 amendment 1. We can confirm that BCA compliance is generally achievable with the deemed to satisfy provisions and performance requirements (subject to relevant performance solutions) outlined in the report. Further assessment will be provided at the construction stage to confirm the design complies with the deemed-to-satisfy provisions, or through a performance solution demonstrating compliance with the relevant Performance Requirements of the BCA.

12. APPENDIX A – REFERENCE DOCUMENTATION

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

Drawing No.	Title	Revision	Date	Prepared By
SSD 200	Lower Basement Plan	1	2/04/2025	Capio
SSD 201	Upper Basement Plan	1	2/04/2025	Capio
SSD 202	Ground Floor Plan	1	2/04/2025	Capio
SSD 203	Level 1 Plan	1	2/04/2025	Capio
SSD 204	Level 2 Plan	1	2/04/2025	Capio
SSD 205	Level 3 Plan	1	2/04/2025	Capio
SSD 206	Level 4 Plan	1	2/04/2025	Capio
SSD 207	Level 5 Plan	1	2/04/2025	Capio
SSD 208	Level 6 Plan	1	2/04/2025	Capio
SSD 209	Level 7 Plan	1	2/04/2025	Capio
SSD 210	Level 8 Plan	1	2/04/2025	Capio
SSD 211	Level 9 Plan	1	2/04/2025	Capio
SSD 212	Level 10 Plan	1	2/04/2025	Capio
SSD 213	Roof Plan	1	2/04/2025	Capio
SSD 300	N & S Elevations	1	2/04/2025	Capio
SSD 301	E & W Elevations	1	2/04/2025	Capio
SSD 303	Sections	1	2/04/2025	Capio

13. APPENDIX B – DRAFT FIRE SAFETY SCHEDULE

No.	Measure	Standard of Performance	Status
Statutory Fire Safety Measures			
1.	Automatic Fail Safe Devices	BCA 2022 Clause D3D24 & D3D26	
2.	Automatic Fire Detection and Alarm System	BCA 2022 Clause E2D3, E2D5, E2D7, E2D8, E2D9, E2D10, E2D11, E2D13, E2D14, E2D15, E2D16, E2D17, E2D19, E2D20, Spec 20 Clause S20C3/S20C4/S20C5, AS 1670.1 – 2018, AS/NZS 1668.1 – 2015, AS 3786-2014	
3.	Automatic Fire Suppression System	BCA 2022 Clause E1D6 Spec. 17/18, and <ul style="list-style-type: none"> ▪ AS 2118.1; or ▪ AS 2118.4, as applicable; or ▪ FPAA101D; or ▪ FPAA101H 	
4.	Emergency Lighting	BCA 2022 Clause E4D2, E4D4 & AS/NZS 2293.1 – 2018	
5.	Exit Signs	BCA 2022 Clauses E4D5, E4D6 & E4D8 and AS/NZS 2293.1 – 2018	
6.	Fire Doors	BCA 2022 Clause C4D3, C4D5, C4D6, C4D7, C4D8 & C4D9 and AS 1905.1 – 2015	
7.	Fire Hose Reels	BCA 2022 Clause E1D3 & AS 2441 – 2005 Amdt 1	
8.	Fire Hydrant System	BCA 2022 Clause C3D13, E1D2, Spec 18, I3D9 & AS 2419.1 – 2021	
9.	Lightweight Construction	BCA 2022 Clause C2D9, Spec 6	
10.	Mechanical Air Handling System (zone smoke control/automatic smoke exhaust/stair pressurisation)	BCA 2022 Clause E2D3, E2D4, E2D6, E2D7, E2D8, E2D9, E2D10, E2D11, E2D12, E2D13, E2D14, E2D15, E2D16, E2D17, E2D18, E2D19, E2D20, G3D8, Spec 21, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012	
11.	Portable Fire Extinguishers	BCA 2022 Clause E1D14 & I3D11, AS 2444 – 2001	
12.	Safety Curtains in Proscenium Openings	BCA 2022 Clause NSW I4D15, NSW I4D16	
13.	Smoke alarms and heat alarms	BCA 2022 Spec 20 & AS 3786 - 2014	
14.	Smoke Detectors and Heat Detectors	BCA 2022 Clause E2D3, E2D5, E2D7, E2D8, E2D9, E2D10, E2D11, E2D13, E2D14, E2D15, E2D16, E2D17, E2D19, E2D20, Spec 20 Clause S20C3/S20C4/S20C5, AS 1670.1 – 2018, AS/NZS 1668.1 – 2015	
15.	Smoke Doors	BCA 2022 Spec 11	
16.	Warning and Operational Signs	EP&A (Development Certification and Fire Safety) Regulation 2021 Clause 108, BCA 2022 Clause C4D7, D2.23, E3D4, NSW I4D14 & AS 1905.1 – 2015	

