



BCA Design Assessment Report

SSDA Documentation

Urban Property Group

10 Dangar Street, Wickham

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The following report register documents the development and issue of this and each subsequent report(s) undertaken by DC Partnership.

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Revision History—

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EXECUTIVE SUMMARY

This BCA assessment report is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf UPG Wickham Pty. Ltd. (UPG) (the Applicant), to support a State Significant Development Application (SSDA) and concurrent Rezoning Report for the construction of a 43-storey mixed-use development at 10 Dangar Street, Wickham (the site). The site is located within the Newcastle local government area (LGA) and occupies a prominent corner position immediately north of the Newcastle Interchange.

The project has been selected by the NSW Housing Delivery Authority (HDA) as a key development to help accelerate the delivery of well-located, diverse and affordable housing in New South Wales. Commencing in early 2025, the HDA plays a coordinating role across government agencies, focusing on unlocking complex sites through strategic planning, infrastructure coordination, and streamlined assessment pathways.

Following the Applicant's expression of interest (EOI 240837), the HDA considered and recommended to the Minister for Planning and Public Spaces (the Minister) that the project be declared SSD under Section 4.36(3) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) on 23 June 2025. Following this recommendation, the development was declared by the Minister to be SSD pursuant to the *State Significant Development Declaration Order 2025 (No 10)*, Part 2, Section 1(a), dated 30 June 2025.

Based upon our assessment to date we are of the opinion that the subject development is capable of achieving compliance with the performance provisions of the BCA, either by complying with the prescriptive requirements or via a performance-based approach.

Any other matters that have been identified as requiring 'Design Detail' in **Section 3** shall also be developed and reviewed as the project progresses. The above has explicitly been stated as they are deemed to have greater implications if left unresolved.

In addition to undertaking a detailed assessment of the design against the prescriptive requirements of the BCA a preliminary performance-based assessment has also been undertaken.

The table below lists scenarios where we believe the adoption of a performance design may add value to development in-lieu of complying with the prescriptive (DtS) provisions—

ITEM	PROPOSED PERFORMANCE SOLUTION	BCA DTS CLAUSE	PERFORMANCE REQUIREMENT
FIRE SAFETY			
1.	Bounding Construction Fire protected glazing in lieu of bounding construction to the residential levels	C2D2 & C4D12	C1P2
2.	Single Exit Pump Room Permit single exit from B1 fire pumproom via fire isolated stairway	D2D3	D1P4 & E2P2
3.	Extended Travel Distances: Residential & Co-living Justify extended travel distances in the following areas – - Waste Room: 30m to a point of choice - Residential Levels: 11.5m to a point of choice. - Level 06: 30m to a point of choice (subject to the inclusion of additional doorways in the path of travel)	D2D5 & D2D6	D1P4 & E2P2
4.	Extended Travel Distances: Carpark Justify extended travel distances in the following areas –	D2D5	D1P4 & E2P2

ITEM	PROPOSED PERFORMANCE SOLUTION	BCA DTS CLAUSE	PERFORMANCE REQUIREMENT
	30m to a point of choice 60m to an exit 80m between alternative exits.		
5.	Reduced Distance Between Exits Justify travel distances of <9m between alternative exits within the residential, co-living and carpark parts	D2D6	D1P4 & E2P2
6.	Fire Stair: Access via Non-permitted Room Non permitted rooms / commons spaces opens directly into a fire isolated stairway in lieu of public corridor / airlock or sanitary compartment.	D2D12	D1P5 & E2P2
7.	Fire Stair: Discharge Path via Covered Area To permit fire-isolated exits to discharge on ground floor to a covered area which is not open for at least 1/3 the perimeter.	D2D12	D1P5 & E2P2
8.	Fire Stair: Discharge Path via Exposed Openings To permit the path of travel necessitating passing within 6m of the external wall and associated openings.	D2D12 & C4D5	D1P5 & E2P2
9.	Fire Stair: Discharge Location To permit the exit discharge locations to be located not as far apart as practical.	D2D15	D1P5 & E2P2
10.	Hydrant: Booster Location Fire safety engineer to justify the location of the hydrant booster assembly where it is not within direct line of sight of the subject building entrance.	E1D2	E1P3
11.	Shaft: Garbage & Linen Chutes To permit garbage and linen chute shafts to not be fire-rated at the base and form part of the same fire compartment as the room(s) into which the chute discharges.	C2D2, Spec. 5	C1P2 & E2P2
12.	Public Corridors: Exceeding 40m To permit public corridors on the residential levels to have a length of up to 55m in lieu of being divided into lengths of not more than 40m by smoke-proof construction.	C3D15	E2P2
13.	Roof as Open Space Justify multiple drainage openings being located to the external balcony slab which will be considered 'roof as open space'.	D3D13	D1P4 & E2P2
14.	Rising & Descending Flights Justify a direct connection between rising and descending flights	D3D5	D1P4 & E2P2
15.	Hydrant: >135m Effective Height Fire safety engineer to justify hydrant serving a building exceeding an effective height greater than 135m.	E1D2	E1P3
16.	Hydrant: Vertical Ring Main Vertical ring main to not be located within a single fire isolated stair (due to the scissor stair arrangement),	E1D2	E1P3
17.	Hydrant: Additional Hydrants	E1D2	E1P3

