



Project Report

BCA Compliance Report

McKenzie Group Consulting (NSW) Pty Ltd

ABN: 53 093 211 995

COLA: 2013251

C250660

Lots 4-5, 6-7 and 8 Buchan
Avenue, Edmondson Park
NSW

Prepared for:

Urban Property Group

Date:

2 March 2026

Revision

3

1 Revision History

REV	DATE	REVISION INFORMATION	PREPARED BY	REVIEWED BY
1	5 December 2025	This 'high level' BCA assessment has been undertaken against the preliminary architectural plans for the following purpose: <ul style="list-style-type: none"> • Identification of key building characteristics, • Identification of areas of major non-compliance for the design teams review and return comment. 	Andrew Naylor	Brent Skaines
2	22 December 2025	Updated comments to reflect revised plans	Andrew Naylor	Brent Skaines
3	2 March 2026	Updated report for SSDA submission	Andrew Naylor	Brent Skaines

2 Purpose and Objectives of this Statement

This statement has been prepared to verify that McKenzie Group Consulting (NSW) Pty Ltd have conducted a desktop review of the architectural plans that will form part of the State Significant Development Application (SSDA) to the consent authority for the proposed development. The review was conducted against the National Construction Code (NCC), Building Code of Australia (BCA) 2022 Amdt 2, Volume One.

The purpose of this statement is to confirm that the architectural design for the building is capable of complying with the relevant provisions of the BCA, by utilising a combination of Deemed-to-Satisfy (DTS) solutions and Performance Solutions, without the need for major design changes that may necessitate modification to the consent.

3 Limitations of this Report

- This document provides a Building Code of Australia (BCA) compliance assessment of the design documents referenced in appendix A of this report.
- The documents have been assessed to the extent possible, based on the level of design development at the time of this assessment.
- Where necessary documentation has not been provided or are not available at the time of this assessment, comments may not have been made.
- It is expected that appropriately qualified design consultants will be engaged to provide detailed design documentation including but not limited to, Design Certification, Drawings and specifications, for their specific discipline.
- Generally, this assessment will not detail requirements of the BCA referenced Australian Standards. It is expected that the relevant design consultant will advise where their proposed designs do not achieve absolute compliance with the relevant Australian Standards.
- The assessment does not consider the provisions of the Disabilities Discrimination Act 1992, which exceed the documents listed in the Building Code of Australia, in this regard we recommend that a separate report is prepared by an accredited Access Consultant.
- The assessment does not consider the requirements of other legislation i.e. Occupational Health and Safety, Safety in Design, Workplace Health and Safety etc.
- The contents of this report are project specific and must not be used as a basis for other projects.
- This report is for the strict use of our client and must not be relied on by third parties.



Table of Contents

1	Revision History	2
2	Purpose and Objectives of this Statement	2
3	Limitations of this Report	2
4	Introduction to Project	4
5	Project Details	4
5	Key Applicable Legislation	5
6	Site 3 - Building Classification	5
7	Site 3 - Building Characteristics	6
8	Site 3 - Required Fire Safety Measures	7
9	Site 4 - Building Classification	9
10	Site 4 - Building Characteristics	10
11	Site 4 - Required Fire Safety Measures	10
12	Site 5 - Building Classification	13
13	Site 5 - Building Characteristics	14
14	Site 5 - Required Fire Safety Measures	14
15	Performance Solutions	17
16	BCA Compliance Summary	17
17	Consultants required for the Project	18
18	Fire Resistance Levels - Type A Construction	19
19	List of Plans	20



4 Introduction to Project

This BCA Compliance report is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf UPG Edmondson Parkland Pty Ltd (UPG) (the Applicant), to support a State Significant Development Application (SSDA) and Concurrent Rezoning Report for the construction of a new multi stage residential project at Lots 4-5, 6-7, and 8 Buchan Avenue, Edmondson Park (known as Sites 3, 4 and 5) (the site). The proposed development comprising a mix of shop-top housing, residential flat buildings (RFB), co-living housing, and affordable housing, together with public domain improvements including a new publicly accessible plaza, a public library and through-site pedestrian links.

The project has been identified by the NSW Housing Delivery Authority (HDA) as a key development to accelerate the delivery of well-located, diverse and affordable housing across Greater Sydney, with the HDA playing a coordinating role across government agencies to unlock complex sites through strategic planning, infrastructure coordination and streamlined assessment pathways. On 19 February 2025, the HDA recommended that the proposed development on Sites 4 and 5 (6–7 and 8 Buchan Avenue, Edmondson Park), as outlined in EOI application 232588 dated 17 January 2025, be declared State Significant Development (SSD) under section 4.36(3) of the Environmental Planning and Assessment Act 1979, followed by a similar recommendation on 2 June 2025 for Site 3 (4–5 Buchan Avenue, Edmondson Park) as described in EOI application 246574 dated 14 March 2025. These recommendations were formalised through the Minister’s issuance of State Significant Development Declaration Order (No. 9) 2025 on 12 June 2025, with the proposals to be facilitated by a concurrent amendment to the State Environmental Planning Policy (Precincts – Western Parkland City) 2021.

