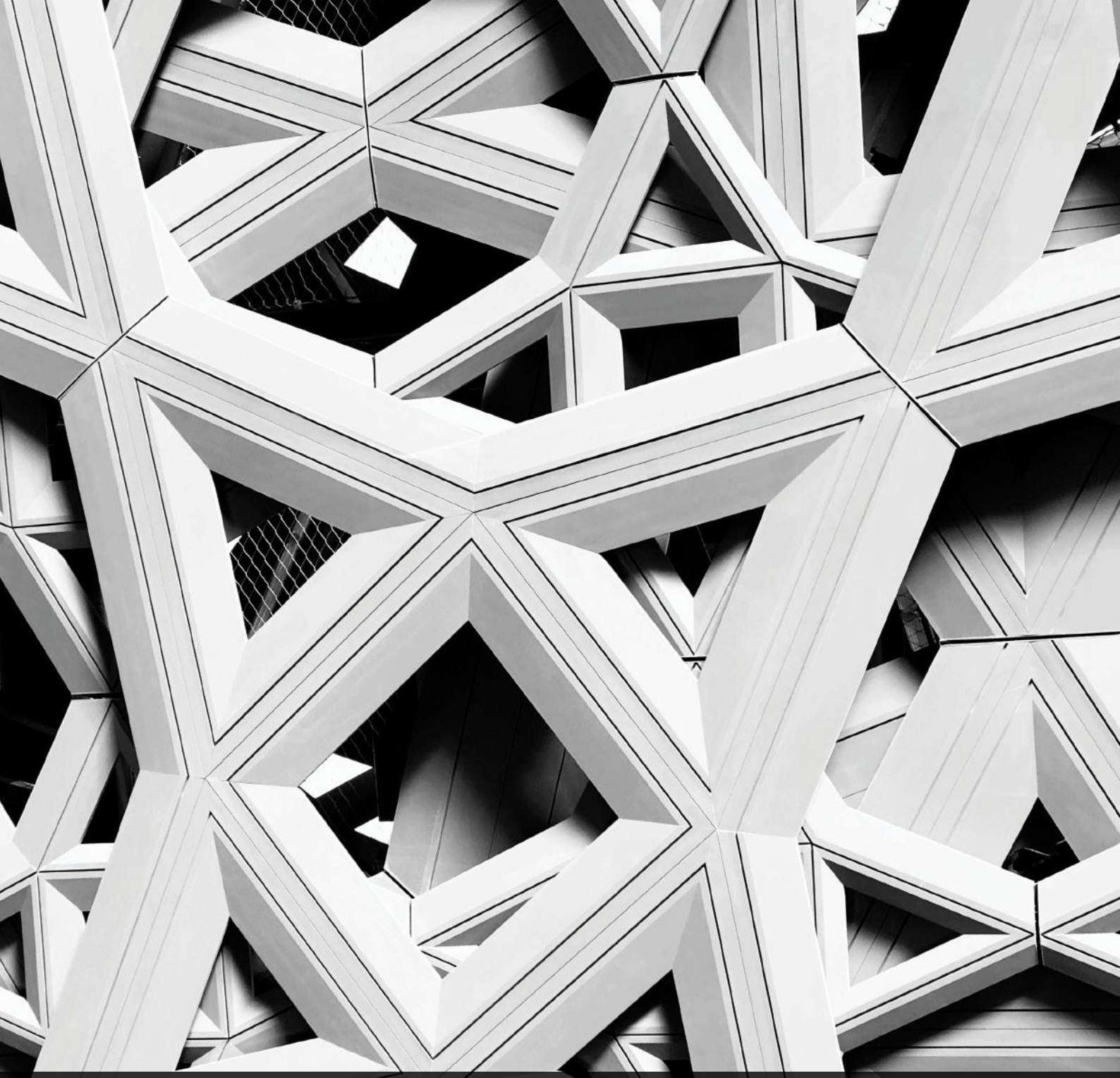

BCA Capability Statement

The Junction Project
Cnr Kendrick Street, The Junction NSW 2291

Prepared for:
Diverse Property Group

Revision 1
08 May 2026
Reference: N260002

bmplusg.com.au

+ Contents

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+ Status	Final		

1.0 Introduction

1.1 Background

This statement has been prepared to verify that BM+G Pty Ltd have undertaken a review of the architectural documentation that will accompany the Development Application (DA) to Newcastle City Council for the proposed demolition of the existing building on site and the construction of a new mixed-use development set to comprise of residential apartments, commercial and retail spaces and two levels of basement car parking against the Building Code of Australia 2022 (Amendment 2) (BCA).

1.2 Capability Statement Objectives

The objectives of this statement are to:

- Confirm that the DA architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Registered 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 statement 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.

The assessment has been undertaken in accordance with Clause 24 and 25 of the Building and Development Certifiers Regulation 2020. BM+G are the proposed Registered Certifier and the advice provided in this Report is limited to whether submitted documentation complies with the Building Code of Australia or a legislative requirement.

1.3 Referenced Documentation

The following documentation has been reviewed, referenced and/or relied upon in the preparation of this report:

- Disability (Access to Premises – Buildings) Standards 2010
- Building Code of Australia 2022 (Amendment 2) (BCA)
- The Guide to the Building Code of Australia 2022 (Amendment 2)
- AS 1428.1:2009 *Design for access and mobility - General requirements for access - new building work*

+ Architectural Plans prepared by Ode Architecture Studio numbered:

+ Drawing	+ Revision	+ Date
A-9	R10	04/05/2026
A-11	R10	04/05/2026
A-13	R10	04/05/2026
A-15	R10	04/05/2026
A-17	R10	04/05/2026
A-19	R10	04/05/2026
A-21	R10	04/05/2026
A-23	R10	04/05/2026
A-25	R10	04/05/2026
A-27	R10	04/05/2026
A-29	R10	04/05/2026
A-31	R10	04/05/2026

+ Drawing	+ Revision	+ Date
A-10	R10	04/05/2026
A-12	R10	04/05/2026
A-14	R10	04/05/2026
A-16	R10	04/05/2026
A-18	R10	04/05/2026
A-20	R10	04/05/2026
A-22	R10	04/05/2026
A-24	R10	04/05/2026
A-26	R10	04/05/2026
A-28	R10	04/05/2026
A-30	R10	04/05/2026
A-32	R10	04/05/2026

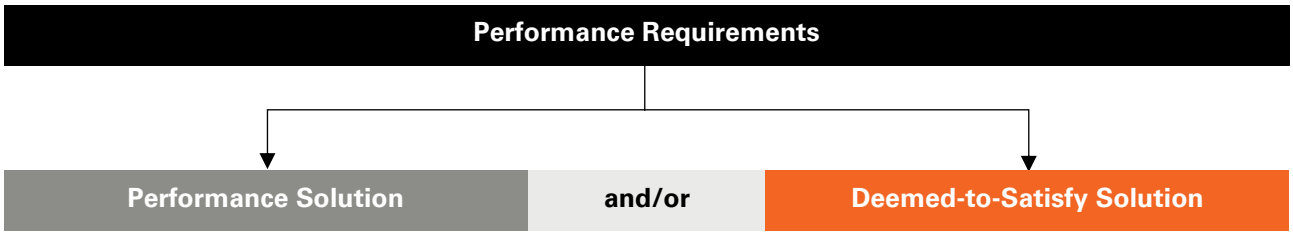
1.4 Relevant Version of the BCA

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 (Amendment 2), with the next revision of the BCA coming into effect 1 May 2027, being BCA 2025. As we understand the Construction Certificate application will be lodged prior to 1 May 2027, this report assesses the design against compliance with the requirements of BCA 2022 (Amendment 2).

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*.

In the event that BCA 2022 (Amendment 2) is not 'locked-in' for this development prior to 1 May 2027, a reassessment against the provisions of BCA 2025 will be required.

1.5 Compliance with the BCA



Compliance with the BCA is achieved by complying with:

- the Governing Requirements of the BCA; and
- the Performance Requirements.

Performance Requirements are satisfied by one of the following, as shown in the Figure below:

- A Performance Solution.
- A Deemed-to-Satisfy Solution.
- A combination of the above two options.

