

DA Capability Report

Pacific Link Housing Ashton

23-25 Ashton Avenue, The Entrance NSW 2261

Prepared for:

Pacific Link Housing

Revision 3

19th March 2026

Reference: N240113



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DA Capability Report

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+ Project No.	N240113
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This report has been prepared to verify that BM PLUS G Pty Ltd have undertaken a review of the architectural documentation that will accompany the Development Application (DA) to Central Coast Council for the proposed PLH Ashton Development, located at 23-25 Ashton Avenue, The Entrance, against the Building Code of Australia 2022 amdt 2 (BCA).

The proposed development comprises a mixed-use complex containing a range of studio, 1 and 2-bedroom apartments, commercial tenancy and associated car parking and landscaping.



Figure 1 – 3D Model

1.1 Capability Report Objectives

The objectives of this report are to:

- + Confirm that the DA architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Accredited Certifier.
- + Confirm that the proposed new building works can readily achieve compliance with the BCA pursuant to section 19 of the *Environmental Planning & Assessment (Development Certification & Fire Safety) Regulation 2021*.
- + Accompany the Development Application submission to enable the Consent Authority to be satisfied that subsequent compliance with the fire & life safety and health & amenity requirements of the BCA, will not necessarily give rise to design changes to the building which may necessitate the submission of an application under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.

It should be noted that it is not the intent of this report to identify all BCA provisions that apply to the subject development. The development will be subject further assessment following receipt of more detailed documentation at Construction Certificate stage.

This report has been prepared pursuant to clause 18 of the *Building Professionals Regulation 2007*.

1.2 Relevant Version of the BCA

Pursuant to Section 19 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* the proposed building is subject to compliance with the relevant requirements of the BCA as in force at the day on which the application for the Construction Certificate is made. The current version of the BCA is BCA 2022 amdt 2 with the next revision of the BCA 2025 coming into effect 1 May 2026.

Confirmation is required if an application for Construction Certificate is intended to be lodged prior to before 1st May 2026. This report assesses the design against compliance with the requirements of BCA 2022 amdt 2 which enacts AS1428.1 - 2021.

Where the building is a multi-storey building and multiple Construction Certificates will be issued under the same development consent, the relevant version of the BCA may be 'locked in' based on the day in which the application is made for the Construction Certificate which involves the entrance floor.

See appendix for draft list of proposed changes for BCA 2025 to be reviewed following formal adoption and release.

1.3 Referenced Documentation

This report has been prepared based on a review of the DA architectural plans prepared by SDA Architects:

+ Drawing Number	+ Rev	+ Date	+ Drawing Number	+ Rev	+ Date
DD101	D	04/03/2026	DD102	D	04/03/2026
DD103	E	06/03/2026	DD104	B	06/03/2026
DD200	H	06/03/2026	DD201	G	04/03/2026
DD202	G	04/03/2026	DD203	G	04/03/2026
DD204	G	04/03/2026	DD205	G	04/03/2026
DD206	G	04/03/2026	DD207	F	04/03/2026
DD300	E	06/03/2026	DD301	D	06/03/2026
DD302	D	04/03/2026	DD303	A	04/03/2026
DD400	D	04/03/2026	DD401	E	06/03/2026
DD600	D	04/03/2026			

1.4 Building Classification

The new building works have been classified as follows:

+ BCA Classifications	Class 2 (Apartments) Class 7a (Carpark) Class 5/6 (Commercial Tenancy) Class 7b (Storage & waste room) <i>Note: GL Class 5/6 (Commercial tenancy) and 7b (storage & waste room) and Class 2 lobby >10% combined therefore separate classification given.</i>
+ Rise in Storeys	Seven (7) (based on roof not counted on rise)
+ Storeys Contained	Eight (8)
+ Type of Construction	Type A Construction
+ Importance Level (Structural)	IL2 – <i>To be confirmed by structural engineer</i>
+ Sprinkler Protected Throughout	Yes
+ Effective Height	21.35m (RL36.35 – RL15.00) (elevation to confirm)
+ Max. Fire Compartment Size	Class 6, 7a & 7b - 5,000m ² & 30,000m ³ Class 5 - 8,000m ² & 48,000m ³ <i>Note: Maximum fire compartment sizes do not apply to levels containing only Class 2 SOUs.</i>
+ Climate Zone	Zone 5 (area)

2.0 BCA Assessment – Key Issues

We note the following BCA compliance matters with relation to proposed building works are capable of complying with the BCA. Please note that this is not a full list of BCA clauses, they are the key requirements that relate to the proposed work and the below should be read in conjunction with the BCA.

2.1 Section A – Classification

Part A6

- + The Classification of a building or part is determined by the purpose for which it is designed, constructed or adapted for.
- + The lower storey has Class 7a primary Classification with Class 7b storage/ bin room and Class 5/6 commercial and Class 2 lobby exceed 10% combined floor area therefore separate BCA Classifications applied,

2.2 Section B – Structure

Part B1

Structural Provisions

- + New building works are to comply with the structural provisions of the BCA 2022 and referenced standards including AS 1170.
- + The Importance Level provisions of BCA (Section B) are to be acknowledged by the Structural Engineer and addressed to the degree necessary.
- + Glass balustrades (where proposed) shall be captured in design certificate by structural engineer for loading confirming compliance to AS1170.1.



Figure 2 – Elevation View

- + The design team shall ensure seismic restraint of non-loadbearing components in accordance with AS11740.4-2007 is developed into design.
- + The building is not indicated to be within a flood prone lot, Development Consent to Advise any specific requirements.

2.3 Section C – Fire Resistance

C2D10

Non-Combustible Building Elements: All materials and or components incorporated in an external wall must be non-combustible. This includes but not limited to:

- + Any external wall claddings.
- + Any framing or integral formwork systems, i.e. timber framing, sacrificial formwork, etc.
- + Any external linings or trims, i.e. external UPVC window linings, timber window blades, etc.
- + Any sarking or insulation contained within the wall assembly.

This is not an exhaustive list, and any element incorporated within any external wall assembly must be identified and approved prior to the issue of a Construction Certificate. Current material have the facility to comply.



Figure 3

C2D11 & Spec. 7

Fire Hazard Properties: A schedule of all wall, floor, and ceiling linings along with associated test reports are to be provided for review to ensure compliance with the fire hazard property requirements of the BCA. Noting:

- + Minimum Group Numbers apply to wall and ceiling linings. AS 5637 test reports must be provided to determine compliance.
- + Minimum Critical Radiant Flux values apply to floor linings. AS ISO 9239.1 test reports must be provided to determine compliance.

TABLE S7C3 OF SPECIFICATION 7 – CRITICAL RADIANT FLUX OF FLOOR LININGS AND FLOOR COVERINGS

+ Class of Building	+ Building not fitted with a sprinkler system	+ Building fitted with a sprinkler system (other than a FPAA101D or FPAA101H system)	+ Fire-isolated exits and fire control rooms
Class 2, 5, 6, 7	2.2 kW/m ²	1.2 kW/m ²	2.2 kW/m ²

TABLE S7C4 OF SPECIFICATION 7 – WALL AND CEILING LINING MATERIALS (MATERIALS GROUPS PERMITTED)

+ Class of Building	+ Fire-isolated exits and fire control rooms	+ Public corridors	+ Specific areas	+ Other areas
Class 2 or 3, Sprinklered	Walls: 1 Ceilings: 1	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3
Class 5, 6, 7, Sprinklered	Walls: 1 Ceilings: 1	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3

C2D14

Ancillary Elements: An ancillary element must not be fixed, installed or attached to the internal parts or external face of an external wall that is required to be non-combustible, unless it is in accordance with this clause.

Comment: Architect plans depict vegetation on balustrade and the like. Landscape architect shall ensure there are no combustible elements fixed to external wall or balustrade.

See D3D20 also for balustrade climbability.

C3D3

General Floor Area and Volume Limitations: The building is to achieve fire compartment sizes not in excess of the DtS requirements of this clause.

The following maximum fire compartment sizes apply to the building:

- + Class 5/6 – 8,000m² & 30,000m³
- + Class 7a - 5,000m² & 30,000m³
- + Class 7b - 5,000m² & 30,000m³

Note: Maximum fire compartment sizes do not apply to levels containing only Class 2 SOUs. The floor area and volume size of the Class 7a car park, Class 7b storage and Class 5/6 Commercial Tenancy complies with the requirements of this part.

Comment: Compartmentation is within permissible limits. See Specification 5 for additionally commentary on higher FRL applying to all buildings.

C3D7

Vertical Separation of Openings in External Walls: In a building of Type A construction, any part of a window or other opening in an external wall is above another opening in the storey next below and its vertical projection falls no further than 450 mm outside the lower opening (measured horizontally), the openings must be separated by a fire-rated spandrel, or a horizontal fire-rated extension.