5 Project Details

ITEM	DESCRIPTION
Client Details	Anthony Simac of Urban Property Group E: a.simac@urbanpropertygroup.com.au
Site Details	Site 3: Edmondson Park Lot 4 and Lot 5 DP1275478 Site 4: Edmondson Park Lot 6 and Lot 7 DP1275478 Site 5: Edmondson Park Lot 8 DP1275478
Street Address	Site 3: 4 and 5 Buchan Avenue Edmondson Park NSW 2174 Site 4: 6 and 7 Buchan Avenue Edmondson Park NSW 2174 Site 5: 8 Buchan Avenue Edmondson Park NSW 2174
Brief Description of Project	The project consists of 3 mixed use residential sites with retail spaces, childcare and basement carparking.

Perspective of the Project



5 Key Applicable Legislation

TYPE OF LEGISLATION	DESCRIPTION
Planning and Building Legislation (NSW)	Environmental Planning and Assessment Act 1979 No 203 Environmental Planning and Assessment Regulation 2021 Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 SEPP No 65—Design Quality of Residential Apartment Development
Design and Building Practitioners Legislation - Class 2 buildings (NSW)	Design and Building Practitioners Act 2020 No 7 Design and Building Practitioners Regulation 2021
Applicable Building Code of Australia	NCC 2022 Volume One (Amendment 2)- Building Code of Australia and Referenced Australian Standards.

6 Site 3 - Building Classification


The following assessment data has been drawn from the provisions of BCA 2022 (Amdt 2) The significant spaces in the proposed design have been classified in accordance with the requirements of Clause A6 of the BCA and are summarised in the table below:

STOREY	USE OF SPACE	BCA CLASSIFICATION
Basement 1	Carparking and Services	Class 7a
Lower Ground Floor	Carparking and Services	Class 7a
	Waste Rooms and loading dock	Class 7b
	Sole Occupancy Units	Class 2
Upper Ground Floor	Sole Occupancy Units	Class 2
	Carparking	Class 7a
	Public Library	Class 9b
Level 1	Sole Occupancy Units	Class 2
	Public Library	Class 9b
Level 2-6	Sole Occupancy Units	Class 2
Level 7-8	Sole Occupancy Units and Occupiable Outdoor Areas	Class 2
Level 9	Sole Occupancy Units	Class 2
Level 10	Sole Occupancy Units and Occupiable Outdoor Areas	Class 2
Level 11-13	Sole Occupancy Units	Class 2
Roof	Possible Plant area	Class 2



7 Site 3 - Building Characteristics

The building characteristics required for the proposed design is summarised in the table below.

ITEM	BCA REQUIREMENT
United Building	Yes (all buildings sit on top of a common basement)
Building Importance Level	2 (To be confirmed through consultation with structural engineer and client)
Number of storeys contained	16
Rise in storeys	16 (Basement 1 is located more than 1m out of the ground on the southeastern end of the building)
Type of construction required	Type A Construction
Effective height	Approx 48.25m
Climate Zone	6 – Mild Temperate (NSW Sydney)
Bush fire zone	<p>No (as detailed on the NSW Planning Portal Spatial Viewer). The development application process may require additional assessment by a bushfire consultant.</p>  <p>Lot 4: Lot 5:</p>



8 Site 3 - Required Fire Safety Measures

The following items must be incorporated into the detailed design.

MEASURES	STANDARD OF PERFORMANCE
Fire hydrant systems	NCC 2022 Vol One (Amdt 2) - BCA Clause E1D2 and AS2419.1 – 2021.
Fire hose reel system (to all carparks, loading dock and public library)	NCC 2022 Vol One (Amdt 2) - BCA Clause E1D3 and AS2441 – 2005.
Automatic fire suppression system (Sprinklers)	NCC 2022 Vol One (Amdt 2) - E1D4, BCA Specification 17 and AS2118.1 – 2017.
Portable fire extinguishers	NCC 2022 Vol One Amdt 2) - BCA Clause E1D14 and AS2444 – 2001.
Fire Control Centre	NCC 2022 Vol One (Amdt 2) - BCA Clause E1D15 and Specification 19.
Fire Indicator Panel	NCC 2022 Vol One (Amdt 2) - BCA Clause E2D8 and AS1670.1-2018.
Fire Safety Precautions <u>during construction</u>	NCC 2022 Vol One (Amdt 2) - BCA Clause E1D16
Smoke Alarms within residential units. (Hard wired and interconnected where multiple alarms are installed)	NCC 2022 Vol One (Amdt 2) - BCA Clause E2D8 and AS3786-2014.
Automatic fire detection and alarm system throughout whole building in public spaces/corridors to operate smoke control, commercial spaces, stair pressurisation / carpark ventilation etc.	NCC 2022 Vol One (Amdt 2) - BCA Clause E2D8, Specification 20, AS1668.1 – 2015 and AS1670.1-2018. NOTE: Aspirating type smoke detection required in basement carpark areas depending on final mechanical design.
Building Occupancy Warning System activated by the sprinkler system / smoke detection	NCC 2022 Vol One (Amdt 2) - BCA Specification 17, 20, AS1670.1 2018, and AS2118.1 – 2017.
Automatic Air Pressurisation System for Fire Isolated Exits.	NCC 2022 Vol One (Amdt 2) - BCA Clause E2D4, AS1668.1 – 2015. All residential towers require stair pressurisation. The basement requires discussion with the fire engineer as, it is only has 2 levels of basement below ground (the lower ground level contributes to the rise in storey of the building), however, some areas of the building require passing through 3 levels of carpark.
Zone Pressurisation System (between vertically separated fire compartment)	NCC 2022 Vol One (Amdt 2) - BCA Clause E2D6, E2D7, E2D9, E2D11 and E2D13 AS1668.1 – 2015. (the concession in the BCA does not apply due to the 9b and 7a classifications). Discussion with fire engineer required.
Mechanical air handling system throughout all areas including the basements and commercial spaces and common areas.	NCC 2022 Vol One (Amdt 2) - BCA Clause E2D8, E2D12 and AS1668.1 – 2015.
Passenger Lift (with stretcher facilities fire service controls)	NCC 2022 Vol One (Amdt 2) - BCA Clause E3D2, E3D3, E3D9 and AS1735.12-1999.