Where a *Performance Requirement* is proposed to be satisfied by a *Performance Solution*, the following steps must be undertaken:

- Prepare a performance-based design brief in consultation with relevant stakeholders.
- Carry out analysis, using one or more of the Assessment Methods listed in A2G2(2), as proposed by the performance-based design brief.
- Evaluation the results against the acceptance criteria in the performance-based design brief.
- Prepare a final report that includes:
  - All Performance Requirements and/or Deemed-to-Satisfy provisions identified through A2G2(3) or A2G4(3) as applicable; and
  - Identification of all Assessment Methods used; and
  - Details of steps (a) to (c); and
  - Confirmation that the Performance Requirement has been met; and
  - Details of conditions or limitations, if any exist, regarding the Performance Solution.

2.0 Proposed Development

2.1 Description

The proposed development comprises the demolition of existing buildings on site and the construction of a mixed use development on the corner of Kenrick & Union Street, The Junction. The development is set to comprise residential apartments, commercial and retail spaces and two levels of basement car parking. It is understood that there are expected to be 44 units in total.

Figure 1: North-West Elevation

2.2 Building Classification

The building has been classified as follows:

BCA Classification(s)	Class 2 (Residential), Class 5 (Commercial), Class 6 (Retail and Café), Class 7a (Carpark) & Class 7b (Storage)
Rise in Storeys	Seven (7)
Storeys Contained	Nine (9)
Type of Construction	Type A Construction
Importance Level (Structural)	IL3 – *To be confirmed by structural engineer*
Sprinkler Protected Throughout	Yes
Effective Height	22.9m (RL28.3 – RL5.4)
Floor Area	Approx. 11,780 m^2 (1)
Max. Fire Compartment Size	Approx. 3,600m^2 (1)
Climate Zone	Zone 5

Note: (1) Project architect is to confirm the building floor area and maximum compartment size.

3.0 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.

3.1 Section B – Structure

Part B1

- New building works are to comply with the structural provisions of the BCA 2022 (Amendment 2) 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.

3.2 Section C – Fire Resistance

C2D2/ Spec 5

Type of Construction Required / Fire Resisting Construction: The minimum type of fire-resisting construction of a building must be that specified in Table C2D2 and Spec. 5 except as allowed for in this clause.

Type A Construction:
+ Load-bearing external walls and columns must achieve an FRL regardless of distance from boundary / separate building.
+ Non load-bearing external walls (and columns incorporated within) need not achieve an FRL if >3m from a boundary or separate building.
+ Floors must achieve a 2-hour FRL.
+ Roof must be of non-combustible construction.
+ Internal columns on the floor immediately below the roof need not achieve an FRL.

Comment: Based on the characteristics of the new building works, compliance is to be achieved with the requirements detailed within Spec. 5 for Type A Construction.

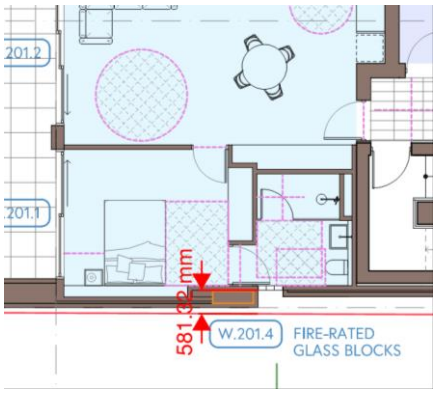
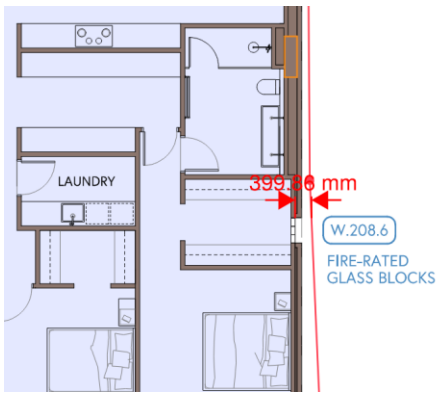
Refer to Spec 5, of the BCA, and summarises in Appendix 1 of this report, for the applicable FRLs to the project. Design drawings and supporting certification demonstrating compliance are to be provided along with the application for Construction Certificate.

The following items have been identified to likely be addressed in the fire engineering strategy;

- Where the waste rooms located on Ground Floor to form part of the associated fire rated garbage shafts,
- To rationalise the method of separation to the slab edge between storeys and the termination of the fire rated bounding walls having regards to the external façade system, and
- To permit rooms opening off a public corridor to the student accommodation floors to be smoke separated in lieu of being provided with fire rated bounding construction. See comments against Clause C4D12 for additional details.

This is to be monitored during design development are addressed as applicable.

C2D10/ C2D14	**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. **Comment:** Compliance is Readily Achievable. This is to be monitored during design development. 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. The list above is not exhaustive, and any element incorporated within any external wall assembly must be identified and approved prior to the issue of a Construction Certificate.
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 **Comment:** Compliance is Readily Achievable. This is to be monitored during construction and details are to be provide at Occupation Certificate stage.
C3D3	**General Floor Area and Volume Limitations:** Limitations on the area and volume of fire compartments in Class 5, 6 and 7 buildings as required by sub-clauses (a), (b) & (c) must be adhered to unless excepted by Clause C3D2 or C3D4. **Comment:** The floor area and volume size of the large fire compartment, being the basement carparking and associated storage and services spaces, has an approximate floor area of 4,150m^2. As such compliance with the requirements of this part appears to be achieved. The project architect is to confirm the volume of this compartment does not exceed the maximum permitted 30,000m^3.
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:** Not Applicable. The requirements of this clause are not applicable to a building where a sprinkler system is provided throughout.
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:** Compliance is Readily Achievable. A fire compartmentation plan is to be provided at Construction Certificate stage confirming compliance in this regard with respect to the FRLs required to each classification of the building.
C3D13 & C3D14	**Separation of Equipment and Electricity Supply Systems:** 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: + Main switch rooms / boards; or + Electricity substations; or + Light motors and lift control panels; or

	+ Emergency generators used to sustain emergency equipment operating in the emergency mode; or + Central smoke control plant; or + Boilers; + A battery or batteries installed in the building that have a voltage exceeding 12 volts and a capacity exceeding 200kWh **Comment:** Compliance is Readily Achievable. A fire compartmentation plan is to be provided at Construction Certificate stage confirming compliant separation of the proposed equipment in this regard.
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:** Compliance is Achieved. The public corridors of the Class 2 parts do not exceed 40m in length.
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. It is noted that there are currently no openings within 3m from the allotment boundary or 6m from an otherwise considered fire source feature. **Comment:** Compliance is readily achievable. Where openings in the external wall are located less than 3m from the side and rear allotment boundaries, protection is required in accordance with these clauses. Based on the current design, fire rated glass blocks are proposed to be used where exposed to the side allotment boundaries on the Class 2 levels, as shown in the figures below.  *Figure 2*  *Figure 3* Details demonstrating compliance are to be included in the window schedule provided at Construction Certificate stage.
C4D4	**Separation of External Walls and Associated Openings in Different Fire Compartments:** The distance between parts of external walls and any openings within them in different fire compartments separated by a fire wall must be at least that set out in Table C4D4 unless- + Those parts of each wall have an FRL of at least 60/60/60; and + Any openings protected in accordance with C4D5. **Comment:** Protection to the external walls and associated openings are to be protected where highlighted in the figure below where exposure occur between different fire compartments within the building. Details are to be provided to confirming adequate protection is proposed at Construction Certificate stage.