Comment: An AS 2118.1 – 2017 sprinkler system is to be provided, therefore the requirements for spandrel protection do not apply.

C3D9 & C3D10

Separation of Classifications: Separate classifications will either need to be separated by a fire wall achieving the higher FRL requirement between the two classes, or alternatively the higher FRL must apply to both areas subject to Spec 5.

Comment:

The lower storey has Class 7a (FRL 120) primary Classification with Class 7b (FRL 240) storage /waste room and Class 5/6 (FRL 180) commercial and Class 2 (FRL 90) lobby exceed 10% combined floor area therefore separate BCA Classifications applied.

The DtS requires FRL 240 minutes to the whole lower storey except where separated by fire wall. The design team has advised team is seeking a fire engineered solution to rationalise the FRL of the lower storey to equivalent of Class 7a FRL of 120 as depicted below.

Fire Engineer to confirm suitability of below;



Figure 4 - Separation of Stories

C3D13 C3D14

Separation of Equipment: Equipment as listed below must be separated from the remainder of the building with construction that achieves an FRL of 120/120/120 (or that required by Spec 5, whichever is greater) and doorways being self-closing -/120/30 fire doors:

- + Lift motors and lift control panels; or
- + A battery or batteries installed in the building that have a voltage exceeding 24 volts and a capacity exceeding 10 ampere hours.
- + Separation of on site fire pumps must comply with the requirements of AS2419.1.

Confirmation is required as to whether any of the above will be applicable to this development.

Comment:

Design team to confirm any criteria under C3D13 and C3D14 requiring separation to be developed into the design. The pump room shall be fire rated in accordance with AS2419.1-2021.

C3D15

Public Corridors in Class 2 Buildings: Public corridors must not exceed 40m in length, or otherwise be divided at 40m intervals with smoke proof construction.

Comment:

The public corridors on all floors exceed 40m (approx. 57m worst case level 1 & 2). The DtS measures requires dividing the corridors into two with a connecting smoke proof wall and smoke doors swinging in both directions including a minimum 400mm smoke reservoir on both sides.

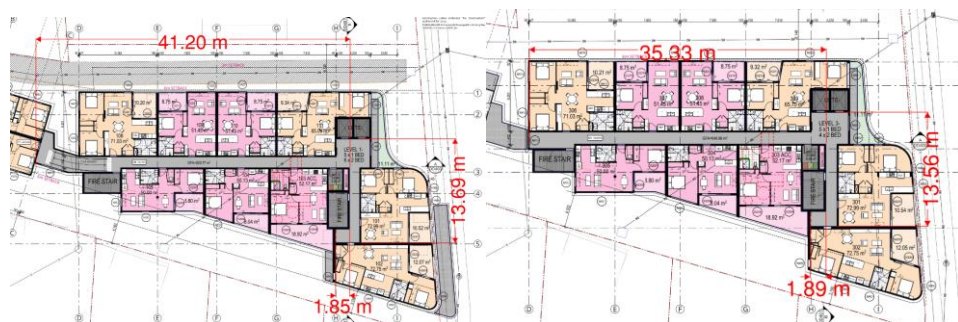


Figure 5 - Length of Public Corridors

The design team has indicated the intent to seek a Performance Solution for this aspect. Fire Engineer is to confirm suitability or smoke doors in the accordance with the requirements of this Clause is required.

Architectural has advised this is intended to be addressed within a Fire Engineered Strategy.

C4D3 & C4D5

Protection of Openings in External Walls: Openings that are less than 3m from the allotment boundary are required to be protected in accordance with BCA Clause C4D5.

Comment:

The building is currently split via inter-allotment boundaries which is considered a fire source feature under Specification 5.

The design team have indicated the intent to amalgamate the lots boundaries as highlighted below.

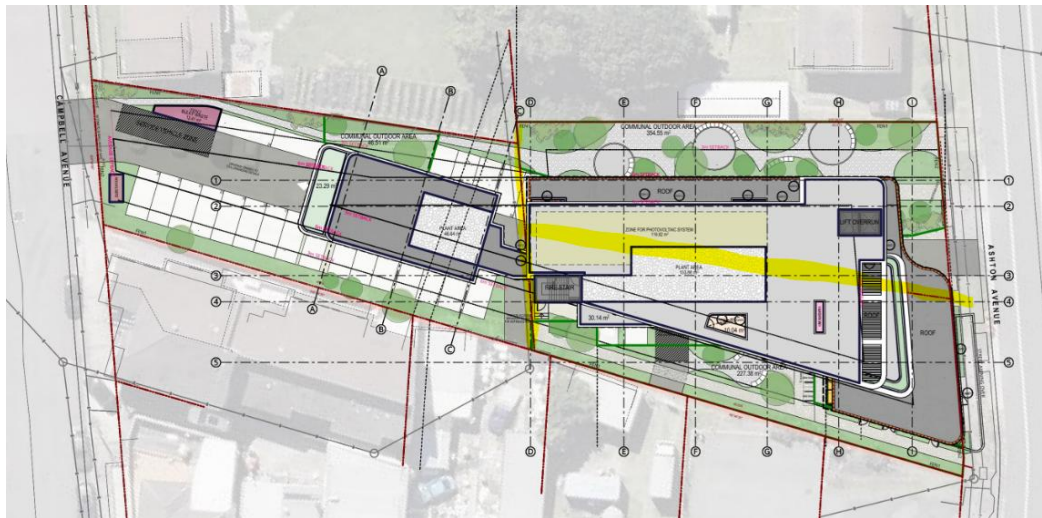


Figure 6 - Inter-allotment Boundaries

The external wall of the GL bulky waste is located <3m from side boundary and required FRL in accordance with Spec 5 / FER (120) where enclosed room. Architect advised will be palisade fence and open to the sky not requiring FRL.

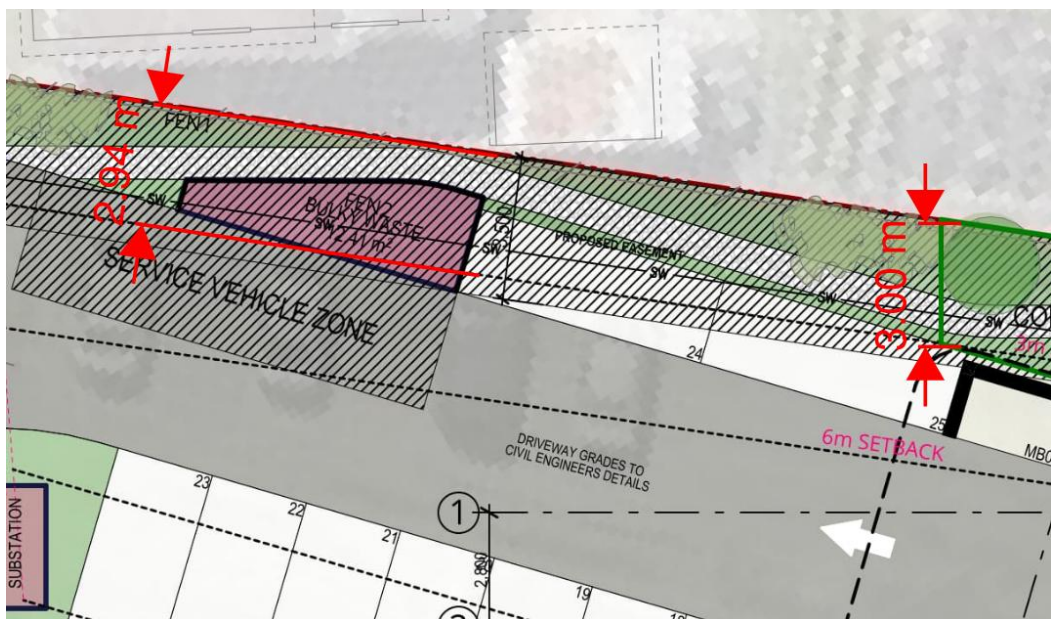


Figure 7 - Temp Bin Exposure to FSF

The storey above dashed line depicts more than 3m from FSF. Compliance achieved to be monitored as design progresses.

Updated plans depict the external wall of bike rack, resident store and pump room being more than 3m from side boundary which does not require fire rating in accordance with this Clause where non-loadbearing, however does require FRL 60minutes for discharge of fire isolated stairs see BCA D2D12. For loadbearing FRL fire engineer to advise where varied from Spec 5. Architect advised likely concrete or block to be addressed in design development.