Emergency Lifts	NCC 2022 Vol One (Amdt 2) - BCA Clause C4D11, E3D5, AS1735.12 – 1999. 2x emergency lifts are required in each core.
Emergency lighting	NCC 2022 Vol One (Amdt 2) - BCA Clause E4D2, E4D4 and AS2293.1 – 2018
Exit signage	NCC 2022 Vol One (Amdt 2) - BCA Clause E4D5, E4D7, E4D8 and AS2293.1 – 2018
Emergency Warning and Intercom System	NCC 2022 Vol One (Amdt 2) - BCA Clause E4D9 and AS1670.4 – 2018. Discussion required with fire engineer regarding evacuation strategy of the building due to multiple towers.
Fire dampers	NCC 2022 Vol One (Amdt 2) - BCA Clause C4D5, C4D13, C4D15 and AS1668.1 – 2015 (AS1682.1-1990 and AS1682.2-1990)
Fire doors	NCC 2022 Vol One (Amdt 2) - BCA Clause C4D9, C4D12 and AS 1905.1 – 2015, AS1530.4-2014.
Fire rated walls	NCC 2022 Vol One (Amdt 2) - BCA Clause C2D9 and C4D12, Specification 5
Fire seals protecting opening in fire resisting components of the building	NCC 2022 Vol One (Amdt 2) - BCA Clause C4D15, Specification 13 and AS1530.4 –2014 and AS4072.1 – 2005 and installed in accordance with the tested prototype.
Smoke rated walls to electrical and communication cupboards	NCC 2022 Vol One (Amdt 2) - BCA Clause C3D15.
Smoke doors to electrical and communication cupboards	NCC 2022 Vol One (Amdt 2) - BCA Clause Specifications 11 and 12.
Warning and operational signs	NCC 2022 Vol One (Amdt 2) - BCA Clause D2D22, D3D28, D4D7, E3D4, E3D11, E3D12 and Specifications 14 and 24
External wall system (including all elements within) must be non-combustible	NCC 2022 Vol One (Amdt 2) - BCA Clause C2D10 and AS1530.1-1994.
Re-entry from fire isolated stairs.	NCC 2022 Vol One (Amdt 2) - BCA Clause D3D27. If the fire isolated stairs are proposed to be locked for security purposes. The following must apply: <ul style="list-style-type: none"> - Doors must be fitted with a fail-safe device that automatically unlocks the door upon fire alarm, AND - Every 4th storey must not be able to be locked, with signage stating that re entry is available at this level, OR - An intercommunication system, or an audible or visual alarm system, operated from within the enclosure is provided near the doors and a sign is fixed adjacent to such doors explaining its purpose and method of operation.

Note that the fire safety schedule is subject to amendment following McKenzie Group Consulting's full assessment and once Fire Engineering performance solution requirements have been finalised.



9 Site 4 - Building Classification


The following assessment data has been drawn from the provisions of BCA 2022 (Amdt 2) The significant spaces in the proposed design have been classified in accordance with the requirements of Clause A6 of the BCA and are summarised in the table below:

STOREY	USE OF SPACE	BCA CLASSIFICATION
Lower Ground Floor	Carparking, residential storage cages and services, waste room	Class 7a
	Sole Occupancy Units	Class 2
Upper Ground Floor	Carparking and residential storage cages	Class 7a
	Waste rooms and loading dock	Class 7b
	Sole Occupancy Units	Class 2
Level 1	Sole Occupancy Units	Class 2
	Carparking and residential storage cages	Class 7a
Level 2-4	Sole Occupancy Units	Class 2
	Carparking and residential storage cages	Class 7a
Level 5	Sole Occupancy Units and Occupiable Outdoor Areas	Class 2
	Pool	Class 10b
Level 6-25	Sole Occupancy Units	Class 2
Roof	Possible Plant area	Class 2



10 Site 4 - Building Characteristics

The building characteristics required for the proposed design is summarised in the table below

ITEM	BCA REQUIREMENT
United Building	Yes (all buildings are connected until the level 4 podium area)
Building Importance Level	2 (To be confirmed through consultation with structural engineer and client)
Number of storeys contained	27
Rise in storeys	26
Type of construction required	Type A Construction
Effective height	Approx 82.1m
Climate Zone	6 – Mild Temperate (NSW Sydney)
Bush fire zone	No (as detailed on the NSW Planning Portal Spatial Viewer). The development application process may require additional assessment by a bushfire consultant.  Lot 6: Lot 7:

11 Site 4 - Required Fire Safety Measures

The following items must be incorporated into the detailed design.