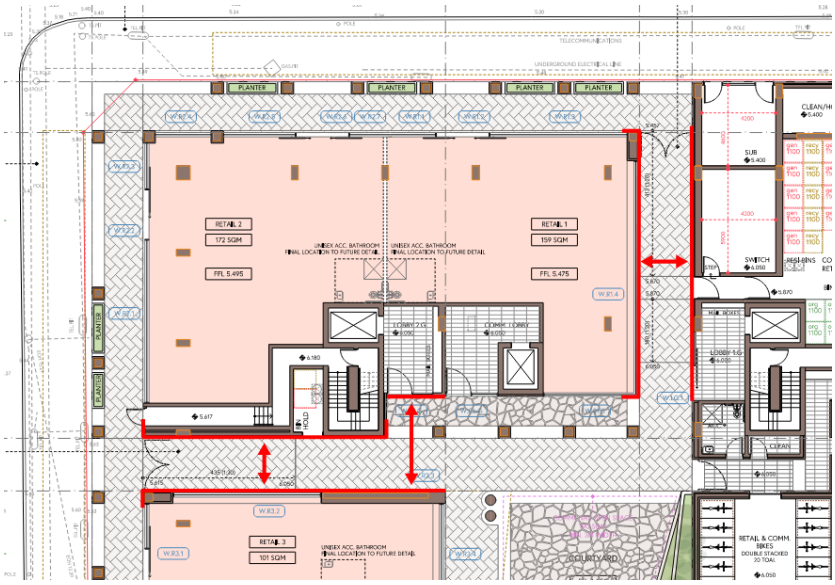


Figure 4: Indicative Markup of Exposure

Where the fire rating to the external walls and protection of the associated openings are proposed to be reduced, this is to be addressed by way of a fire engineered strategy.

C4D12

Bounding Construction: A doorway in a Class 2 building must be protected by a self-closing, -/60/30 fire door if it provides access from a SOU to:

- A public corridor, lobby, or the like; or
- A room not within a SOU; or
- The landing of an internal non-fire-isolated required stairway; or
- Another SOU.

If it provides access from a room not within a SOU to, the following doorways must be protected:

- A public corridor, lobby, or the like; or
- The landing of an internal non-fire-isolated required stairway.

Comment: Further details demonstrating compliance with the requirements of this clause are to be included in the architectural documentation where 60 minute separation is proposed to be achieved. Where the FRL of bounding construction between a Class 2 SOU and the public corridor is proposed to be reduced below -/60/60 as required by C2D2, this is to be addressed by way of a fire engineering strategy to permit be smoke separated in lieu of being provided with fire rated bounding construction.

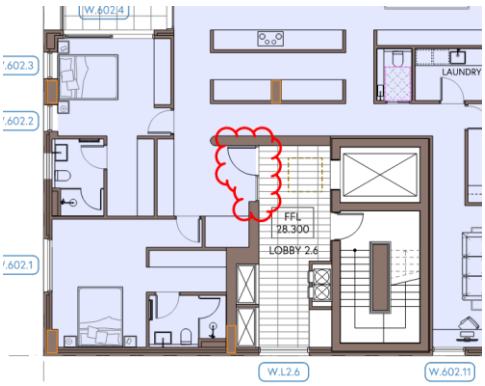


Figure 5: Bounding Construction of Lobby 2.6

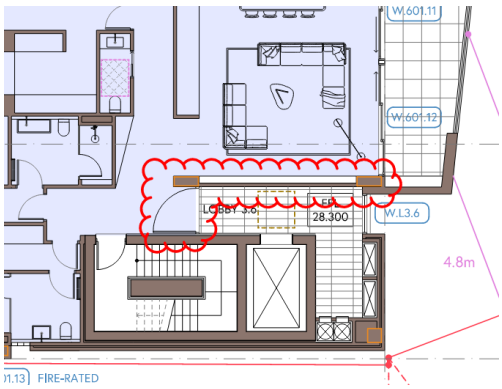


Figure 6: Bounding Construction of Lobby 3.6

3.3 Section D – Access and Egress

D2D3

Number of Exits Required: The building is required to be provided an exit on each storey above ground. Not less than two (2) exits are required to be provided to each basement storey.

Access to an exit must be provided without passing through another sole occupancy unit.

Comment: Compliance is readily achieved. The number of exits provided to each storey and area of the building complies with the requirements of this clause. See typical locations of available exit in the figures below.