ITEM	PROPOSED PERFORMANCE SOLUTION	BCA DTS CLAUSE	PERFORMANCE REQUIREMENT
	Justify supplementary hydrants located within the path of travel and located within a fire isolated exit or 4m of a non-required fire egress stairway.		
18.	Fire Hose Reels Omission of fire hose reel coverage to fire / smoke rated ancillary rooms	E1D3	E1P1
19.	Sprinkler: Coverage Omission of sprinklers to low voltage / electrical rooms. <i>(Note – this performance solution requires further coordination at detail design phase)</i>	E1D4	E1P4
20.	Special Hazard: EV Chargers The provision of EV charging stations to be nominated as a fire hazard within the FEBQ/FER.	E1D17 & E2D21	E1P3, E1P4 & E2P2
21.	Zone Pressurization System Omission / rationalisation of zone pressurisation system.	E2D6	E2P2
NON-FIRE SAFETY			
22.	Weatherproofing: Cladding Justify the use of non-permitted cladding in lieu of masonry, concrete or metal to achieve compliance with weatherproofing performance requirement F3P1.	F3D5	F3P1 & F3V1
23.	Sanitary Facilities: Unisex Justify unisex sanitary facilities in lieu of male and female facilities	F4D4	F4P1

The implementation of a performance-based approach in lieu of compliance with the deemed-to-satisfy (DtS) provisions shall be in consultation with all relevant stakeholders and is subject to the approval of the certifying authority.

The adoption of performance solutions for fire safety matters may be subject to consultation with the NSW Fire Brigade as part of the Construction Certificate process under Section 25 - 29 of the Environmental Planning & Assessment (Development Certification and Fire Safety) Regulation 2021.

1.0 INTRODUCTION

1.1 General

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1.2 Purpose of report

The purpose of this report is to identify the extent to which the architectural design documentation complies with the prescriptive provisions of the NCC 2022 Amendment 2 Volume One - Building Code of Australia, thereby after referred to as the BCA.

1.3 Documentation Provided for Assessment

This assessment is based upon the Architectural documentation prepared by SJB listed within **Appendix 1**.

1.4 Limitations

In interpreting the report, the following limitations shall be noted –

- (a) BCA requirements for existing buildings located on the allotment;
- (b) This report is based upon, and limited to, the information depicted in the documentation provided for assessment, and does not make any assumptions regarding 'design intention' or the like;
- (c) This assessment does not contain comments regarding detailed design issues such as (but not limited to): slip resistance, handrail design, door hardware specification and lift specification.
- (d) The list of fire safety measures in Section 2.7 is not a proposed fire safety schedule within the context of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021; and
- (e) This report is not a regulated design, as defined by the Design Building Practitioners Regulations 2021.

1.5 Report Exclusions

It is conveyed that this report should not be construed to infer that an assessment for compliance with the following has been undertaken –

- (a) Work Health & Safety Act (2011) and Regulations (2017);
- (b) WorkCover Authority requirements;
- (c) Structural and Services Design Documentation;
- (d) The individual requirements of service authorities (i.e. Telecommunication Carriers, Sydney Water, Endeavour Energy);
- (e) Any conditions imposed by the Consent Authority;
- (f) Any conditions imposed by the Principal Certifying Authority;
- (g) Design and Building Practitioners Act (2020) and Regulations (2021);
- (h) Adaptable Housing (AS4299-1995);
- (i) Liveable Housing Guidelines;
- (j) BASIX/NatHers certificate;
- (k) The Disability Discrimination Act (DDA) 1992;
- (l) The accessibility requirements of the BCA, as contained within Part D4 and F4D5 of the BCA; and
- (m) The energy efficiency provisions of the BCA, as contained with Section J of the BCA.