MEASURES	STANDARD OF PERFORMANCE
Fire hydrant systems	NCC 2022 Vol One (Amdt 2) - BCA Clause E1D2 and AS2419.1 – 2021.
Fire hose reel system (to all carparks and loading dock)	NCC 2022 Vol One (Amdt 2) - BCA Clause E1D3 and AS2441 – 2005.
Automatic fire suppression system (Sprinklers)	NCC 2022 Vol One (Amdt 2) - E1D4, BCA Specification 17 and AS2118.1 – 2017.
Portable fire extinguishers	NCC 2022 Vol One Amdt 2) - BCA Clause E1D14 and AS2444 – 2001.
Fire Control Room	NCC 2022 Vol One (Amdt 2) - BCA Clause E1D15 and Specification 19 (access is required from outside, with direct access into the building, ie lobby with lift access or fire stair).
Fire Indicator Panel	NCC 2022 Vol One (Amdt 2) - BCA Clause E2D8 and AS1670.1-2018.
Fire Safety Precautions <u>during construction</u>	NCC 2022 Vol One (Amdt 2) - BCA Clause E1D16



Smoke Alarms within residential units. (Hard wired and interconnected where multiple alarms are installed)	NCC 2022 Vol One (Amdt 2) - BCA Clause E2D8 and AS3786-2014.
Automatic fire detection and alarm system throughout whole building in public spaces/corridors to operate smoke control, commercial spaces, stair pressurisation / carpark ventilation etc.	NCC 2022 Vol One (Amdt 2) - BCA Clause E2D8, Specification 20, AS1668.1 – 2015 and AS1670.1-2018. NOTE: Aspirating type smoke detection required in basement carpark areas depending on final mechanical design.
Building Occupancy Warning System activated by the sprinkler system / smoke detection	NCC 2022 Vol One (Amdt 2) - BCA Specification 17, 20, AS1670.1 2018, and AS2118.1 – 2017.
Automatic Air Pressurisation System for Fire Isolated Exits.	NCC 2022 Vol One (Amdt 2) - BCA Clause E2D4, AS1668.1 – 2015.
Zone Pressurisation System (between vertically separated fire compartment)	NCC 2022 Vol One (Amdt 2) - BCA Clause E2D6, E2D7, E2D9, E2D11 and E2D13 AS1668.1 – 2015. (the concession in the BCA does not apply due to the class 7a classifications). Discussion with fire engineer required.
Mechanical air handling system throughout all areas including the basements and commercial spaces and common areas.	NCC 2022 Vol One (Amdt 2) - BCA Clause E2D8, E2D12 and AS1668.1 – 2015.
Passenger Lift (with stretcher facilities fire service controls)	NCC 2022 Vol One (Amdt 2) - BCA Clause E3D2, E3D3, E3D9 and AS1735.12-1999. Note: when the effective height of the building exceeds 75m. Lifts that are not stretcher facilities must be rated to 600kg, and lifts that are stretcher facilities must be rated to 900kg.
Emergency Lifts	NCC 2022 Vol One (Amdt 2) - BCA Clause C4D11, E3D5, AS1735.12 – 1999. 2x emergency lifts are required in each core.
Emergency lighting	NCC 2022 Vol One (Amdt 2) - BCA Clause E4D2, E4D4 and AS2293.1 – 2018
Exit signage	NCC 2022 Vol One (Amdt 2) - BCA Clause E4D5, E4D7, E4D8 and AS2293.1 – 2018
Emergency Warning and Intercom System	NCC 2022 Vol One (Amdt 2) - BCA Clause E4D9 and AS1670.4 – 2018. Discussion required with fire engineer regarding evacuation strategy of the building due to multiple towers.
Fire dampers	NCC 2022 Vol One (Amdt 2) - BCA Clause C4D5, C4D13, C4D15 and AS1668.1 – 2015 (AS1682.1-1990 and AS1682.2-1990)
Fire doors	NCC 2022 Vol One (Amdt 2) - BCA Clause C4D9, C4D12 and AS 1905.1 – 2015, AS1530.4-2014.
Fire rated walls	NCC 2022 Vol One (Amdt 2) - BCA Clause C2D9 and C4D12, Specification 5
Fire seals protecting opening in fire resisting components of the building	NCC 2022 Vol One (Amdt 2) - BCA Clause C4D15, Specification 13 and AS1530.4 –2014 and AS4072.1 – 2005 and installed in accordance with the tested prototype.



Smoke rated walls to electrical and communication cupboards	NCC 2022 Vol One (Amdt 2) - BCA Clause C3D15.
Smoke doors to electrical and communication cupboards	NCC 2022 Vol One (Amdt 2) - BCA Clause Specifications 11 and 12.
Warning and operational signs	NCC 2022 Vol One (Amdt 2) - BCA Clause D2D22, D3D28, D4D7, E3D4, E3D11, E3D12 and Specifications 14 and 24
External wall system (including all elements within) must be non-combustible	NCC 2022 Vol One (Amdt 2) - BCA Clause C2D10 and AS1530.1-1994.
Re-entry from fire isolated stairs.	<p>NCC 2022 Vol One (Amdt 2) - BCA Clause D3D27. If the fire isolated stairs are proposed to be locked for security purposes. The following must apply:</p> <ul style="list-style-type: none"> - Doors must be fitted with a fail-safe device that automatically unlocks the door upon fire alarm, AND - Every 4th storey must not be able to be locked, with signage stating that re entry is available at this level, OR - An intercommunication system, or an audible or visual alarm system, operated from within the enclosure is provided near the doors and a sign is fixed adjacent to such doors explaining its purpose and method of operation.