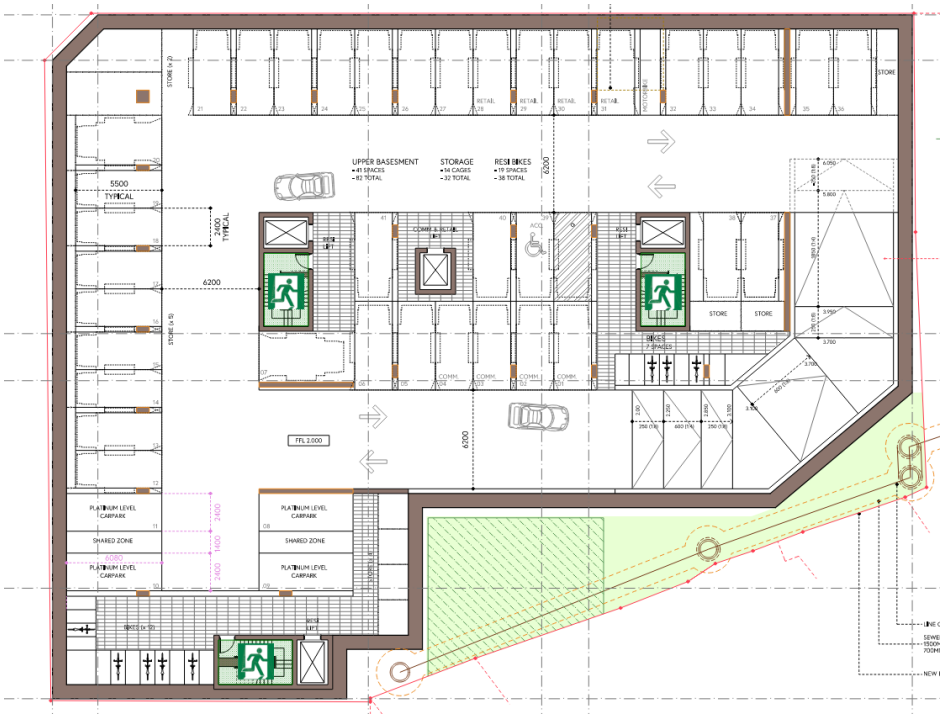


Figure 7: Typical Available Exit Locations – Basement Levels

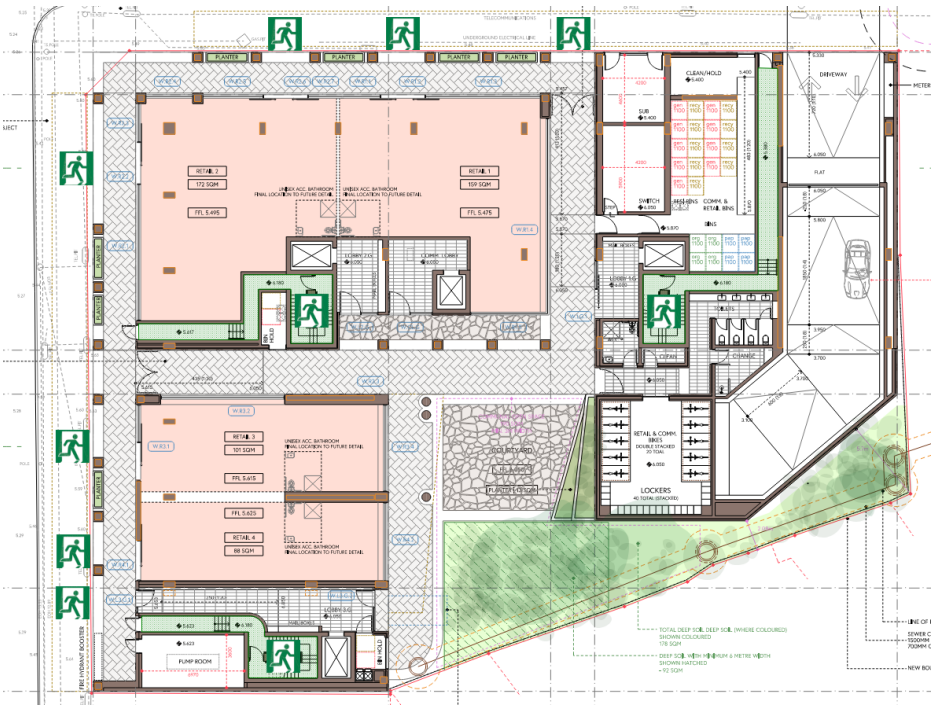


Figure 8: Available Exit Locations – Ground

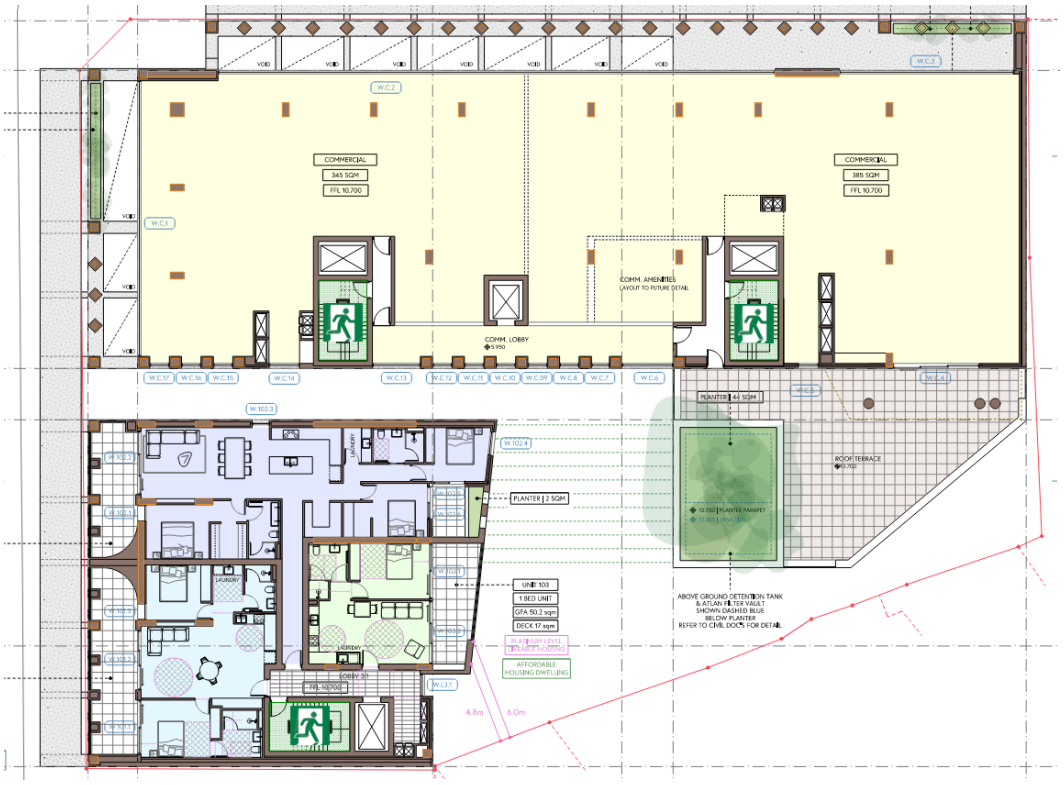


Figure 9: Available Exit Locations – Level 1

Figure 10: Typical Available Exit Locations – Residential Levels

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:** Compliance is Readily Achievable. Based on the characteristics of the subject building, fire-isolated exits are required to be provided throughout. This appears to be achieved within the

design, further details demonstrating compliance are to be provided in the architectural documentation.

D2D5

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 travel distance to a single exit in a Class 5 or 6 at the level of access to the road or open space may be increased to 30m.

For Class 2 floors, travel distances must be no more than 6m from a point of choice between two exits. On a storey at the level of egress, this may be increased to 20m to a single exit.

Comment: Compliance appears to be achieved throughout the majority of the building except where shown in the figure below. The extended path of travel from the Level 1 Commercial and the Ground Floor Clean Room to the point of choice between alternative exits is to be not greater than 20m or else be address via a fire engineered strategy.

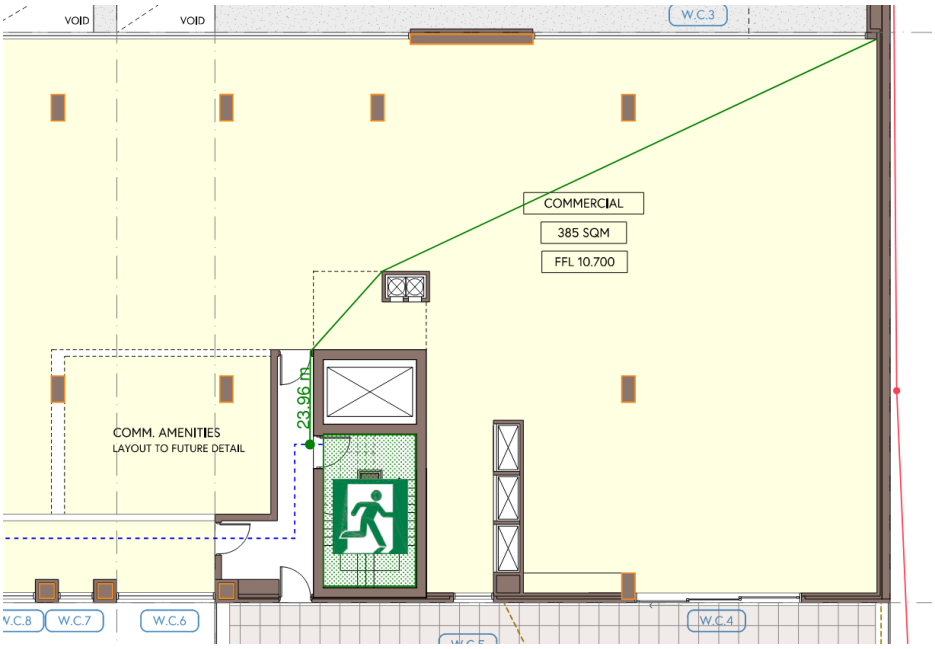


Figure 11: Extended Path of Travel – Level 1

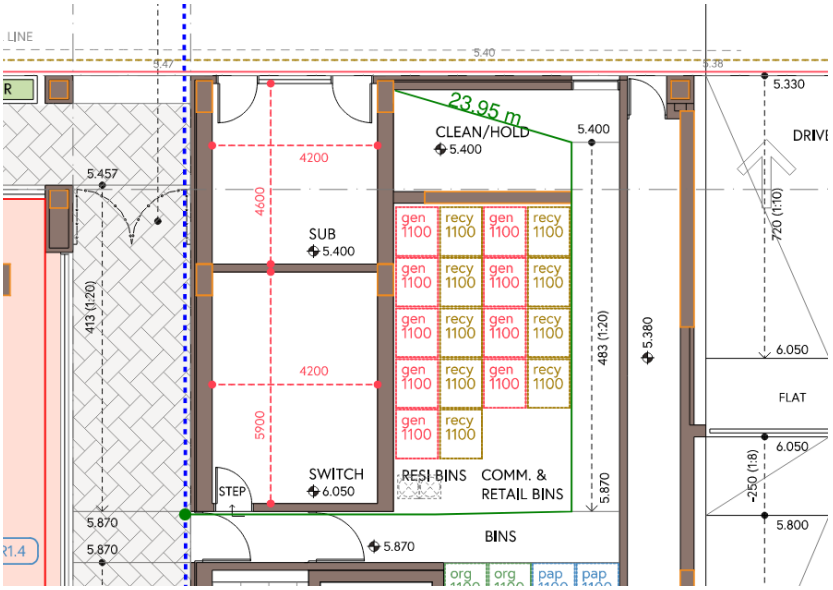


Figure 12: Extended Path of Travel – Ground Level

D2D6

Distance Between Alternative Exits: Exits required as alternative exits must be –

- Distributed as uniformly as practicable within or around the storey served and in positions where unobstructed access to at least 2 exits is readily available from all points on the floor including lift lobby areas; and
- not less than 9m apart; and
- not more than – 60m apart.
- Located so that the alternative paths of travel do not converge such that they become less than 6m apart.

Comment: Compliance is Readily Achieved. The distances between alternative exits within the building measures to be within the distances permitted under this clause.

D2D7/ D2D8/ D2D9/ D2D10/ D2D11

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).

Comment: Reduced widths are to be amended within the design where clearance unobstructed widths measures to be less than 1000mm. Typical examples of reduced clearances widths are shown in the figures below.