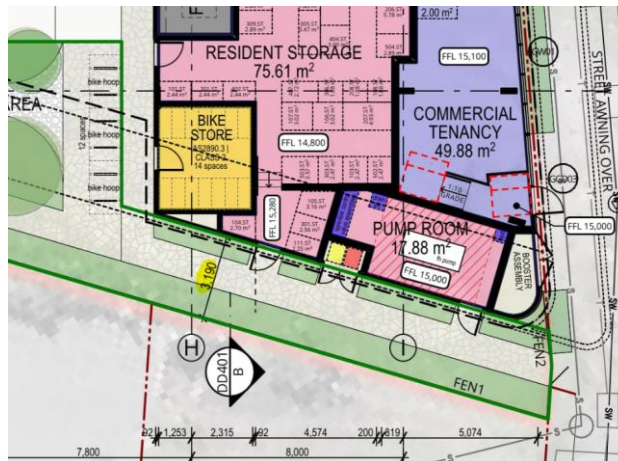


Figure 8 – Bike Rack, Storage, & Pump Room more than 3m from FSF

The building external walls above ground level are set back >3m not requiring fire separation in accordance with the requirements of this Clause. This will be monitored as design progresses.

C4D12

Bounding Construction Class 2 building or part;

Doorways from Class 2 part must be protected if it provides access from a SOU to;

- + A public corridor, public lobby or the like; or
- + A room not within a SOU; or
- + Another SOU;

A doorway must be protected if it provides access from a room not within a SOU to;

- + A public corridor, public lobby or the like; or

Comment: Doorways requiring protection shall be self-closing -/60/30 fire doors depicted below (see C4D9 also for fire isolated stairs).

This extends to waste store rooms on resident levels.

Fire bolts are not permitted to be installed, contractor to ensure tested system proposed that can comply with FRNSW operation requirements and egress provisions of the BCA.



Figure 9 – Fire Doors

Spec. 5

Fire-Resisting Construction: The building is required to comply with Table 3 as relevant to FRLs required for buildings of Type A Construction.

- + Class 2 buildings have a general FRL of 90 minutes loadbearing and FRL 60 minutes non loadbearing.
- + Class 5/6 commercial tenancy has a general FRL of 180 minutes;
- + Class 7a car park has general FRL of 120 minutes;
- + Class 7b storage areas have a general FRL of 240

The lower storey has multiple smaller classifications which exceed 10% of the floor areas as such all classifications apply. The Class 7b storage areas having the higher 240 FRL applies to the whole storey except where fire separated. The design team has advised the lower storey is intended be subject to fire engineered strategy to rationalise FRL to 120 minutes throughout and omit bounding construction to the Class 2 lobby.

Fire Engineer is to confirm suitability.

FRL plan to be provided for review in future design stages.

Comment:

- + Class 2 lobby / public corridor on ground level requires separation in accordance with Spec 5 except where varied by FER.
- + Class 2 bounding walls (between SOU or between SOU and public corridor / lobby) are to be FRL 90-minute loadbearing or FRL 60 minute nonloadbearing. Fire rating plan to be provided including waste\ stores

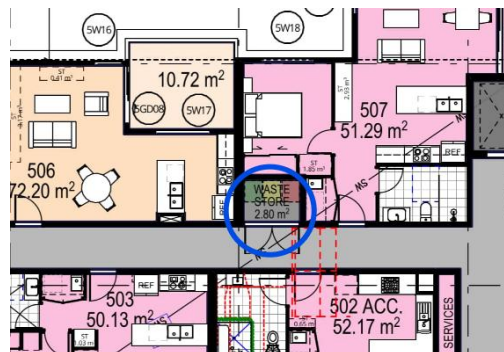


Figure 10

- + There shall be no elements other than roof battens <75x50mm that crossfire rated walls, structural engineer and architect shall confirm any elements that exceed this subject to FER review. Concrete plant deck proposes, structural engineer to advise.
- + Loadbearing internal wall or shafts shall be constructed out of concrete or masonry;
- + Any loadbearing external columns including those that support awnings only shall be confirmed to have FRL required by Spec 5 subject to any FER for rationalisation where support awning structure only.
- + Ensure any skylights are non-combustible, and do not cross bounding walls (ref S5C17)

Advise received is design team may investigate potential for a fire engineered performance solution proposed to justify;

- + Rationalise FRL of lower storey to FRL 120 in lieu of FRL 240 due to Class 7b part.
- + Omit fire separation of Class 2 lobby on lower storey
- + Smoke separation of slab edge cavity in lieu of fire rating;

- + Where any steel columns are proposed that support awning or the like only to rationalise the FRL (TBC)
- + To rationalise elements exposure to inter-allotment boundaries based on common ownership (indication this will be amalgamated).
- + Where slab set down for ensuite reduces minimum reinforcement cover this is required to be addressed by way of fire engineered strategy. Structural engineer to confirm.

Spec. 12

Fire Doors, Smoke Doors, Fire Windows and Shutters: Fire doors and smoke doors must comply with the requirements of this specification.

Comment:

- + All fire doors shall comply with AS 1905.1
- + All smoke doors shall comply with AS 1288 if glass (where necessary)
- + All Fire shutters must comply with AS 1905.2
- + Fire bolts are not permitted to be installed, contractor to ensure tested system proposed that can comply with FRNSW operation requirements and egress provisions of the BCA.

2.4 Section D – Access and Egress

D2D3

Number of exits required: The building comprises an effective height of <25m. Therefore, a single exit from the Class 2 and 7a storeys is acceptable with additional required to satisfy travel distance.

Comment: The number of exits provided complies in this regard. Exit doors shall be depicted within fire isolated stair shaft on each storey, as well as along Commercial tenancy and services room.

Note. the exit at ground level is the point in which open space is reached, any overhead covering shall be depicted on plan.

Indicative exit locations for each storey depicted below.