Note that the fire safety schedule is subject to amendment following McKenzie Group Consulting's full assessment and once Fire Engineering performance solution requirements have been finalised.



12 Site 5 - Building Classification


The following assessment data has been drawn from the provisions of BCA 2022 (Amdt 2) The significant spaces in the proposed design have been classified in accordance with the requirements of Clause A6 of the BCA and are summarised in the table below:

STOREY	USE OF SPACE	BCA CLASSIFICATION
Basement 3 - 2	Carparking and residential storage cages	Class 7a / 7b
Basement 1	Carparking and waste rooms	Class 7a
Ground Floor	Loading dock	Class 7b
	Retail supermarket	Class 6
	Retail spaces	Class 6
Level 1	Fitness centre (south building)	Class 9b
	Pool area (south building)	Class 10b
	Childcare (north building)	Class 9b
Level 2	Co-Living Communal Areas (south building)	Class 3
	Build to Rent Sole Occupancy Units, communal space and Occupiable Outdoor Areas (south building)	Class 2 (ancillary spaces)
	Sole Occupancy Units and Occupiable Outdoor Areas (north building)	Class 2
Level 3 - 11	Co-Living Sole Occupancy Units (south building)	Class 3
	Build to Rent Sole Occupancy Units (south building)	Class 2
	Sole Occupancy Units (north building)	Class 2
Level 12	Co-Living Sole Occupancy Units (south building)	Class 3
	Build to Rent Sole Occupancy Units (south building)	Class 2
	Sole Occupancy Units and Occupiable Outdoor Areas (north building)	Class 2
Level 13 - 20	Co-Living Sole Occupancy Units (south building)	Class 3
	Build to Rent Sole Occupancy Units (south building)	Class 2
	Sole Occupancy Units (north building)	Class 2
Level 21 - 25	Build to Rent Sole Occupancy Units (south building)	Class 2
	Sole Occupancy Units (north building)	Class 2
Level 26 - 39	Build to Rent Sole Occupancy Units (south building)	Class 2
Roof	Possible Plant area	Class 2



13 Site 5 - Building Characteristics

The building characteristics required for the proposed design is summarised in the table below.

ITEM	BCA REQUIREMENT
United Building	Yes (all buildings are connected until the level 4 podium area)
Building Importance Level	3 (To be confirmed through consultation with structural engineer and client)
Number of storeys contained	43
Rise in storeys	40
Type of construction required	Type A Construction
Effective height	Approx 127.5m
Climate Zone	6 – Mild Temperate (NSW Sydney)
Bush fire zone	Yes (the project is partially located in the vegetation buffer) 

14 Site 5 - Required Fire Safety Measures

The following items must be incorporated into the detailed design.

MEASURES	STANDARD OF PERFORMANCE
Fire hydrant systems	NCC 2022 Vol One (Amdt 2) - BCA Clause E1D2 and AS2419.1 – 2021.
Fire hose reel system (to all carparks, loading dock, childcare and retail)	NCC 2022 Vol One (Amdt 2) - BCA Clause E1D3 and AS2441 – 2005.
Automatic fire suppression system (Sprinklers)	NCC 2022 Vol One (Amdt 2) - E1D4, BCA Specification 17 and AS2118.1 – 2017.
Portable fire extinguishers	NCC 2022 Vol One Amdt 2) - BCA Clause E1D14 and AS2444 – 2001.
Fire Control Room	NCC 2022 Vol One (Amdt 2) - BCA Clause E1D15 and Specification 19. (access is required from outside, with direct access into the building, ie lobby with lift access or fire stair).
Fire Indicator Panel	NCC 2022 Vol One (Amdt 2) - BCA Clause E2D8 and AS1670.1-2018.
Fire Safety Precautions <u>during construction</u>	NCC 2022 Vol One (Amdt 2) - BCA Clause E1D16
Smoke Alarms within residential units. (Hard wired and interconnected where multiple alarms are installed)	NCC 2022 Vol One (Amdt 2) - BCA Clause E2D8 and AS3786-2014.