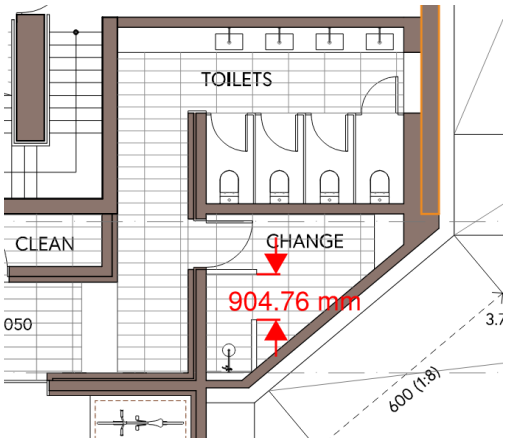


Figure 13

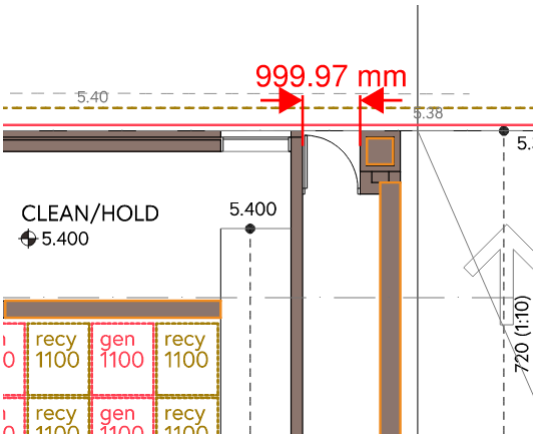


Figure 14

Additional width and construction tolerances are to be provided within the fire isolated exits, especially where the stair ways are provided with required handrails. Typical examples are shown in the figures below.

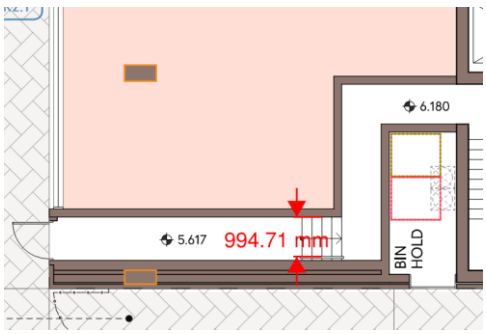


Figure 15

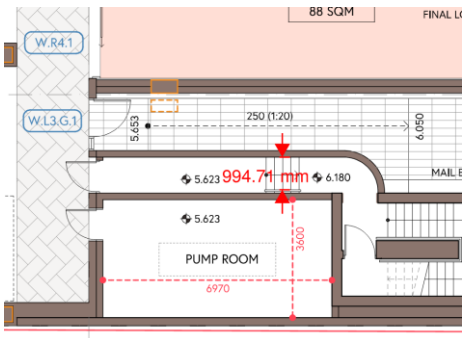


Figure 16

The architect is to review and amend egress widths throughout and is to monitor compliance through design development.

D2D12

Travel via Fire-isolated Exits: A fire isolated stairway is required to provide independent egress from each storey that it serves and discharge directly –

- To a road 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 is 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

External walls and openings exposed to the discharge path of a fire-isolated stairway (less than 6m, measured perpendicular to the path of travel) must be protected with a 1-hour fire-rating for external walls, and C4D5 for openings.

Comment: The northern eastern fire-isolated exit appears to discharge into a covered area where less than 1/3 of the perimeter is open. It is unclear whether the minimum required 3m height clearance is achieved within these spaces. The design is to be amended to achieved compliance with the requirements of this clause or else this is to be addressed via a Fire Engineered Strategy.

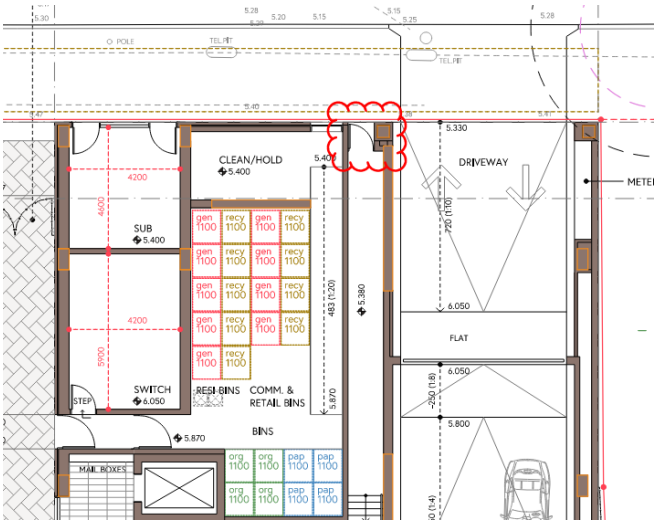


Figure 17: Fire-Isolated Exits Discharging to Non-Complaint Covered Area

D2D15

Discharge from Exits: The path of travel to the road from a required exit leading to open space must have an unobstructed exit width of that of the required exit, or if larger, 1m.

If the discharge point of the exit is at a different level from the road, a stairway or ramp achieving no more than 1:10 must be provided, or, if the area is accessible, 1:14.

Comment: Compliance is Readily Achievable. Additional details are to be provided in the architectural plans to confirm compliance external surface gradients are achieved as noted above.

D3D5

Separation of Rising and Descending Stair Flights: In a required fire-isolated stairway there must be no direction connection between –

- A flight rising from a storey below the level of access to open space; and
- A flight descending from a storey above that level.

Any construction that separates or is common to the rising and descending flights must be non-combustible and smoke proof.

Comment: The current arrangement includes a direct connection between the rising and descending stairs from the basement levels and above ground level respectively. It is understood the combined use of the single passage by the rising and descending stairs with be rationalised via a fire engineered strategy.

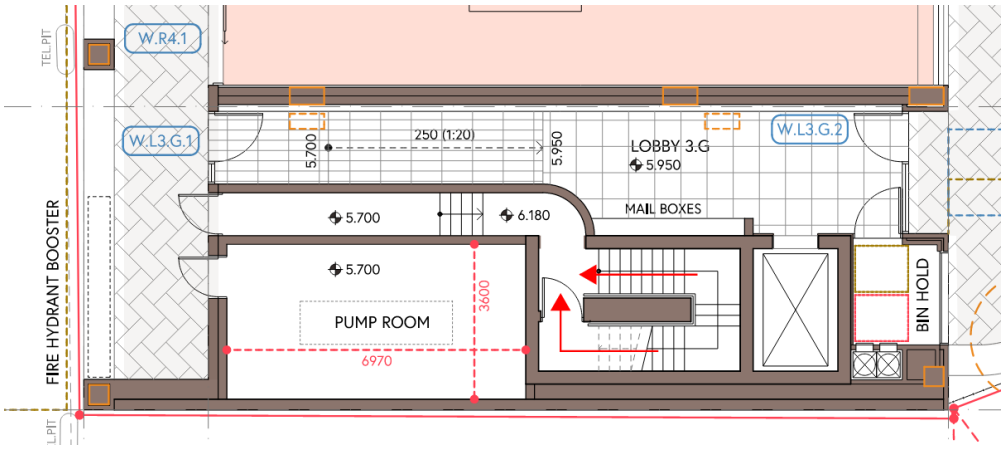


Figure 18: Typical Example of Direct Connection between Stairs

D3D8	**Installations in Exits and Paths of Travel:** If installed in a path of travel to an exit, electrical distribution boards, communication cupboards and the like containing motors, etc. are to be enclosed with non-combustible construction (or a fire protective covering), and doors are to be provided with smoke seals to the perimeter. **Comment:** Compliance is Readily Achievable. Additional details are to be provided in the architectural plans to confirm compliance is achieved with the requirements for construction noted above.
D3D14/ D3D15/ D3D16/ D3D22	**Stairways, Balustrades, and Handrails:** + Stairway dimensions must comply with Table D3D14. + A stairway must have no more than 18, nor less than 2, risers in each flight. + Landings must be not less than 750mm in length. + Slip Resistance of stair nosings and landings must comply with Table D3D15. + A step is not permitted on either side of a doorway, closer than the width of the door swing. Doorways leading to external areas are exempted if the step down is ≤190mm, though an accessible threshold ramp is required in accessible areas (refer to Part D4). **Comment:** Compliance is Readily Achievable. Additional details are to be provided in the architectural plans to confirm compliance is achieved with the above listed requirements. Where a step is proposed to be relied upon at the doorway threshold of the switch room entrance, this is to be addressed within the fire engineering strategy.
D3D20	**Barrier Climbability:** A barrier required by D3D17, located on a floor more than 1m above the surface beneath, must not incorporate horizontal or near horizontal elements that could facilitate climbing between 150mm and 760mm above the floor. **Comment:** Compliance is Readily Achievable. Additional details are to be provided in the architectural plans to confirm compliance is achieved with the above listed requirements.
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:** Compliance is Readily Achievable. A door schedule is to be provided at Construction Certificate stage to confirm compliance is achieved with the above listed requirements. Note, roller shutters are permitted to serve Bin Hold rooms where it is the only entry to a space of area less than 200m^2 and the door is held open during occupation.
D3D29	**Protection of Openable Windows:** In a Class 2 building, a window must be provided with protection if the floor below the window is 2m or more above the surface beneath. Where the

	lowest level of the window opening is less than 1.7m above the floor, a window opening must be protected. **Comment:** Compliance is Readily Achievable. Additional details are to be provided in the architectural plans to confirm compliance is achieved with the above listed requirements.
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 AS 1428.1-2009. **Comment:** We understand a separate access consultant has been engaged to provide advice in this regard.