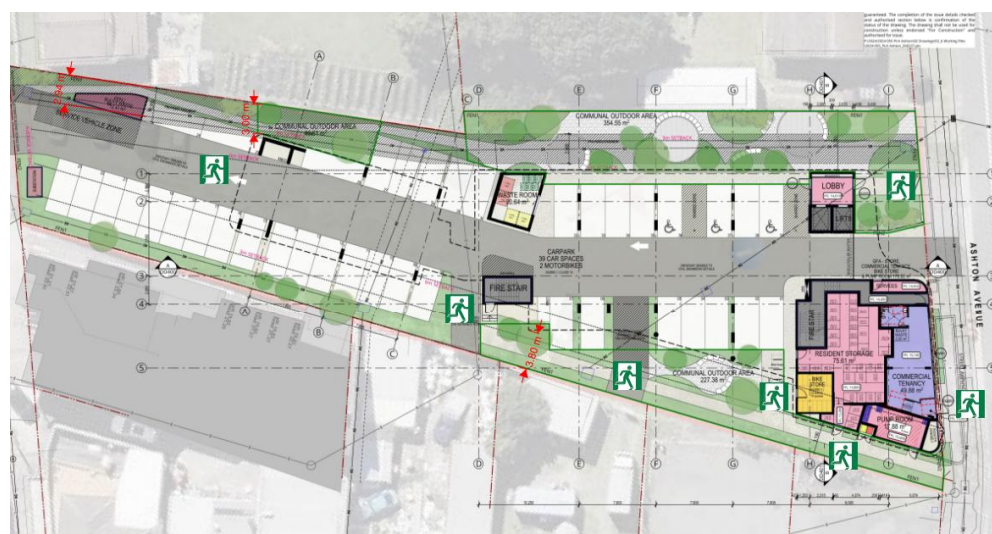


Figure 11 – Ground Level

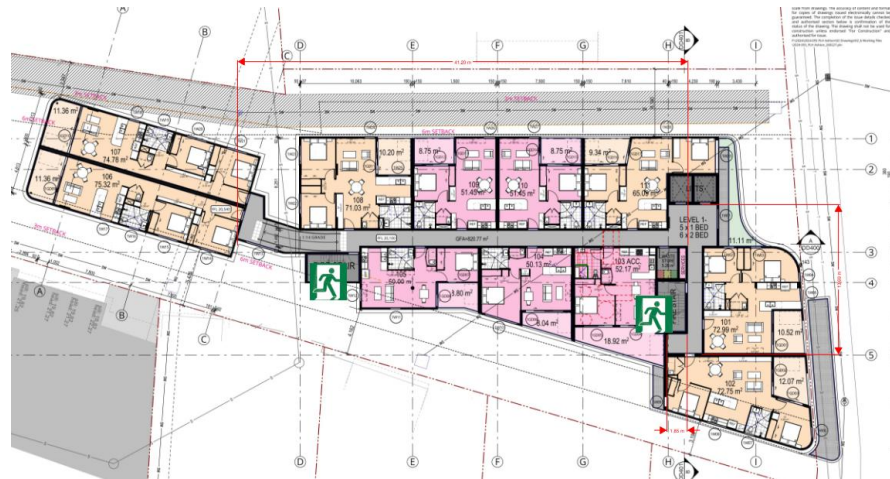


Figure 12 – Level 1-2 General Exit Layout



Figure 13 – Level 3-6 General Exit layout

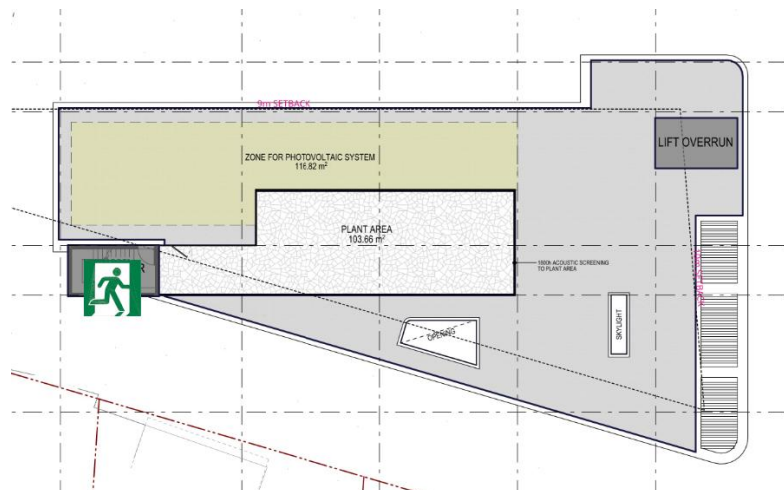


Figure 14 – Roof plant Exit Layout

D2D4

When Fire-Isolated Stairways and Ramps are Required: This clause sets out the requirements for stairways and ramps to be fire-isolated in buildings.

Comment: All stairs are required to be fire isolated due to the number of storeys connected. Plans have facility to comply.

**D2D5
D2D6**

Exit Travel Distances: Exit travel distances within the building are required to be not more than 20m to a point of choice between alternative exits and 40m to the nearest one from Class 5 / 6 / 7 areas. The distance between alternative exits shall not exceed 60m.

For Class 2 parts, travel distances must be no more than 6m to a point of choice between two exits (D2D5). The distance between alternate exits shall not exceed 45m.

FRNSW have position that they 12m concession under S18C3 for sprinkler protected building cannot be applied for mixed use development.

Comment:

Typical scenario below whereby travel is in excess 6m to point of choice (D2D5). Noting FRNSW do not support (S18C3) AS2118.1-2017 sprinkler concession, due to the mixed use of the building. Design team have indicated intent to seek performance solution for extended travel.

Fire engineer to confirm suitability, below listed areas exceed DtS limitations. Confirmation is required whether a fire engineered strategy will address extended travel distances from SOU.

- + Up to 11m (worst case) in lieu of 6m to nearest exit on level 1 and level 2. Fire engineer to confirm suitability.

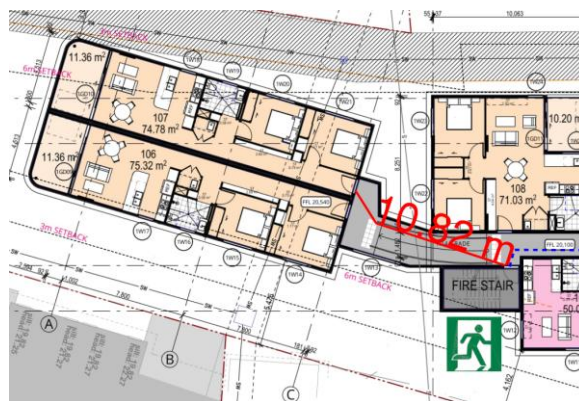


Figure 15 – Extended Travel Distance from SOU's

- + Up to 23m in lieu of 20m from roof plant area. Plant location plan to be provided to confirm, architect advised redesign to DtS once plant equipment is an option.

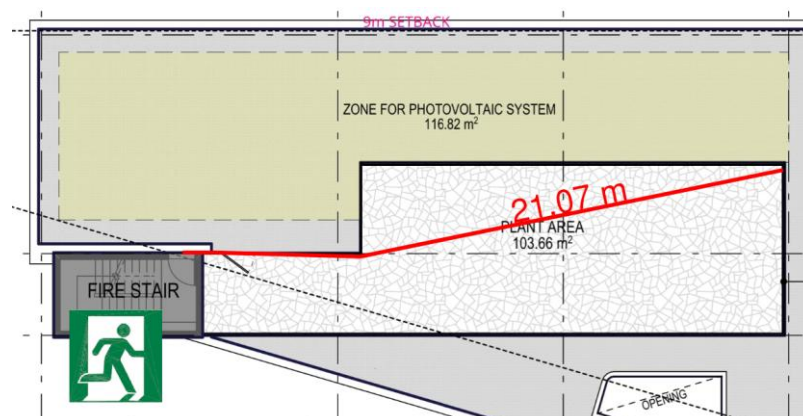


Figure 16

**D2D7/
D2D8/
D2D9/**

Dimensions of Paths of Travel to an Exit: The minimum clear height through all egress paths is required to be no less than 2m, and a minimum of 1m wide (this width dimension is measured clear of any obstructions such as handrails and joinery).

D2D10/
D2D11

Comment:

Compliance readily achievable, client to confirm if any of the exit stairs are intended to serve as general communication stairs between storeys.

Any general circulation stairs will require handrail both sides, TGSI's on landings and balustrades with vertical rails and no gaps exceeding 125mm. All fire isolated stairs are described as fire stairs only therefore not deemed general circulation as part of this assessment or until confirmed otherwise on plan.

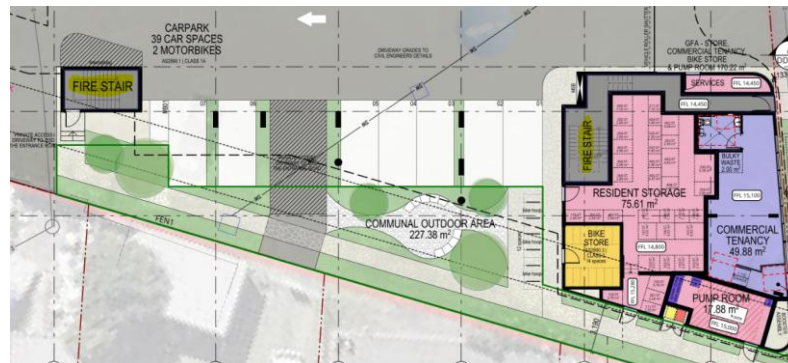


Figure 17 – Subject Staircases

Design shall ensure minimum 1m clear between obstructions including within plant areas and between handrails and the like. Recommend construction tolerance as anything <1m will not comply. Any pinch points <1m are required to be addressed in updated design.



Figure 18 - Reduced Egress Width

D2D12

Travel via fire isolated exits: Travel via fire isolated exits shall comply with the requirement of this Clause.

Each fire isolated stair must 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 or space within the confines of the building that is used only for pedestrian movement car parking or the like and it open for at least 2/3 of its perimeter and from which an unimpeded path of travel not further than 20m is available to a road or open space; OR
- + Into a covered area that adjoins a road or open space; and is open for 1/3 of its perimeter and has unobstructed clear height throughout including perimeter openings of not less than 3m and provides an unimpeded path of travel from the point of discharge to the road or open space of not more than 6m.

Comment:

All fire isolated stairs require the final exit door to be depicted on plan. Updated elevations indicated more than 3m height unobstructed height.

Fire engineer is to review discharge into area less than 1/3 open for suitability for inclusion by way of fire engineered strategy.

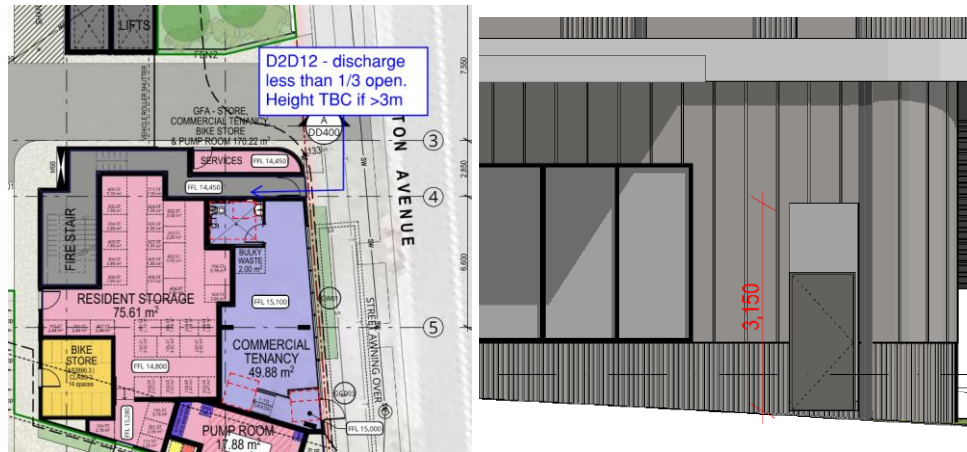


Figure 19 – Travel Via Fire Isolated Exit

Where a path of travel from the point of discharge of a fire isolated exit necessities passing within 6m of any part of an external wall of the same building (measured horizontally at right angles) to the path of travel the following applies;

- + The part of the wall must have and FRL not less than 60/60/60 and;
- + Any openings protected internally in accordance with C4D5 and
- + The protection must extend for a distance of 3m above or below as appropriate the level of the path of travel.