Automatic fire detection and alarm system throughout whole building in public spaces/corridors to operate smoke control, commercial spaces, stair pressurisation / carpark ventilation etc.	NCC 2022 Vol One (Amdt 2) - BCA Clause E2D8, Specification 20, AS1668.1 – 2015 and AS1670.1-2018. NOTE: Aspirating type smoke detection required in basement carpark areas where impulse (Jet fans are proposed).
Building Occupancy Warning System activated by the sprinkler system / smoke detection	NCC 2022 Vol One (Amdt 2) - BCA Specification 17, 20, AS1670.1 2018, and AS2118.1 – 2017.
Automatic Air Pressurisation System for Fire Isolated Exits.	NCC 2022 Vol One (Amdt 2) - BCA Clause E2D4, AS1668.1 – 2015.
Zone Pressurisation System (between vertically separated fire compartment)	NCC 2022 Vol One (Amdt 2) - BCA Clause E2D6, E2D7, E2D9, E2D11 and E2D13 AS1668.1 – 2015. (the concession in the BCA does not apply due to the class 6, 9b and 7a classifications). Discussion with fire engineer required.
Mechanical air handling system throughout all areas including the basements and commercial spaces and common areas.	NCC 2022 Vol One (Amdt 2) - BCA Clause E2D8, E2D12 and AS1668.1 – 2015.
Passenger Lift (with stretcher facilities fire service controls)	NCC 2022 Vol One (Amdt 2) - BCA Clause E3D2, E3D3, E3D5, E3D9 and AS1735.12-1999. Note: when the effective height of the building exceeds 75m. Lifts that are not stretcher facilities must be rated to 600kg, and lifts that are stretcher facilities must be rated to 900kg.
Emergency Lifts	NCC 2022 Vol One (Amdt 2) - BCA Clause C4D11, E3D5, AS1735.12 – 1999. 2x emergency lifts are required in each core.
Emergency lighting	NCC 2022 Vol One (Amdt 2) - BCA Clause E4D2, E4D4 and AS2293.1 – 2018
Exit signage	NCC 2022 Vol One (Amdt 2) - BCA Clause E4D5, E4D7, E4D8 and AS2293.1 – 2018
Emergency Warning and Intercom System	NCC 2022 Vol One (Amdt 2) - BCA Clause E4D9 and AS1670.4 – 2018. Discussion required with fire engineer regarding evacuation strategy of the building due to multiple towers.
Fire dampers	NCC 2022 Vol One (Amdt 2) - BCA Clause C4D5, C4D13, C4D15 and AS1668.1 – 2015 (AS1682.1-1990 and AS1682.2-1990)
Fire doors	NCC 2022 Vol One (Amdt 2) - BCA Clause C4D9, C4D12 and AS 1905.1 – 2015, AS1530.4-2014.
Fire rated walls	NCC 2022 Vol One (Amdt 2) - BCA Clause C2D9 and C4D12, Specification 5
Fire seals protecting opening in fire resisting components of the building	NCC 2022 Vol One (Amdt 2) - BCA Clause C4D15, Specification 13 and AS1530.4 –2014 and AS4072.1 – 2005 and installed in accordance with the tested prototype.
Smoke rated walls to electrical and communication cupboards	NCC 2022 Vol One (Amdt 2) - BCA Clause C3D15.
Smoke doors to electrical and	NCC 2022 Vol One (Amdt 2) - BCA Clause Specifications 11 and



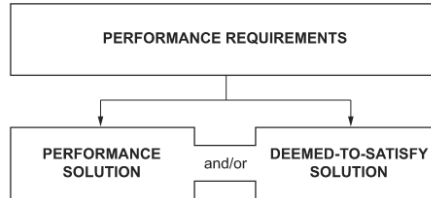
communication cupboards	12.
Warning and operational signs	NCC 2022 Vol One (Amdt 2) - BCA Clause D2D22, D3D28, D4D7, E3D4, E3D11, E3D12 and Specifications 14 and 24
External wall system (including all elements within) must be non-combustible	NCC 2022 Vol One (Amdt 2) - BCA Clause C2D10 and AS1530.1-1994.
Re-entry from fire isolated stairs.	NCC 2022 Vol One (Amdt 2) - BCA Clause D3D27. If the fire isolated stairs are proposed to be locked for security purposes. The following must apply: <ul style="list-style-type: none"> - Doors must be fitted with a fail-safe device that automatically unlocks the door upon fire alarm, AND - Every 4th storey must not be able to be locked, with signage stating that re entry is available at this level, OR - An intercommunication system, or an audible or visual alarm system, operated from within the enclosure is provided near the doors and a sign is fixed adjacent to such doors explaining its purpose and method of operation.
Bush fire requirements	<p>BCA Clause G5D4, Specification 43 applies to this site due to the childcare centre.</p> <p>Consultation with the bushfire consultant and fire safety engineer is required, as the project is located partially within a vegetation buffer zone. It is noted that a childcare centre falls under the definition of a special fire protection purpose under Section 100b(6) of the Rural Fires Act 1997 and may have additional requirements.</p> <p>(6) In this section— <i>special fire protection purpose</i> means the purpose of the following—</p> <ul style="list-style-type: none"> (a) a school, (b) a child care centre, (c) a hospital (including a hospital for the mentally ill or mentally disordered), (d) a hotel, motel or other tourist accommodation, (e) a building wholly or principally used as a home or other establishment for mentally incapacitated persons, (f) seniors housing within the meaning of <i>State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004</i>, (g) a group home within the meaning of <i>State Environmental Planning Policy No 9—Group Homes</i>, (h) a retirement village, (i) any other purpose prescribed by the regulations.

Note that the fire safety schedule is subject to amendment following McKenzie Group Consulting's full assessment and once Fire Engineering performance solution requirements have been finalised.