1.6 Relevant Legislative Framework

- (a) New building works –

Sub-section 19(1)(c) of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulations 2021 requires that all works forming part of the Construction Certification ('new works') comply with the current requirements of the BCA.

All new works proposed in the architectural documentation are required to comply but existing features of an existing building need not comply with the BCA unless specified under different parts of the legislation e.g. change of building use or consent authority may require upgrade of buildings.

2.0 DEVELOPMENT DESCRIPTION

2.1 Site Description

The site is located at 10 Dangar Street, Wickham, within the Newcastle LGA. The site benefits from triple street frontages, with a primary street frontage of approximately 64m to Dangar Street, and secondary street frontages of approximately 61m to Hannell Street and 50m to Charles Street.

The surrounding locality comprises a diverse mix of land uses including residential, commercial, and light industrial uses, reflecting the area's ongoing transition. The site's frontage to Hannell Street, a major arterial road, supports high levels of connectivity to the broader metropolitan area. The site is located immediately north of the Newcastle Interchange, providing bus, rail and light rail services. Strategically, the site sits at the intersection of the Newcastle West End, Wickham, and Honeysuckle precincts, positioning it to support the city's transition to a higher-density, mixed use metropolitan centre.

The site is currently vacant following demolition works approved under DA2018/01197 (as modified).

Error! Reference source not found. illustrates the location of the site.



2.2 Building Description

The proposed amendments to the Newcastle LEP 2012, as outlined above, will facilitate the following development, proposed via a concurrent SSDA. Specifically, the proposed works sought under the SSDA include:

- Construction of a 43-storey (+ plant) mixed-use tower, comprising:
 - 245 residential apartments
 - 99 co-living units
 - Ground floor retail premises, to all three street frontages
 - A hotel component within the podium
 - Basement car parking
- Associated landscaping and public domain improvements, including the provision of a pedestrian through-site link that runs east/west adjacent to the Newcastle Interchange.

It is noted that the project will commit to providing 15% of the residential GFA as affordable housing for a minimum of 15 years, to be managed by a registered Community Housing Provider (CHP).

The proposed SSDA will seek consent for the use of basement structures and enabling works approved under DA2018/01197 (as modified).

For a detailed description of the proposed development, refer to the EIS prepared by Beam Planning, and the Architectural Drawings prepared by SJB Architecture.

Table 2.2 (a) – Building description

DESCRIPTION		
Building Classification	Residential	Class 2
	Co-living	Class 3
	Retail	Class 6
	Car park	Class 7a
	Assembly / Function Space	Class 9b
Storeys Contained	Forty-seven (47)	
Rise in Storeys	Forty-four (44)	
Type of Construction	Type A	
Effective Height	~148m	
Max Permitted Fire Compartment Size	5,000 m ² 30,000 m ³	Within Limitation
Climate Zone	Zone 5	

2.3 BCA Assessment – Interpretation Notes

To provide the reader with additional context, the following information regarding assessment methodology used in this assessment is provided below—

- (a) Each residential unit has been treated as a separate sole-occupancy unit;
- (b) Cars, cabinets and loose furniture are not considered to be permanently fixed and not intervening in the path of travel.
- (c) As design progresses to CC further details shall be developed to ensure compliance with the requirements of the BCA is achieved, such as:
 - (i) Wall and floor schedule, showing FRL's, construction, & etc;
 - (ii) External finishes schedule;
 - (iii) Proposed population numbers;
 - (iv) Stair details, showing handrails, barriers, risers, goings, & etc;
 - (v) Balcony details showing barriers and thresholds;
 - (vi) Door and window schedules showing fire doors, operation of latches, window restrictors etc.
 - (vii) Signage schedule showing statutory signage;
 - (viii) RLs / FFLs of landscaped (external) egress routes;
 - (ix) Fire hydrant and brigade booster assembly locations;
 - (x) Fire hose reel locations;
 - (xi) FIP or fire control panel locations;
 - (xii) Portable fire extinguisher locations;
 - (xiii) Lift details showing size of lift car etc; and
 - (xiv) Wet area details.

Several acronyms and abbreviations are used throughout this report, refer to **Appendix 2** for clarification.

2.4 Fire Safety Measures

The following is a list of fire safety measures required for the building based on the DtS provisions of the BCA only. The list is subject to change as the design progresses and does not include any Performance Solution / Fire Engineering Report measures or any additional measures.