Indicative path of travel fire rated external wall location where discharge path <6m from external wall and car park openings requiring protection for distance of 3m in height depicted below. Particular attention is required for any openings which would require fire rating in accordance with C4D5, this extends to car park openings.

Confirmation required on plan how compliance will be achieved in conjunction with fire engineer.

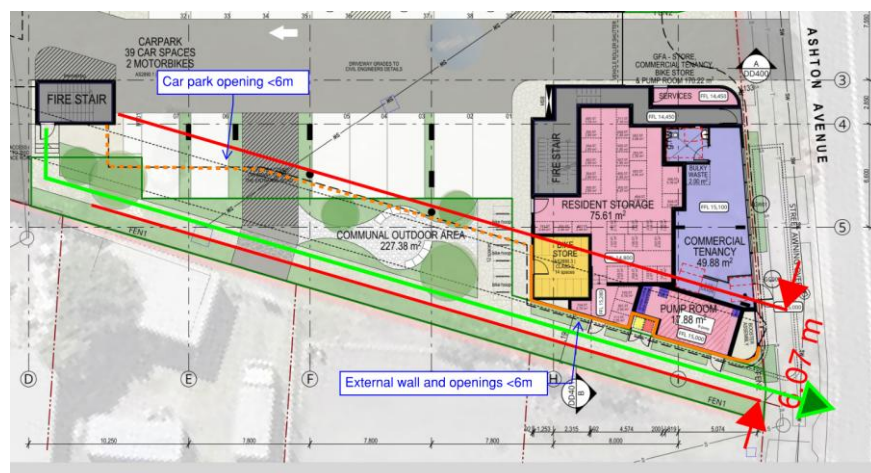


Figure 20 - Discharge Paths Exposure to be protected.

D2D15

Discharge from exits: An exit must not be blocked at the point of discharge and where necessary suitable barriers must be provided to prevent vehicles from blocking the exit or access to it.

Comment:

Fire stair doors are configured in a manner that do not open direct to car park requiring installation of bollards to prevent exits from being blocked.

Indicative egress below building line is within travel distance limitations to open space. Confirmation is required however of firm and level surface with gate to have hardware compliant with D3D26. Architect advised will be addressed in detailed design.

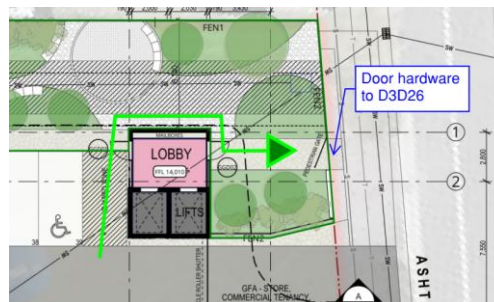


Figure 21 - Discharge from Exits

The design team have indicated the intent for lot amalgamation for below highlighted plan inter-allotment boundaries (yellow above) which would be DtS approach.

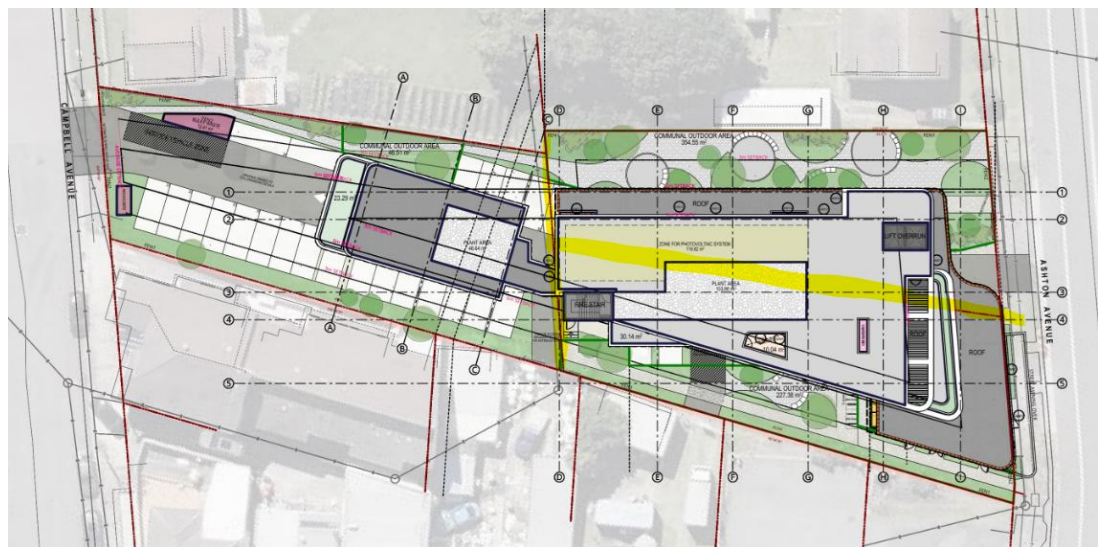


Figure 22 - Egress Over Allotment Boundary

D3D14/ D3D15/ D3D16/ D3D22

Stairways, Balustrades, and Handrails: Stairways, balustrades and handrails are to be upgraded to achieve compliance with the current provisions of the BCA and AS 1428.1-2009.

Floor finishes will be required to achieve the correct slip resistance in accordance with AS 4586, and associated handbooks HB197 and HB198. This will need to be confirmed compliant at Occupation stage and as such, the selection of materials will need to be considered in relation to these requirements.

Comment:

Stairs listed as fire stairs have been assessed as such and are not permitted as general circulation use. Architect shall depict handrail to one side as required for all Fire isolated stairs (red). Non fire isolated stairs (blue) require handrail both sides. A clear unobstructed 1m is required between all handrails. DDA consultant also confirm nosing and TGSI's for stairs than that fire isolated.

Typical below action in all areas.

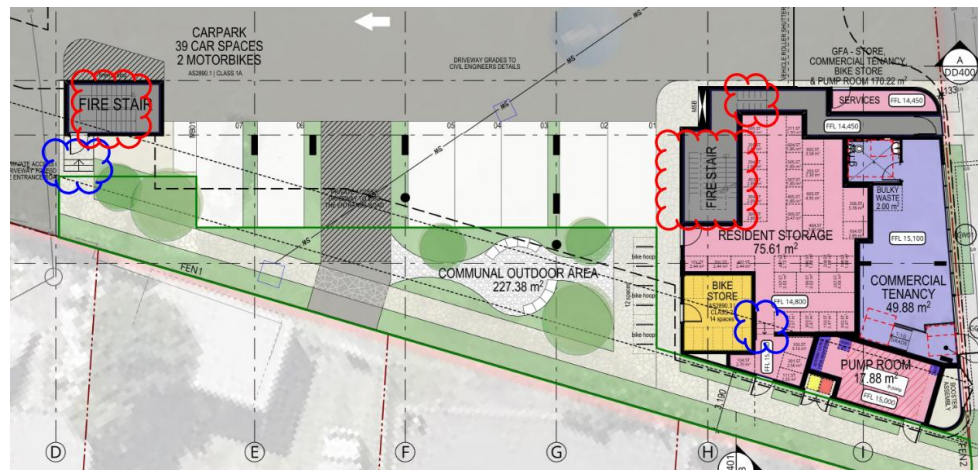


Figure 23

Balustrade shall not have any elements such as air conditioner units, GPO's taps or the like within 1m of the balustrade that can facilitate climbing. Glass balustrades (where proposed) shall be captured in structural NER design certificate.

Balustrade depicted >1m compliance readily achievable, updated section/ elevations required in future stages.

Planter boxes and the like shall not be located within climbable zone, ensure all elements >1m from FFL.



Figure 24 - Balustrades

D3D25/ D3D26

Doors and Latching: All egress doorways must swing in the direction of egress and must be readily openable without a key from the side that faces a person seeking egress, by a single handed downward or pushing action on a single device which is located between 900mm and 1100mm from the floor.

Comment:

- + Exit doors have been depicted. Confirm with council commercial tenancy exit door can swing over boundary or device to hold open swung against egress is required as per D2.25 (1)(b).
- + The roller shutter serving as vehicle entry point is not an exit for the building.
- + Confirmation the waste room sliding door will have single action D handle from internal. The break-out gate shall have lever action hardware from internal or release on alarm in accordance with D3D26.