3.4 Section E – Services and Equipment

E1D2	**Fire Hydrants:** Fire hydrant coverage is required to be provided to the building in accordance with AS 2419.1 – 2021. **Comment:** Compliance is Readily Achievable. Design consultant to confirm compliance at the Construction Certificate stage. Where the location of the combined hydrant and sprinkler booster assemblies does not comply with the requirements of AS2419.1-2021, this is to be addressed by the fire engineering strategy.
E1D3	**Fire Hose Reels:** A fire hose reel system must be provided to serve a building where one or more internal fire hydrants are installed or in a building with a floor area greater than 500m². Where required to be provided, fire hose reels are to comply with AS 2441 – 2005. **Comment:** Compliance is Readily Achievable. Design consultant to confirm compliance at the Construction Certificate stage where required to serve the Class 6 and 7 parts of the building.
E1D4 – E1D13	**Sprinklers:** A sprinkler system must be installed in a building or part of a building when required by Clauses E1D5 to E1D13 and comply with Specification 17 and/or 18. Specification 17 sets out requirements for the design and installation of sprinkler systems in Class 2-9 Buildings, and details the required design standards, including AS 2118.1-2017 and AS 2118.6-2012. **Comment:** Compliance is Readily Achievable. Design consultant to confirm compliance at the Construction Certificate stage as required in accordance with BCA Clause E1D6. The location of the sprinkler control valve room is to be confirmed. Note, consideration is to be made for design fire service installations within the fire isolated stairs, much as clearances to fire hydrant outlets, valve sets where combined system is relied upon, etc. This is to be confirm in consultation with the fire services designer.
E1D14	**Portable Fire Extinguishers:** Portable fire extinguishers must be provided as listed in Table E1D14 and must be selected, located, and distributed in accordance with Sections 1, 2, 3 and 4 of AS 2444. **Comment:** Compliance is Readily Achievable. Design consultant to confirm compliance at the Construction Certificate stage.
E2D4 – E2D20	**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 and Building Occupant Warning System complying with AS 1670.1 – 2018 and S20C4 (5m grid). + Automatic shut-down of mechanical air handling systems upon fire trip in accordance with Section 5 and 6 of AS 1668.1.

	Comment: Compliance is Readily Achievable. The above listed smoke hazard management system is to be provided through the building. Design consultant to confirm compliance at the Construction Certificate stage. The mechanical consultant is to provide details confirming the proposed air- handling arrangement within the Class 2 parts and associated requirement for mechanical shutdown, as applicable.
Part E3	**Lifts:** The following provisions are required to be provided to the lifts: + Fire service controls in accordance with E3D9. + Fire service recall control switch in accordance with E3D11. + Lift car fire service drive control switch in accordance with E3D12. All passenger lifts to possess appropriate internal dimensions of not less than 1400mm (width) x 1600mm (depth) (NCC E3D7) to meet the minimum accessibility requirements. The sizing of the lift cars will be nominated by the lift consultant. All lifts must be provided with minimum components to meet NCC E3D7, including handrails, tactile and Braille control buttons, and further enhanced features for people with disabilities to meet the parameters of AS 1735.12:1999, including however not limited to, delayed door closing device, visual and audible indication upon lift arrival and arrival at each landing. **Comment:** Compliance is Readily Achievable. Design consultant to confirm compliance at the Construction Certificate stage.
E4D2 – E4D8	**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:** Compliance is Readily Achievable. Design consultant to confirm compliance at the Construction Certificate stage.

3.5 Section F – Health and Amenity

Part F1	**Damp and Weatherproofing:** Damp and weatherproofing to comply with the prescriptive requirements of clauses F1D1-F1D8. **Comment:** Compliance is Readily Achievable. Details are to be provided confirming compliance in the design at Construction Certificate stage.
Part F2	**Wet Areas and Overflow Protection:** Where urinals are installed, an impervious wall lining must be provided up to the top of the urinal. Where any floor waste is installed (including floor wastes not required by the BCA), they must be provided with falls in accordance with F2D4. **Comment:** Compliance is Readily Achievable. Details are to be provided confirming compliance in the design at Construction Certificate stage.
Part F3	**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. **Comment:** A Perfofrmance Solution is required to be obtained in relation to the departures from F3D5 with respect to wall cladding systems. A Façade Engineer is required to prepare the Performance Based Design Brief (PBDB) and Performance Solution Report.

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. **Comment:** Further Information Required. The following is to be considered and confirmed within the design; + Provision for laundering/clothes washing and drying in the Class 2 residential units is to be confirmed via inclusion of room titles and any associated notes within the architectural plans. + Provision for sanitary facilities to the Class 5 commercial tenancies on Level 1 is to be confirmed, + Provision for sanitary facilities to the Class 6 retail tenancies on Ground Level is to be confirmed noting they do not appear to be finalised within the current architectural plans, and + Where shared or unisex sanitary facilities are proposed to be relied upon, this is to be addressed via a Performance Based Design Solution.
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 + A commercial kitchen – 2.4m + Above a stairway, ramp, landing or the like – 2m **Comment:** Compliance is Readily Achievable. Based on sections provided, complaint clearance heights appear to be achieved throughout.

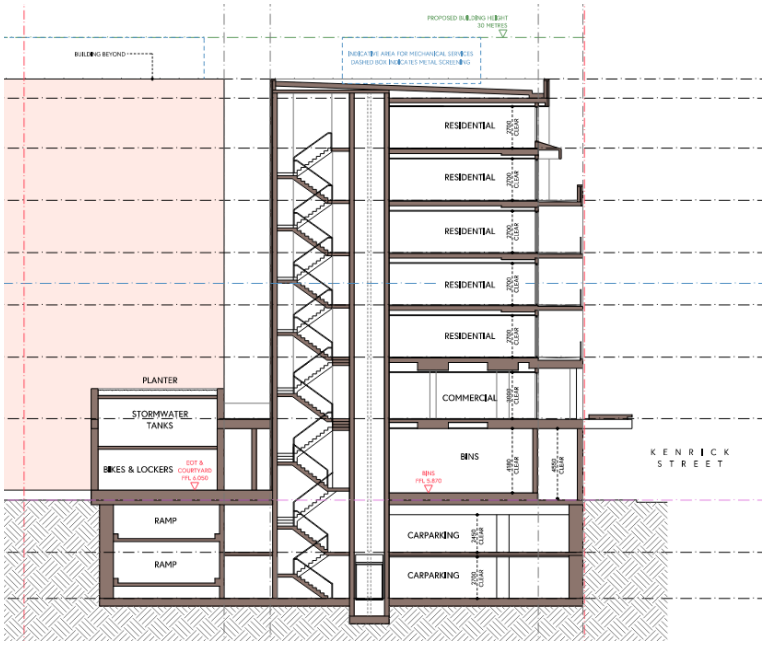


Figure 19: Building Section

Part F6	**Light and Ventilation:** Artificial lighting systems are required to comply with Clause F6D5 and AS 1680 - 2009. All mechanical or air-conditioning installations must be undertaken in accordance with AS 1668.2.-2012. **Comment:** Compliance is Readily Achievable. The project architect is to confirm that adequate provision for natural light, being achieved through windows of 10% area of the room served, has been provided within the Class 2 habitable rooms. Compliance is to be confirmed at Construction Certificate stage. Provision for natural or mechanical ventilation throughout the building is to be confirmed and the design consultant to confirm compliance at the Construction Certificate stage.
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:** Compliance is Readily Achievable. Details are to be provided at Construction Certificate stage confirming compliant acoustic separation is proposed.