15 Performance Solutions

The BCA is a performance-based document and allows for a performance-based and/or deemed-to-satisfy solutions to be used as a method of determining compliance with the overarching performance requirements.



It is noted that the design proposes to incorporate several performance solutions demonstrate compliance with the BCA, including but not limited to the following (It is noted that this list will be updated as the detailed design and fire engineering assessments develop):

- Fire Fighting equipment:
 - o Location of FBBV,
 - o Location of Fire Control Rooms and Centres.
 - o Fire Hydrant coverage.
- Egress requirements:
 - o Distances to and between exits.
 - o Discharge location of fire isolated exits.
- Fire rating and separation requirements.
- Residential corridor lengths (between smoke separation).

16 BCA Compliance Summary

Following our desktop review of the architectural plans that will form part of the SSDA submission, it is considered that the proposed development can readily achieve compliance with the BCA. It is noted that compliance will be achieved by a combination of Deemed-to-Satisfy solutions and Performance Solutions. Performance Solutions will be prepared by suitably qualified consultants who are registered/accredited in their field of expertise.

Detailed documentation demonstrating full compliance with the BCA must be submitted at the Construction Certificate application stage. Our review of the SSDA architectural plans indicates that this is readily achievable, without the need for major design changes that may necessitate modification to the consent.



17 Consultants required for the Project

The following appropriately qualified design consultants are required to be engaged for the project.

CONSULTANT DISCIPLINE	DOCUMENTATION REQUIRED
Architect	Design certification, architectural drawings / specifications, performance-based design brief / performance solution report as required.
Geotechnical Engineer	Provide geotechnical investigation report.
Structural Engineer	Design certification, structural design drawings / specifications.
Fire Safety Engineer	Design review, performance-based design brief / performance solution report.
Bushfire Consultant	Design review against bushfire provisions of the BCA and local legislation, design report / possible performance-based solutions.
Hydraulic Engineer	Design certification, hydraulic design drawings / specifications.
Fire Services Engineer	Design certification, fire service design drawings / specifications.
Civil Engineer	Design certification, civil design drawings / specifications.
Electrical Engineer	Design certification, electrical design drawings / specifications.
Mechanical Engineer	Design certification, mechanical design drawings / specifications, performance-based design brief / performance solution report as required.
Accessibility Consultant	Design review, performance-based design brief and performance solution report as required.
Lift / Vertical Transport Consultant	Design certification, lift design drawings / specifications.
Façade / Weatherproofing Consultant	Design review, weatherproofing / condensation performance-based design brief / verification and performance solution report.
Waterproofing Consultant	Design review / certification and performance-based design brief and performance solution report as required.
Energy Efficiency Consultant	Design review, DTS OR performance solution brief and report (JV3). Energy efficiency reports for residential buildings and a summary statement confirming the building complies with the minimum and average EER ratings.
Acoustic Engineer	Design review, specifications, onsite testing and certification of systems.
Landscape Architect	Design certification, Landscape architectural drawings / specifications.
Town Planner	Development approval submission report.



18 Fire Resistance Levels - Type A Construction

Table S5C11a: Type A construction: FRL of loadbearing parts of external walls

Distance from a <i>fire-source feature</i>	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Less than 1.5 m	90/90/90	120/120/120	180/180/180	240/240/240
1.5 to less than 3 m	90/60/60	120/90/90	180/180/120	240/240/180
3 m or more	90/60/30	120/60/30	180/120/90	240/180/90

Table S5C11b: Type A construction: FRL of non-loadbearing parts of external walls

Distance from a <i>fire-source feature</i>	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Less than 1.5 m	-/90/90	-/120/120	-/180/180	-/240/240
1.5 to less than 3 m	-/60/60	-/90/90	-/180/120	-/240/180
3 m or more	-/-/-	-/-/-	-/-/-	-/-/-

Table S5C11c: Type A construction: FRL of external columns not incorporated in an external wall

Column type	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
<i>Loadbearing</i>	90/-/-	120/-/-	180/-/-	240/-/-
<i>Non-loadbearing</i>	-/-/-	-/-/-	-/-/-	-/-/-

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

Wall type	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
<i>Loadbearing</i> or <i>non-loadbearing</i>	90/90/90	120/120/120	180/180/180	240/240/240

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

Distance from a <i>fire-source feature</i>	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
<i>Fire-resisting</i> lift and stair <i>shafts</i>	90/90/90	120/120/120	180/120/120	240/120/120
Bounding <i>public corridors</i> , public lobbies and the like	90/90/90	120/-/-	180/-/-	240/-/-
Between or bounding <i>sole-occupancy units</i>	90/90/90	120/-/-	180/-/-	240/-/-
Ventilating, pipe, garbage, and like <i>shafts</i> not used for the discharge of hot products of combustion	90/90/90	120/90/90	180/120/120	240/120/120

Table S5C11f: Type A construction: FRL of non-loadbearing internal walls

Location	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
<i>Fire-resisting</i> lift and stair <i>shafts</i>	-/90/90	-/120/120	-/120/120	-/120/120
Bounding <i>public corridors</i> , public lobbies and the like	-/60/60	-/-/-	-/-/-	-/-/-
Between or bounding <i>sole-occupancy units</i>	-/60/60	-/-/-	-/-/-	-/-/-
Ventilating, pipe, garbage, and like <i>shafts</i> not used for the discharge of hot products of combustion	-/90/90	-/90/90	-/120/120	-/120/120