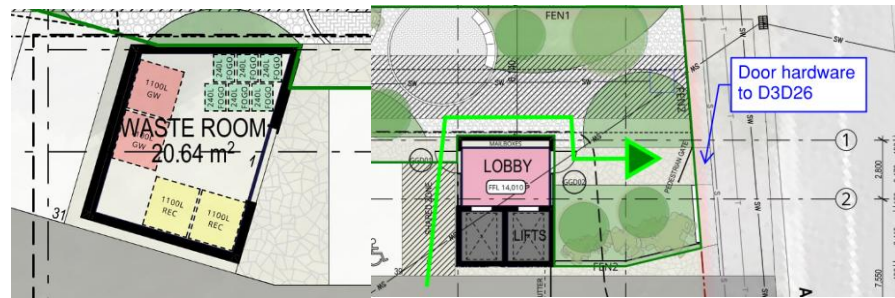


Figure 25

Architect plans to confirm exit door opens direct to plant area. Designer suggested fire door from stair could open direct to OR plant fencing was to wrap around to include entry to fire stair. Future plans to confirm compliance.

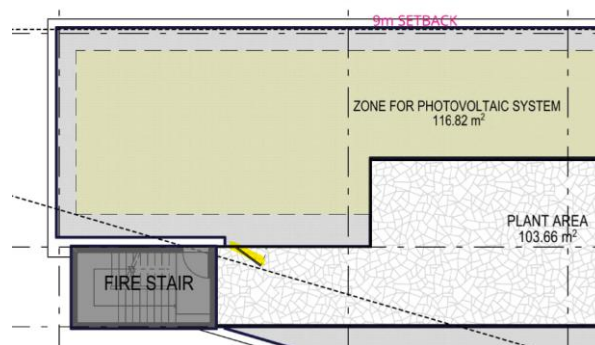


Figure 26

Waste store-rooms to have bounding construction and doors protected requires design development as to not obstruct access to exits.

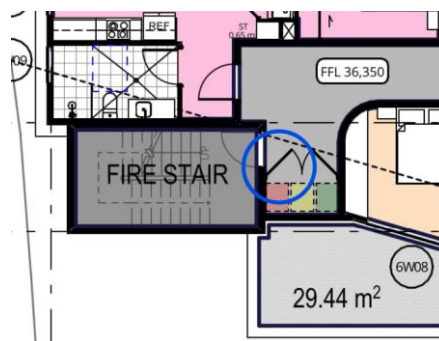


Figure 27

Door hardware schedule to confirm compliance throughout.

D3D29

Protection of openable windows: All windows shall be provided with protection, if the floor below the window is 2m or more above the surface beneath in a bedroom in a Class 2 building or part.

Comment: Architect to document window protection to D3D29 where they are proposed to be openable.

Part D4

Access for People with a Disability: The extent of access required depends on the classification of the building. Buildings and parts of buildings must be accessible as set out in Clause D4D2 unless exempted by Clause D4D5. The building is required to comply with **AS1428.1-2021** as enacted by BCA 2022 amdt 2.

Comment: We understand an access consultant has been engaged to provide advice in this regard. Ensure updated DDA report is against AS1428.1 – 2021 being Australian Standard in force.

2.5 Section E – Services and Equipment

E1D2	Fire Hydrants: Fire hydrant coverage is required to be provided to the building in accordance with AS2419.1 – 2021. Design consultant to confirm compliance at the Construction Certificate stage. Comment: Fire Hydrant locations to be depicted on architectural plans for review. Fire hydrants to be located within all fire isolated stairs. Internal fire hydrants on ground floor level shall be located <4m from exit location (open space). Wet fire designer to confirm any non-compliances associated with their design. Particular attention required for internal pump room noting the external wall is required to be fire rated for the purpose of D2D12 discharge from fire isolated exit. Any ventilation shall be protected in accordance with C4D5.
E1D3	Fire Hose Reels: Fire hose reel coverage is required to be provided to Ground level only aside from Class 2 parts lobby etc. Fire hose reels are to comply with AS 2441 – 2005. Design consultant to confirm compliance at the Construction Certificate stage. Comment: Fire Hose Reel locations to be provided on architectural plans for review. FHR shall be located <4m from exit location (open space). Refer to Part D for exit locations.
E1D6 Spec 17	Sprinklers: An automatic fire sprinkler system is required to be provided to the building. Depending on the rise in storeys, there are a number of options available. Comment: The required automatic fire sprinkler system installed must comply with—AS 2118.1 – 2017. FRNSW position is Spec 18 cannot apply to mixed use buildings therefore design to proceed with compliance to Spec 17 only.
E1D14	Fire Extinguishers: To be provided and designed in accordance with AS 2444-2001. Comment: Location of Portable Fire Extinguishers are to be depicted on architectural documentation along with the documentation provided for the Construction Certificate. Noting throughout each public corridor, a Portable Fire Extinguish must be no more than 10m from the entry door of each SOU.
E2D8 Spec 20	Smoke Hazard Management: The following smoke hazard management systems are to be installed to the building and will be required throughout: + An Automatic Fire Detection and Alarm System complying with AS 1670.1 – 2018 and S20C6. + Automatic shut-down of mechanical air handling systems upon fire trip in accordance with Section 5 and 6 of AS 1668.1. + Smoke dampers are required in addition to fire dampers where mechanical ventilation recycles air between fire compartments. SOU's are considered as a separate fire compartment for the purpose of this Clause. + Location of FIP to be confirmed on plan.

E2D21

Provisions for Special Hazards: It is noted that where there are electrical vehicle (EV) charging stations proposed and are considered a special hazard. This is to be assessed in the trial design or separate fire safety assessment for the Fire Engineering assessment.

Comment: Confirm proposal of any current or future provision Electrical Vehicle charging (EV). Indicative solar panels proposed for roof shall be included within FER trial design as hazard.

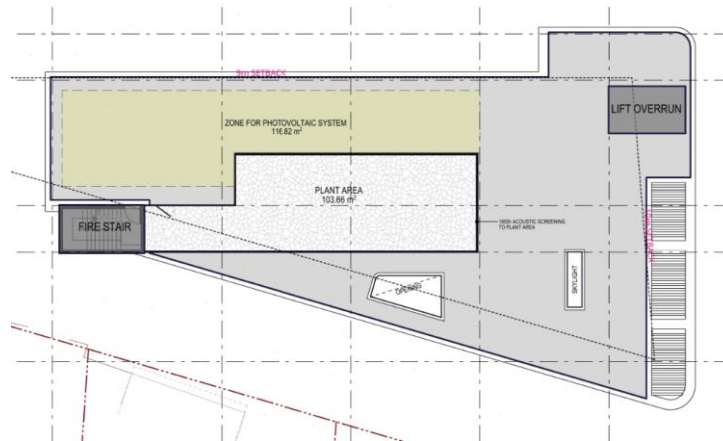


Figure 28

Part E3

Lift installation: Lift designer shall ensure compliance with BCA Part E3 for lift design.

Comment: Stretcher facility to be provided. Emergency lifts are not required.

E4D2 - E4D8 NSW E4D6

Emergency Lighting and Exits Signs: Emergency lighting and exit signage to be provided in accordance with E4D2 E4D5 complying with AS 2293.1 – 2018.

Comment: Electric engineer to confirm compliance. Note exit signage other than above doorways to be no higher than 2.7m (including exit signage in the GL car park).

2.6 Section F – Health and Amenity

Part F1

Damp and Weatherproofing: Damp and weatherproofing to comply with the prescriptive requirements of clauses F1D1-F1D8.

- + Stormwater shall comply with BCA F1D3. Hydraulic engineer shall ensure overflows on balconies. Particular attention required to solid masonry balustrades.



Figure 29



Wet area and overflow protection: Wet area and overflows shall comply with the requirements of this part. In addition, the following is noted;

Where any floor waste is installed (including floor wastes not required by the BCA), they must be provided with falls in accordance with F2D3 (between 1:50 – 1:80).

Floor wastes are required in Class 2 parts of a building where bathroom or laundry is located at any level above the SOU unit or public space.

Architect to ensure all floor waste have grading proposed within DtS parameters. Typical locations of floor waste outlined below;



Roof and Wall Cladding: This section contains DtS provisions for the weatherproofing of certain external wall and roof designs.

- + Roof coverings must comply with F3D2.
- + Sarking must comply with F3D3.
- + Glazed assemblies must comply with F3D4.
- + Wall cladding must comply with F3D5.

Architectural plans to confirm DtS compliance or address any departure by way of F3P1 performance solution for damp and weatherproofing prior to the issue of a Construction Certificate.

Part F4

Sanitary Facilities: Sanitary facilities must be provided to comply with the relevant requirements of this part, as applicable to the building's classification and use.