Table 2.3 – Fire safety measures required by DtS provisions

MEASURE	STANDARD OF PERFORMANCE
Access Panels, Doors and Hoppers to Fire-Resisting Shaft	BCA 2022 Amdt 2 Clause C4D14, AS 1530.4-2014, AS 1905.1-2015, AS 1905.2-2005 & Manufacturer's specifications
Automatic Fail-Safe Devices (Doors & External Gates)	BCA 2022 Amdt 2 Clause D3D24, D3D26 & D3D28, AS 2118.1-2017, FPAA101H-2018, AS 2118.1-2017, AS 2118.4-2012, AS 2118.6-2012 & AS 1670.1-2018
Automatic Detection and Alarm System	BCA 2022 Amdt 2 Clause E2D3, E2D4, E2D5, E2D7, E2D8, E2D9, E2D10, E2D11, Spec 20. (S20C3, S20C4, S20C5), AS 3786-2014, AS 1670.1-2018, AS 1603 Suite, Spec. 31
Automatic Fire Suppression System (Sprinklers)	BCA 2022 Amdt 2 Clause E1D4, E1D5, E1D6, E1D7, E1D8, E1D9, E1D10, E1D11, E1D12, E1D13, Spec. 17, Spec. 18, FPAA101D, FPAA101H-2018, AS 2118.1-2017, AS 2118.4-2012, AS 2118.6-2012
Building Occupant Warning System	BCA 2022 Amdt 2 Clause E2D3, Spec. 20 (S20C7) & AS 1670.1-2018
Emergency Lift	BCA 2022 Amdt 2 Clause E3D5, AS 1735.1-2016, AS 1735.2-2001, AS 1735.11-1986 & AS 1735.12 1999
Emergency Lighting	BCA 2022 Amdt 2 Clause E4D2, E4D3, E4D4 & AS 2293.1-2018
Exit And Directional Signage	BCA 2022 Amdt 2 Clause E4D5, E4D6, E4D8, Spec 25 & AS 2293.1-2018
Emergency Warning and Intercommunication Systems	BCA 2022 Amdt 2 Clause E4D9, AS 1670.4-2018
Fire Alarm Monitoring System	BCA 2022 Amdt 2 Spec. 20, Spec 23 & AS1670.3-2018
Fire Control Centres and Rooms	BCA 2022 Amdt 2 Clause E1D15 & Spec. 19
Fire (& Smoke) Dampers	BCA 2022 Amdt 2 Clause E2D3, C3D6, C4D13, C4D15, Spec. 20, Spec. 11, Spec. 31, AS/NZS 1668.1-2015, AS 1682.1-2015, AS 1682.2-2015 & Manufacturer's specifications
Fire Doors	BCA 2022 Amdt 2 Clause C3D13, C3D14, C4D5, C4D6, C4D7, C4D8, C4D9, C4D12, Spec. 5, Spec. 12 and AS 1905.1-2015
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, AS 2118.6-2012 (Combined System)
Fire Seals (Protecting Openings in Fire-Resisting Components Of The Building)	BCA 2022 Amdt 2 Clause C4D15, Spec. 13, AS 4072.1-2005, AS 1530.4-2014 & Manufacturer's specifications
Fire Shutters	BCA 2022 Amdt 2 Clause C4D5, Spec. 12, AS 1530.4-2014, AS 1905.2-2005, Tested prototype
Fire Windows	BCA 2022 Amdt 2 Clause C4D5, Spec. 12 & AS 1288-2006
Lightweight Construction	BCA 2022 Amdt 2 Clause C2D9, Spec. 6, AS 1530.3-1999, AS1530.4-2014 & Manufacturer's specifications
Mechanical Air Handling Systems (Zone Pressurisation System)	BCA 2022 Amdt 2 Clause E2D3, E2D6, E2D9, E2D13 & AS 1668.1-2015
Mechanical Air Handling Systems (Carparks)	BCA 2022 Amdt 2 Clause E2D3, Spec. 19, Spec. 20, Spec. 21, Spec. 31, AS/NZS 1668.1-2015 & AS 1668.2-2012