3.6 Section G – Ancillary Provisions

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. **Comment:** Further Information Required. Compliance with the requirements of this clause is to be achieved in relation to the roof terrace, which has been addressed in other corresponding sections of this report.

3.7 Section J – Energy Efficiency

Section J	**Energy Efficiency: Energy Efficiency:** The new building works subject to compliance with the Energy Efficiency Provisions of BCA 2022 (Amendment 2) Section J relating to: + J1: Energy Efficiency Performance Requirements + J2: Energy Efficiency + J3: Elemental Provisions for a Class 2 Building and a Class 4 Part + J4: Building Fabric + J5: Building Sealing + J6: Air-Conditioning and Ventilation + J7: Artificial Lighting and Power + J8: Heated Water Supply and Swimming Pool and Spa Pool Plant + J9: Energy Monitoring and On-Site Distributed Energy Resources **Comment:** The Construction Certificate documentation from the architect, mechanical, electrical, and hydraulic engineers are to incorporate details demonstrating compliance with the above provisions (as applicable to their respective disciplines). For Class 2 buildings, the requirements of the BASIX Certificate take precedent over certain provisions of Section J. We understand BASIX and Section J advice is being provided by the project ESD consultant.

4.0 Preliminary List of Fire Safety Measures

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
Automatic Fail Safe Devices	BCA 2022 Amdt. 2 Clause D3D26		✓
Automatic Fire Detection & Alarm System	BCA 2022 Amdt. 2 Spec. 20 & 23 AS 1670.1 – 2018		✓
Automatic Fire Suppression Systems	BCA 2022 Spec. 17 & 18 AS 2118.1 – 2017 or AS 2118.4, 6 – 2012		✓
Building Occupant Warning System activated by the Sprinkler System	BCA 2022 Amdt. 2 S17C8 AS 1670.1 – 2018 Clause 3.22		✓
Emergency Lighting	BCA 2022 Amdt. 2 Clauses E4D2 & E4D4 AS 2293.1 – 2018		✓
Emergency Evacuation Plan	AS 3745 – 2010		✓
Exit Signs	BCA 2022 Amdt. 2 Clauses E4D5, NSWE4D6 & E4D8 AS 2293.1 – 2018		✓
Fire Dampers	BCA 2022 Amdt. 2 Clause C4D15 AS 1668.1 – 2015 & AS 1682.1 & 2 – 2015 & Manufacturer's Specification		✓
Fire Doors	BCA 2022 Amdt. 2 Clauses C3D13, C3D14, C4D3, C4D5, C4D6 & C4D12 AS 1905.1 – 2015 & Manufacturer's Specification		✓
Fire Hose Reel Systems	BCA 2022 Amdt. 2 Clause E1D3 AS 2441 – 2005		✓
Fire Hydrant Systems	BCA 2022 Amdt. 2 Clause E1D2 AS 2419.1 – 2021		✓
Fire Seals Protecting Openings in Fire-Resisting Components of the Building	BCA 2022 Amdt. 2 Clause C4D15 AS 1530.4 – 2014, AS 4072.1 – 2014 & Manufacturer's Specification		✓
Fire Windows	BCA 2022 Amdt. 2 Spec 12		*TBC*
Lightweight Construction	BCA 2022 Amdt. 2 Clause C2D9 AS 1530.4 – 2014 & Manufacturer's Specification		✓
Mechanical Air Handling Systems (Automatic Shutdown)	BCA 2022 Amdt. 2 Clause E2D3 AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012		✓
Portable Fire Extinguishers	BCA 2022 Amdt. 2 Clause E1D14		✓

+ Statutory Fire Safety Measure	+ Design/Installation Standard	+ Existing	+ Proposed
	AS 2444 – 2001		
Wall-Wetting Sprinklers	BCA 2022 Amdt. 2 Clause C4D5 AS 2118.2 – 2010		*TBC*
Warning & Operational Signs	BCA 2022 Amdt. 2 Clauses D3D26, D3D28, D4D7 & E3D4 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 …		*TBC*

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.

5.0 Summary of Performance Solutions

The following comprises a summary of the BCA DtS non-compliances that require Performance Solutions.

Matters requiring fire safety engineered performance solutions:

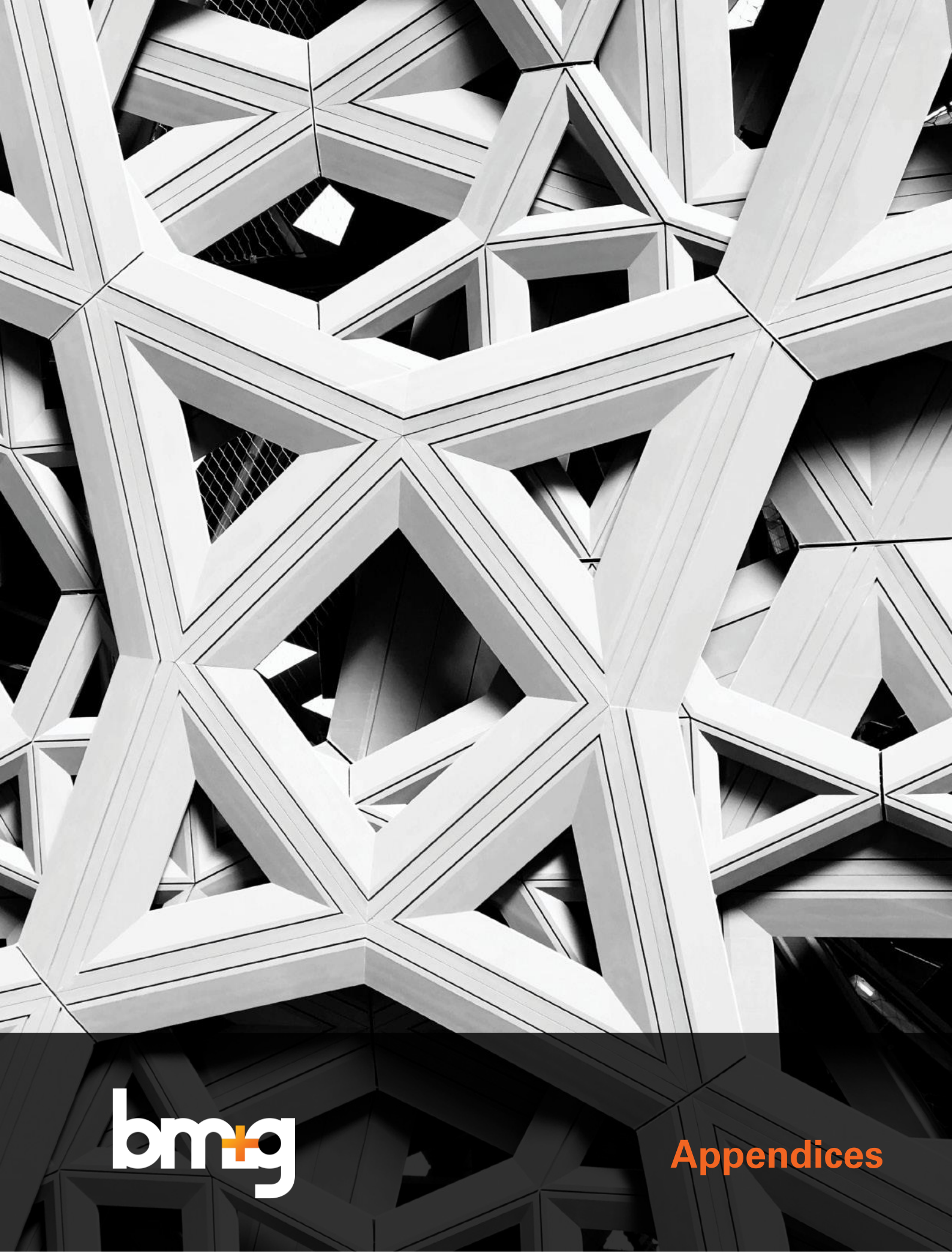
+	BCA (DtS) Clause	+ Description
1.	**C4D14 & Spec 5**	To permit smoke separation in lieu of -/60/60 fire rated bounding construction. between a Class 2 SOU and the public corridor.
2.	**Spec 5**	+ To rationalise the method of separation to the slab edge between storeys and the termination of the fire rated bounding walls having regards to the external façade system. + To permit the waste rooms located on Ground Floor to form part of the associated fire rated garbage shaft.
3.	**C4D4**	To rationalise exposure between different fire compartments in the same building where exposed at the external wall.
4.	**D2D5**	To permit an extended path of travel up to 24m to a point of choice between alternative exits from the Level 1 commercial tenancies and the Ground Level Clean/Hold room to the nearest available exit is to be not greater than 20m.
5.	**D2D12**	+ To permit the north eastern fire-isolated exit discharging into a covered area where less than 1/3 of the perimeter is open. + To permit door opening directly to fire-isolated stair from an SOU not occupying all of Level 6
6.	**D3D5**	To permit the combined use of a fire isolated passage by rising and descending stairs, where separated by smoke separation at the direct connection between stairs.
7.	**D3D16**	To permit a step at the doorway threshold of the Ground Floor switch room.
8.	**E1D2 & E1D4**	Rationalise the location of fire hydrant and sprinkler booster.