Class 2 buildings require within each SOU;

- + A kitchen sink and facilities for the preparation and cooking of food; and
- + A bath or shower; and
- + A closet pan; and
- + A washbasin;
- + For laundry facilities provide either in each SOU clothes and washing facilities (washtub and space for washing machine and clothes drying facilities (dryer / clothesline).

Facilities shall be provided for other than Class 2 areas in accordance with BCA F4D4. Compliance readily achievable plans to be monitored in future stages.

Comment:

- + The commercial building has single accessible unisex facility which can cater up to 10 persons. Confirmation required if this does not meet design intent.
- + Assumption no on site staff for Class 2 part as no reception provided. Confirm if not the case.
- + Laundry facilities including falls to floor waste to be provided within each SOU. Indicative space has been allocated on plan.

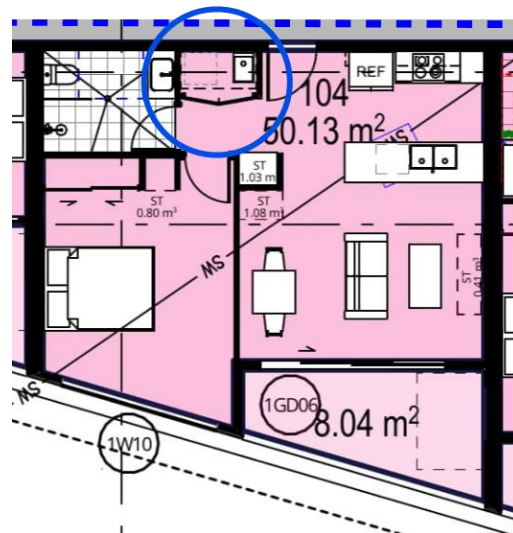


Figure 32 – Laundry Facility

F5D2

Ceiling Heights: The floor to ceiling heights must be as follows:

The ceiling minimum heights for a Class 2 building are as follows:

- + Kitchen, laundry or the like – 2.1m
- + Corridor or passageway – 2.1m
- + A habitable room, excluding kitchen – 2.4m

The minimum ceiling heights in a Class 5 / 6 / 7 building are as follows:

- + Generally – 2.4m.
- + Corridor, passageways, or the like – 2.1m.

In any building:

- + Bathrooms, sanitary compartments, tea preparations rooms, pantries, storerooms or the like – 2.1m,
- + Above a stairway, ramp, landing or the like – 2m.

Comment:

Previous plans have the facility to comply with updated section and elevations to be provided in future design staged.

Construction certificate reflected ceiling plans to confirm compliance. Designer to note any additional ceiling height requirements under SEPP65



Figure 33 – Proposed Ceiling Height

Part F6

Light and Ventilation: Artificial lighting systems are required to comply with Clause F4.4 and AS 1680. All mechanical or air-conditioning installations must be undertaken in accordance with Clauses F6D6 and AS 1668.2.-2012.

Natural lighting must be provided in:

Class 2 buildings – to all habitable rooms.

Comment:

Plans have facility to comply with provision of windows each opposite end of the building. Minimum 10% unobstructed opening required to be confirmed in future stages. Any screening located in front of window shall be part of calculation.

Car park is required to have ventilation complying with BCA F6D11 by way of mechanical or natural. Mechanical engineer to confirm compliance in this regard or confirm compliance with open deck car park ventilation requirements.

Part F7

Sound Transmission and Insulation: Floors and walls bounding Class 2 parts are required to comply with the prescriptive provisions of Part F7 as related to sound transmission and insulation.

Comment: Lightweight tested system to confirm required sound rating is achieved. Acoustic engineer to confirm compliance for walls and floors subject to this part.

Discontinuous construction (F7D4-2) is required in accordance with BCA F7D6 where SOU are to be acoustic separation by discontinuous construction from lift shaft or kitchen typical yellow highlighted below to be actioned throughout including acoustic rating of bounding construction.

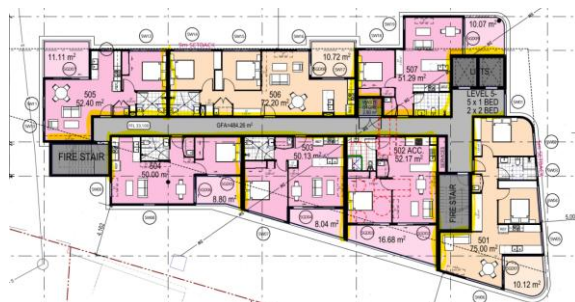


Figure 34 – Acoustic Separation

Acoustic lagging of services is required in accordance with BCA F7D7.

Acoustic engineer to provide plan complying with BCA F7D6. Action in all areas as applicable.

Part F8

Condensation management: For Class 2 construction;

- + External wall construction shall comply with BCA F8D3;
- + Exhaust Systems are to comply with BCA F8D4;
- + Roof spaces shall be ventilated in accordance with F8D5;

Comment: Mechanical Engineer and architect to confirm compliance in this regard.

2.7 Section G – Ancillary Provisions

G5 NSW G5D3

Buildings in Bushfire prone areas: Mapping indicates the site is not located in designated bushfire prone land. Council to advise any specific requirements.

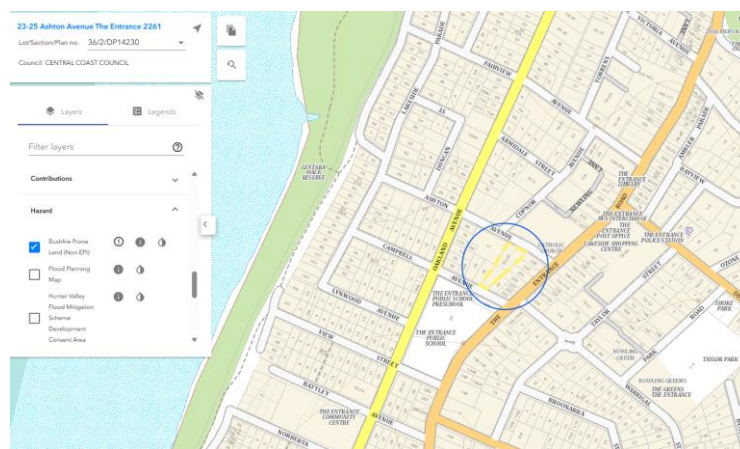


Figure 35 – Bushfire Mapping

Part G6

Occupiable Outdoor Areas: Occupiable Outdoor Areas (such as the communal rooftop space) are required to comply with the fire hazard property, provision for escape, construction of exits, firefighting equipment, lift installations, visibility in an emergency, exit signs and warning systems, and light and ventilation provisions of the BCA (as specifically prescribed under this part) as if it were an internal building part.

2.8 Section J – Energy Efficiency

Section J

Energy efficiency: Energy efficiency shall comply with the provisions of this Part. The Class 2 parts shall comply with BASIX in accordance with BCA Part J2. The Balance of the building requires Section J report.

Comment: Energy Efficiency consultant to confirm compliance prior to issue of Construction Certificate. Architect to ensure BASIX and Section J commitments developed into design.

J9D4 requires facility for electrical Vehicle charging by way of distribution boards provided. Electrical engineer to confirm compliance in this regard.

3.0 Conclusion

This report contains an assessment of the referenced architectural documentation for the proposed PLH Ashton Development, located at 23-25 Ashton Avenue, The Entrance, against the Deemed-to-Satisfy provisions and Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2022 amdt 2.

In view of the above assessment, we can confirm that subject to the above measures being appropriately addressed by the project design team, compliance with the provisions of the BCA is readily achievable.

In addition, it is considered that such matters can adequately be addressed in the preparation of the Construction Certificate documentation without giving rise to any inconsistencies with the Development Approval.