Table S5C11g: Type A construction: FRL of other building elements not covered by Tables S5C11a to S5C11f

Building element	FRL (in minutes): <i>Structural adequacy / Integrity / Insulation</i>			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Other <i>loadbearing</i> internal walls, internal beams, trusses and columns	90/-/-	120/-/-	180/-/-	240/-/-
Floors	90/90/90	120/120/120	180/180/180	240/240/240
Roofs	90/60/30	120/60/30	180/60/30	240/90/60



19 List of Plans

Site 3:

DA-1000 GENERAL FLOOR PLANS		
DA-S3-0098	GENERAL FLOOR PLAN - BASEMENT 01	B
DA-S3-0099	GENERAL FLOOR PLAN - LOWER GROUND	B
DA-S3-1000	GENERAL FLOOR PLAN - UPPER GROUND	B
DA-S3-1001	GENERAL FLOOR PLAN - LEVEL 01	B
DA-S3-1002	GENERAL FLOOR PLAN - LEVEL 02	B
DA-S3-1003	GENERAL FLOOR PLAN - LEVEL 03	B
DA-S3-1004	GENERAL FLOOR PLAN - LEVEL 04-06	B
DA-S3-1007	GENERAL FLOOR PLAN - LEVEL 07	B
DA-S3-1008	GENERAL FLOOR PLAN - LEVEL 08	B
DA-S3-1009	GENERAL FLOOR PLAN - LEVEL 09	B
DA-S3-1010	GENERAL FLOOR PLAN - LEVEL 10	B
DA-S3-1011	GENERAL FLOOR PLAN - LEVEL 11	B
DA-S3-1012	GENERAL FLOOR PLAN - LEVEL 12-13	B
DA-S3-1015	GENERAL FLOOR PLAN - ROOF	B
DA-2000 ELEVATIONS		
DA-S3-2000	EAST ELEVATION	B
DA-S3-2001	WEST ELEVATION	B
DA-S3-2002	NORTH ELEVATION	B
DA-S3-2003	SOUTH ELEVATION	B
DA-S3-2004	INTERNAL NORTH ELEVATION	A
DA-S3-2005	INTERNAL SOUTH ELEVATION	A
DA-3000 SECTIONS		
DA-S3-3000	SECTIONS - SHEET 01	B
DA-S3-3001	SECTIONS - SHEET 02	B

Site 4:

DA-1000 GENERAL FLOOR PLANS		
DA-S4-0099	GENERAL FLOOR PLAN - LOWER GROUND	B
DA-S4-1000	GENERAL FLOOR PLAN - UPPER GROUND	B
DA-S4-1001	GENERAL FLOOR PLAN - LEVEL 01	B
DA-S4-1002	GENERAL FLOOR PLAN - LEVEL 02-04	B
DA-S4-1005	GENERAL FLOOR PLAN - LEVEL 05	B
DA-S4-1006	GENERAL FLOOR PLAN - LEVEL 06-14	B
DA-S4-1015	GENERAL FLOOR PLAN - LEVEL 15-25	B
DA-S4-1026	GENERAL FLOOR PLAN - ROOF	B
DA-2000 ELEVATIONS		
DA-S4-2000	EAST ELEVATION	B
DA-S4-2001	WEST ELEVATION	B
DA-S4-2002	NORTH ELEVATION	B
DA-S4-2003	SOUTH ELEVATION	B
DA-3000 SECTIONS		
DA-S4-3000	SECTIONS - SHEET 01	B
DA-S4-3001	SECTIONS - SHEET 02	B

Site 5:

DA-1000 GENERAL FLOOR PLANS		
DA-S5-0097	GENERAL FLOOR PLAN - BASEMENT 03	B
DA-S5-0098	GENERAL FLOOR PLAN - BASEMENT 02	B
DA-S5-0099	GENERAL FLOOR PLAN - BASEMENT 01	B
DA-S5-1000	GENERAL FLOOR PLAN - GROUND	B
DA-S5-1001	GENERAL FLOOR PLAN - LEVEL 01	B
DA-S5-1002	GENERAL FLOOR PLAN - LEVEL 02	B
DA-S5-1003	GENERAL FLOOR PLAN - LEVEL 03	B
DA-S5-1004	GENERAL FLOOR PLAN - LEVEL 04-08	B
DA-S5-1009	GENERAL FLOOR PLAN - LEVEL 09-11	B
DA-S5-1012	GENERAL FLOOR PLAN - LEVEL 12-20	B
DA-S5-1021	GENERAL FLOOR PLAN - LEVEL 21-25	B
DA-S5-1026	GENERAL FLOOR PLAN - LEVEL 26-39	B
DA-S5-1040	GENERAL FLOOR PLAN - ROOF	B
DA-2000 ELEVATIONS		
DA-S5-2000	EAST ELEVATION	B
DA-S5-2001	WEST ELEVATION	B
DA-S5-2002	NORTH ELEVATION	B
DA-S5-2003	SOUTH ELEVATION	B
DA-3000 SECTIONS		
DA-S5-3000	SECTIONS - SHEET 01	B
DA-S5-3001	SECTIONS - SHEET 02	B