6.0 Conclusion

This report contains an assessment of the referenced architectural documentation for the proposed demolition of existing buildings on site and the construction of a mixed-use development on the corner of Kenrick & Union Street, The Junction, against the Deemed-to-Satisfy provisions and Performance Requirements of the Building Code of Australia 2022 (Amendment 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 documentation without giving rise to any inconsistencies with the Development Approval.



Appendices

+ Appendix 1 – Fire Resisting Construction Requirements

TYPE A CONSTRUCTION: FRL OF BUILDING ELEMENTS				
+ Building Element	**+ Class of Building - FRL: (in minutes) Structural adequacy/integrity/insulation**			
	2, 3 or 4 part	**5, 7a or 9**	**6**	**7b or 8**
EXTERNAL WALL – (Including any column and other building element incorporated within it) or other external building element, where the distance from any fire-source feature to which it is exposed is:				
For loadbearing parts:				
Less than 1.5m	90/90/90	120/120/120	180/180/180	240/240/240
1.5 to less than 3m	90/60/60	120/90/90	180/180/120	240/240/180
3m or more	90/60/30	120/60/30	180/120/90	240/180/90
For non-loadbearing parts:				
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	–/–/–	–/–/–	–/–/–	–/–/–
EXTERNAL COLUMN - Not incorporated in an external wall				
For loadbearing columns	90/–/–	120/–/–	180/–/–	240/–/–
For non-loadbearing columns	–/–/–	–/–/–	–/–/–	–/–/–
COMMON WALLS and FIRE WALLS	90/90/90	120/120/120	180/180/180	240/240/240
INTERNAL WALLS				
Fire-resisting lift and stair shafts				
Loadbearing	90/90/90	120/120/120	180/120/120	240/120/120s
Non-loadbearing	–/90/90	–/120/120	–/120/120	–/120/120
Bounding public corridors, public lobbies and the like:				
Loadbearing	90/90/90	120/–/–	180/–/–	240/–/–
Non-loadbearing	–/60/60	–/–/–	–/–/–	–/–/–
Between or bounding sole-occupancy units:				
Loadbearing	90/90/90	120/–/–	180/–/–	240/–/–
Non-loadbearing	–/60/60	–/–/–	–/–/–	–/–/–
Ventilating, pipe, garbage, and the like shafts not used for the discharge of hot products of combustion:				
Loadbearing	90/90/90	120/90/90	180/120/120	240/120/120
Non-loadbearing	–/90/90	–/90/90	–/120/120	–/120/120
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

Notes:

1. Any lightweight construction in a fire wall or an internal wall required to have an FRL is to comply with Specification 11.
2. Where a part of a building required to have an FRL depends upon direct vertical or lateral support from another part to maintain its FRL, that supporting part must typically achieve the same FRL. Where that part is also required to be non-combustible, the supporting part must also be non-combustible.
3. A loadbearing internal wall and a loadbearing fire wall (including those that are part of a loadbearing shaft) must be constructed from, concrete or masonry.
4. The method of attaching or installing a finish, lining, ancillary element, or service installation to a building must not reduce the fire-resistance of that element to below that required.
5. Fire rated shafts are required to be enclosed at the top and bottom by construction having an FRL of not less than what the shaft requires (in both directions)
6. The concession granted under S5C15 results in the roof of the building not being required to be fire rated (the building is provided throughout with sprinklers). Notwithstanding, the Atrium provisions override this general concession in BCA Specification 5.
7. Lift shafts are required to be enclosed at the top of the shaft with fire rated construction having an FRL of 120/120/120.
8. Fire isolated exits are to be provided with a fire rated "lid" that achieves an FRL of 120/120/120.
9. Where roof lights are proposed they are required to be located not less than 3 metres from a roof light in an adjoining fire separated part; and must not be more than 20% of the area of the roof.
10. Any loadbearing internal walls or loadbearing fire walls are to be masonry or concrete.
11. External walls must be non-combustible construction. Non-loadbearing parts of an external wall that are more than 3m from a fire source feature need not be fire rated.
12. Internal columns in this building (being less than 25m in effective height) that are in the storey immediately below the roof, can be constructed as follows:
    a. Building with a rise in storeys exceeding 3 – FRL 60/60/60
    b. Building with a rise in storeys not exceeding 3 – no FRL

+ Appendix 2 – Reference Tables

Table 1: Non-Combustibility Requirements

+ Building Element	+ Type A Construction
External wall	Non-combustible
Common wall	Non-combustible
Floor and floor framing of lift pit	Non-combustible
All loadbearing internal walls (including those of shafts)	Concrete, masonry or fire-protected timber
Loadbearing fire walls	Concrete, masonry or fire-protected timber
Non-loadbearing internal walls required to be fire-resistant	Non-combustible
Non-loadbearing lift, ventilating, pipe, garbage and the like shafts which do not discharge hot products of combustion.	Non-combustible (subject to conditions outlined in C2D10)
Non-loadbearing lift, ventilating, pipe, garbage and the like shafts which do not discharge hot products of combustion.	Non-combustible (subject to conditions outlined in C2D10)

Table 2: Fire Hazard Properties Requirements – Floor Linings and Floor Coverings

+ 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 FPAA10H System)	Fire-isolated Exits and Fire Control Rooms
Class 2, 3, 5, 6, 7, 8 or 9b, excluding: + Class 3 accommodation for the aged; and + Class 9b as specified below.	2.2 kW/m^2	1.2 kW/m^2	2.2 kW/m^2
Class 3 – Accommodation for the aged	4.5 kW/m^2	2.2 kW/m^2	4.5 kW/m^2
Class 9a – Patient care areas.	4.5 kW/m^2	2.2 kW/m^2	4.5 kW/m^2
Class 9a – Areas other than patient care areas.	2.2 kW/m^2	1.2 kW/m^2	4.5 kW/m^2
Class 9b – Auditorium or audience seating area used mainly for indoor swimming or ice skating.	1.2 kW/m^2	1.2 kW/m^2	2.2 kW/m^2
Class 9b – Auditorium or audience seating area used mainly for other sports or multi-purpose functions.	2.2 kW/m^2	1.2 kW/m^2	2.2 kW/m^2
Class 9c – Resident Use Areas.	N/A	2.2 kW/m^2	4.5 kW/m^2

Table 3: Fire Hazard Properties Requirements – Wall and Ceiling Linings

+ 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, Unsprinklered **Excluding accommodation for the aged, people with disabilities, and children**	Walls: 1 Ceilings: 1	Walls: 1, 2 Ceilings: 1, 2	Walls: 1, 2, 3 Ceilings: 1, 2, 3	Walls: 1, 2, 3 Ceilings: 1, 2, 3
Class 2 or 3, Sprinklered **Excluding accommodation for the aged, people with disabilities, and children**	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, 8 or 9b schools, Unsprinklered	Walls: 1 Ceilings: 1	Walls: 1, 2 Ceilings: 1, 2	Walls: 1, 2, 3 Ceilings: 1, 2	Walls: 1, 2, 3 Ceilings: 1, 2, 3
Class 5, 6, 7, 8 or 9b schools, 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