Should you require further assistance or clarification please do not hesitate to contact the undersigned on 02 4047 4955 or peter@bmplusg.com.au

Prepared by:

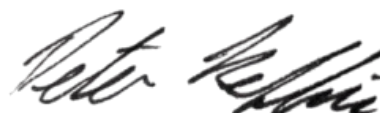


Marc Fletcher

Cadet Building Surveyor

BM+G

Reviewed by:



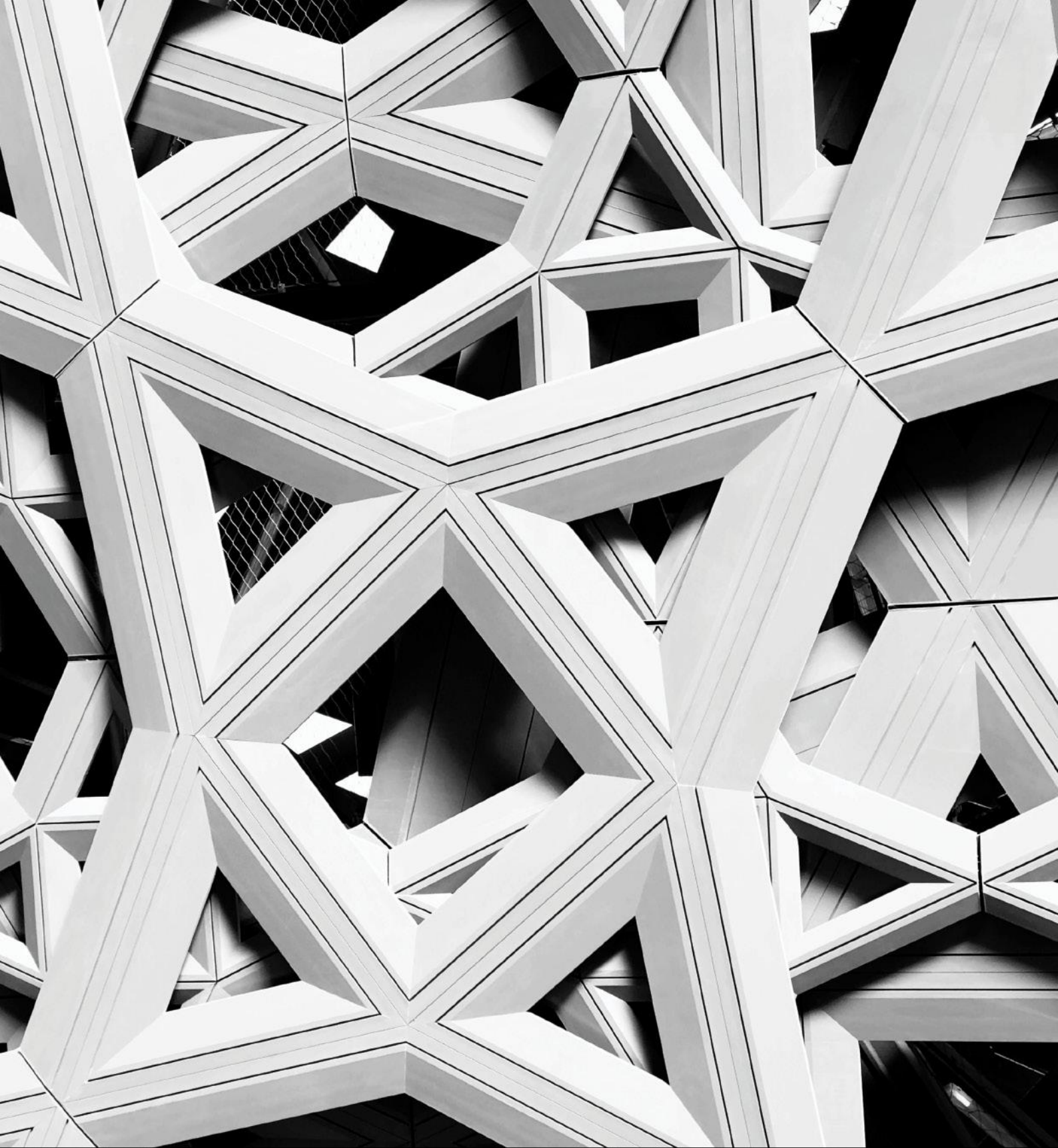
Peter Keppie

Senior Building Surveyor

BM+G

Building Surveyor-Unrestricted (NSW)

BDC No.: 4603



Appendices

Appendix 1 - Summary of Performance Solutions

The following comprises a summary of all BCA DtS non-compliances design team have suggested for inclusion in Performance basis. Design team to confirm DtS or if non-compliance are to be rationalized by way of a Fire Engineered Performance Solution in conjunction with Fire Engineer. Services designers shall also confirm any non-compliances associated with their design.

+ BCA (DtS) Clause	+ Description
1. C3D15	Public corridors in Class 2: Potential to omit smoke separation in public corridor where more than 40m. Up to 57m worst case.
2. Spec. 5 C3D9	Fire Resistant Construction + To rationalise the lower storey FRL to 120 minutes throughout in lieu of 240 FRL due to Class 7b components. + Where lower storey resident lobby is not separated from remaining classification in accordance with Spec 5 this shall be addressed in FER. + Smoke separation of slab edge cavity and where bounding walls meet the external wall in lieu of fire; + Where any steel columns are proposed that support awning or the like only to rationalise the FRL (TBC) + Where slab set down for ensembles reduces minimum reinforcement cover / concrete thickness this is required to be addressed by way of fire engineered strategy. Structural engineer to confirm.
3. D2D5	Exit Travel Distance: To permit up to 11m travel (worst case) distance in lieu of 6m to nearest of two exits on level 1 and 2 from SOU door. To permit up to 23m to single exit from plant enclosure on roof in lieu of 20m.
4. D2D8	Exit Widths Where any pinch points <1m this will be reviewed case by case basis for suitability of inclusion in fire engineered strategy. Storage areas and stair have numbers of aspects.
5. D2D12	Travel via fire isolated exits; Fire engineer is to review discharge into area less than 1/3 open (stair alcove) for suitability for inclusion by way of performance solution. >3m unobstructed height at discharge (TBC) Fire engineer is to confirm path is <6m from openings in car park can be supported or what design development is required.
6. E2D21	Provision for special hazards. Any EV charges including location to be confirmed on plan. Locations of solar panels have been depicted on plan for inclusion in FER as hazard in trial design.

Appendix 2 - Preliminary Fire Safety Schedule

The following table is a list of the required fire safety measures within the building. These measures may be subject to further change pending the outcomes of the final compliance review.

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Existing	+ Proposed
Access Panels, Doors & Hoppers	BCA 2022 Clause C4D14 AS 1530.4 – 2014 Manufacturer's Specifications		✓
Alarm Signalling Equipment	AS 1670.3 – 2018		✓
Automatic Fail-Safe Devices	BCA 2022 Clause D3D26		✓
Automatic Fire Detection & Alarm System	BCA 2022 Spec. 20 AS 1670.1 – 2018		✓
Automatic Fire Suppression Systems	BCA 2022 Spec. 17 AS 2118.1 – 2017		✓
Building Occupant Warning System activated by the Sprinkler System	BCA 2022 Spec. 17 Clause 8 and / or Clause 3.22 of AS 1670.1 – 2018		✓
Emergency Lighting	BCA 2022 Clauses E4D2 & E4D4 AS 2293.1 – 2018		✓
Emergency Evacuation Plan	AS 3745 – 2010		✓
Exit Signs	BCA 2022 Clauses E4D5, NSW E4D6 & E4D8 AS 2293.1 – 2018		✓
Fire Blankets	BCA 2022 Clause E1D14 AS 3504 – 1995 & AS 2444 – 2001		✓
Fire Dampers	BCA 2022 Clause C4D15 AS 1668.1 – 2015 & AS 1682.1 & 2 – 2015 Manufacturer's Specification		✓
Fire Doors	BCA 2022 Clauses C3D13, C3D14, C4D3, C4D5, C4D10, C4D12 AS 1905.1 – 2015 Manufacturer's Specification		✓
Fire Hose Reels	BCA 2022 Clause E1D3 AS 2441 – 2005		✓
Fire Hydrant Systems	BCA 2022 Clause E1D2 AS 2419.1 – 2021		✓
Fire Seals	BCA 2022 Clause C4D15 AS 1530.4 – 2014 & AS 4072.1 – 2014 Manufacturer's Specification		✓
Lightweight Construction	BCA 2022 Clause C2D9		✓

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Existing	+ Proposed
	AS 1530.4 – 2014 Manufacturer's Specification		
Mechanical Air Handling Systems (Automatic Shutdown)	BCA 2022 Clause E2D3 AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012		✓
Portable Fire Extinguishers	BCA 2022 Clause E1D14 AS 2444 – 2001		✓
Required Exit Doors (Power Operated)	BCA 2022 Clause D3D24(2)		✓
Smoke Dampers	BCA 2022 Spec. 11 AS/NZS 1668.1 – 2015		✓
Smoke Doors (TBC)	BCA 2022 C3D15, Spec. 11 & 12		✓
Stand-by Power Systems	BCA 2022 Spec. 31 AS 3000 – 2018		✓
Warning & Operational Signs	BCA 2022 Clauses D3D26, D3D28, D4D7, AS 1905.1 – 2015 EP&A (DCFS) Regulation 2021 Section 108		✓
Fire Engineered Performance Solutions relating to: 1.	BCA 2022 Performance Requirements ... Fire Safety Engineering Report prepared by ... Report No. ... Revision ... dated ...		✓

Please note that the above schedule will need to be revised prior to issue of the Construction Certificate to reference any proposed Fire Engineering Report and incorporate any additional measures required by the proposed Performance Solutions.