MEASURE	STANDARD OF PERFORMANCE
Openings in Fire-isolated Lift Shafts	BCA 2022 Amdt 2 Clause C3D10 & AS 1735.11-1986
Portable Fire Extinguishers & Fire Blankets	BCA 2022 Amdt 2 Clause E1D14 & AS 2444-2001
Power Operated Doors (Exits)	BCA 2022 Amdt 2 Clause D3D24, D3D26, D3D28 & Manufacturer's specifications
Pressurising Systems for Fire-Isolated Exits	BCA 2022 Amdt 2 Clause E2D3, E2D4 & AS/NZS 1668.1-2015
Smoke Detectors and Heat Detectors	BCA 2022 Amdt 2 Clause E2D3, Spec. 20 (S20C3), AS 1670.1-2018, AS3786-2014
Smoke Exhaust System	BCA 2022 Amdt 2 Clause E2D3, Spec. 20, Spec. 21, & AS/NZS 1668.1-2015
Smoke Doors	BCA 2022 Amdt 2 Clause C3D6, C3D15, Spec. 11 & Spec. 12
Smoke-Proof Walls	BCA 2022 Amdt 2 Clause C3D6, C3D15 & Spec. 11
Solid Core Doors	BCA 2022 Amdt 2 Clause C4D11
Wall Wetting Sprinkler and Drencher Systems	BCA 2022 Amdt 2 Clause C4D5, Spec 31 & AS 2118.2-2010
Standby Power Systems	BCA 2022 Amdt 2 Spec. 31
Warning And Operational Signs	BCA 2022 Amdt 2 Clause C4D7, D3D28, E3D4 & Spec. 19 Section 108 & 109 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

3.0 BCA ASSESSMENT SUMMARY

3.1 Interpretation

The following table summarises the compliance status of the architectural design in terms of each applicable prescriptive provision of the BCA and indicates a capability for compliance with the BCA. The following is an explanation of the terminology used in the summary checklist:

- (a) N/A: Not Applicable. This clause is not applicable to the proposed design.
- (b) Complies: The proposed design complies with the relevant provisions of the BCA.
- (c) PS: Performance Solution. The proposed design can comply with the relevant Performance Requirements of the BCA via a Performance Solution.
- (d) Does not comply: The proposed design does not comply with the BCA and requires amendment or investigations into the feasibility of a Performance Solution.
- (e) Capable of Compliance: Detailed design issues which are to be developed and verified at CC stage.

Table 3 – BCA assessment summary checklist

BCA CLAUSE		COMPLIES	DOES NOT COMPLY	CAPABLE OF COMPLIANCE
Section B – Structure				
Part B1 - Structural provisions				
B1D2	Resistance to actions			✓
B1D3	Determination of individual actions			✓
B1D4	Determination of structural resistance of materials and forms of construction			✓
B1D6	Construction of buildings in flood hazard areas			✓
Section C – Fire Resistance				
Part C2 - Fire Resistance and Stability				
C2D2	Type of construction required		PS	
C2D9	Lightweight construction			✓
C2D10	Non-combustible building elements			✓
C2D11	Fire hazard properties			✓
C2D14	Ancillary elements			✓
C2D15	Fixing of bonded laminated cladding panels			✓
Part C3 - Compartmentation and separation				
C3D3	General floor area and volume limitations	✓		
C3D7	Vertical separation of openings in external walls	✓		
C3D8	Separation by fire walls			✓
C3D9	Separation of classifications in the same storey			✓

BCA CLAUSE	COMPLIES	DOES NOT COMPLY	CAPABLE OF COMPLIANCE
C3D10	Separation of classifications in different storeys		✓
C3D11	Separation of lift shafts		✓
C3D12	Stairways and lifts in one shaft		✓
C3D13	Separation of equipment		✓
C3D14	Electricity supply system		✓
C3D15	Public corridors in Class 2 and 3 buildings	PS	

Part C4 - Protection of openings

C4D3	Protection of openings in external walls	PS	
C4D5	Acceptable methods of protection		✓
C4D6	Doorways in fire walls		✓
C4D9	Openings in fire-isolated exits		✓
C4D10	Service penetrations in fire-isolated exits		✓
C4D11	Openings in fire-isolated lift shafts		✓
C4D12	Bounding construction: Class 2 and 3 buildings and Class 4 parts	PS	
C4D13	Openings in floors and ceilings for services		✓
C4D14	Openings in shafts		✓
C4D15	Openings for service installations		✓
C4D16	Construction joints		✓
C4D17	Columns protected with lightweight construction to achieve an FRL		✓