Other Fire Safety Measures			
17.	Building Occupant Warning System	BCA 2022 Spec 17 & Spec 20 Clause S20C7 & AS 1670.1 – 2018 – Clause 3.22	
18.	Emergency Evacuation Plan	Fire Engineering Report XXXX Revision XX prepared by XXXX dated XXXX and AS 3745 – 2010	
19.	Paths of Travel	EP&A (Development Certification & Fire Safety) Reg 2021 Section 108, 109	
20.	Required Exit Doors (power operated)	BCA 2022 Clause E3D24 (3)	

14. APPENDIX C – FIRE RESISTANCE LEVELS

The table below represents the Fire resistance levels required in accordance with BCA 2022:

Type A 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 1.5m	90/90/90	120/120/120	180/180/180	240/240/240
1.5 to less than 3m	90/60/30	120/90/90	180/180/120	240/240/180
3m 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 1.5m	-/90/90	-/120/120	-/180/180	-/240/240
1.5 to less than 3m	-/60/60	-/90/90	-/180/120	-/240/180
3m or more	-/-/-	-/-/-	-/-/-	-/-/-

Table S5C11c: Type A Construction: FRL of external columns non 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
Loadbearing or non-loadbearing	90/90/90	120/120/120	180/180/180	240/240/240

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

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

Fire-resisting lift and stair shafts	90/90/90	120/120/120	180/120/120	240/120/120
Bounding public corridors, public lobbies and the like	90/90/90	120/-/-	180/-/-	240/-/-
Between or bounding sole-occupancy units	90/90/90	120/-/-	180/-/-	240/-/-
Ventilating, pipe, garbage, and like shafts 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): Structural Adequacy/ Integrity/ Insulation			
	Class 2,3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Fire-resisting lift and stair shafts	-/90/90	-/120/120	-/120/120	-/120/120
Bounding public corridors, public lobbies and the like	-/60/60	-/-/-	-/-/-	-/-/-
Between or bounding sole-occupancy units	-/60/60	-/-/-	-/-/-	-/-/-
Ventilating, pipe, garbage, and like shafts 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

Location	FRL (in minutes): Structural Adequacy/ Integrity/ Insulation			
	Class 2,3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Other loadbearing 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

(3) Carparks

For building elements in a carpark as described in (1) and (2), the following minimum FRLs are applicable:

a) External wall:

- i. Less than 3 m from a fire-source feature to which it is exposed:
 - A. Loadbearing: 60/60/60.
 - B. Non-loadbearing: -/60/60.
- ii. 3 m or more from a fire-source feature to which it is exposed: -/-/-.

b) Internal wall:

- i. Loadbearing, other than one supporting only the roof (not used for carparking): 60/-/-.
 - ii. Supporting only the roof (not used for carparking): -/-/-.
 - iii. Non-loadbearing: -/-/-.
- c) Fire wall:
- i. From the direction used as a carpark: 60/60/60.
 - ii. From the direction not used as a carpark: as required by Tables S5C11a to S5C11g.
- d) Columns:
- i. Supporting only the roof (not used for carparking) and 3 m or more from a fire-source feature to which it is exposed: -/-/-.
 - ii. Steel column, other than one covered by (i) and one that does not support a part of a building that is not used as a carpark—
 - A. 60/-/-; or
 - B. an ESA/M of not greater than 26m²/tonne.
 - iii. Any other column not covered by (i) or (ii): 60/-/-.
- e) Beams:
- i. Steel floor beam in continuous contact with a concrete floor slab
 - A. 60/-/-; or
 - B. an ESA/M of not greater than 30m²/tonne.
 - ii. Any other beam: 60/-/-.
- f) Fire-resisting lift and stair shaft (within the carpark only): 60/60/60.
- g) Floor slab and vehicle ramp: 60/60/60.
- h) Roof (not used for carparking): -/-/-.
- (4) For the purposes of subclause (3):
- a) ESA/M means the ratio of exposed surface area to mass per unit length.
 - b) Refer to Specification 17 for special requirements for a sprinkler system in a carpark complying with (3) and (b) located within a multi-classified building.

Certificate of Registration

This is to certify that

Kurtis Andrew Lamaro

is registered in New South Wales under section 6 of the *Building and Development Certifiers Act 2018* as a registered certifier in the following classes of registration as set out in Schedule 1 of the *Building and Development Certifiers Regulation 2020*:

Building Surveyor - Unrestricted

This certificate authorises the registered individual to carry out “certification work” as defined by section 4 of the *Building and Development Certifiers Act 2018*.

This certificate of individual registration is subject to the conditions prescribed in the *Building and Development Certifiers Regulation 2020* and the conditions in the attached schedule of conditions.

Period of Registration: 06 March 2025 to 05 March 2026

Registration No: BDC04923



Beverly Bugarin
A/Registration Officer
Building Commission NSW

Date issued: 14/03/2025