Section D – Access and Egress

Part D2 - Provisions for escape

D2D3	Number of exits required	PS	
D2D4	When fire-isolated stairways and ramps are required	✓	
D2D5	Exit travel distances	PS	
D2D6	Distance between alternative exits	PS	
D2D7	Height of exits, paths of travel to exits and doorways	✓	
D2D8	Width of exits and paths of travel to exits	✓	
D2D9	Width of doorways in exits or paths of travel to exits	✓	
D2D10	Exit width not to diminish in direction of travel	✓	
D2D11	Determination and measurement of exits and paths of travel to exits	✓	
D2D12	Travel via fire-isolated exits	PS	
D2D14	Travel by non-fire-isolated stairways or ramps	✓	
D2D15	Discharge from exits	✓	

BCA CLAUSE		COMPLIES	DOES NOT COMPLY	CAPABLE OF COMPLIANCE
D2D17	Non-required stairways, ramps or escalators	✓		
D2D21	Plant rooms, lift machine rooms and electricity network substations: Concession			✓
D2D22	Access to lift pits			✓
Part D3 - Construction of exits				
D3D3	Fire-isolated stairways and ramps			✓
D3D4	Non-fire-isolated stairways and ramps			✓
D3D5	Separation of rising and descending stair flights		PS	
D3D8	Installations in exits and paths of travel			✓
D3D9	Enclosure of space under stairs and ramps			✓
D3D10	Width of required stairways and ramps			✓
D3D11	Pedestrian ramps			✓
D3D12	Fire-isolated passageways			✓
D3D13	Roof as open space			✓
D3D14	Goings and risers			✓
D3D15	Landings			✓
D3D16	Thresholds			✓
D3D17	Barriers to prevent falls			✓
D3D18	Height of barriers			✓
D3D19	Openings in barriers			✓
D3D20	Barrier climbability			✓
D3D21	Wire barriers			✓
D3D22	Handrails			✓
D3D23	Fixed platforms, walkways, stairways and ladders			✓
D3D24	Doorways and doors			✓
D3D25	Swinging doors		PS	
D3D26	Operation of latch			✓
D3D27	Re-entry from fire-isolated exits			✓
D3D28	Signs on doors			✓
D3D29	Protection of openable windows			✓
D3D30	Timber stairways: Concession			✓
Section E – Services and Equipment				
Part E1 – Fire fighting equipment				
E1D2	Fire hydrants		PS	
E1D3	Fire hose reels		PS	
E1D4 - E1D12	Sprinklers		PS	
E1D14	Portable fire extinguishers			✓

BCA CLAUSE		COMPLIES	DOES NOT COMPLY	CAPABLE OF COMPLIANCE
E1D15	Fire control centres		PS	
E1D16	Fire precautions during construction			✓
E1D17	Provisions for special hazards		PS	
Part E2 - Smoke hazard management				
E2D3	General requirements		PS	
E2D4	Fire-isolated exits		PS	
E2D5 - E2D20	Smoke hazard management system		PS	
E2D21	Provision for special hazards		PS	
Part E3 - Lift installations				
E3D2	Lift installations			✓
E3D3	Stretcher facility in lifts			✓
E3D4	Warning against use of lifts in fire			✓
E3D5	Emergency lifts			✓
E3D6	Landings	✓		
E3D7	Passenger lift types and their limitations			✓
E3D9	Fire service controls			✓
E3D11	Fire service recall control switch			✓
E3D12	Lift car fire service drive control switch			✓
Part E4 - Visibility in an emergency, exit signs and warning systems				
E4D4	Design and operation of emergency lighting			✓
E4D8	Design and operation of exit signs			✓
E4D9	Emergency warning and intercom systems			✓
Section F - Health and amenity				
Part F1 - Surface water management, rising damp and external waterproofing				
F1D3	Stormwater drainage			✓
F1D4	Exposed joints			✓
F1D5	External waterproofing membranes			✓
F1D6	Damp-proofing			✓
F1D7	Damp-proofing of floors on the ground			✓
F1D8	Subfloor ventilation			✓
Part F2 - Wet areas and overflow protection				
F2D2	Wet area construction			✓
F2D3	Rooms containing urinals			✓
F2D4	Floor wastes			✓
Part F3 - Roof and wall cladding				
F3D2	Roof coverings			✓
F3D3	Sarking			✓
F3D4	Glazed assemblies			✓

BCA CLAUSE		COMPLIES	DOES NOT COMPLY	CAPABLE OF COMPLIANCE
F3D5	Wall cladding		PS	
Part F4 - Sanitary and other facilities				
F4D2	Facilities in residential buildings			✓
F4D4	Facilities in Class 3 to 9 buildings		PS	
F4D8	Construction of sanitary compartments			✓
Part F5 - Room heights				
F5D2	Height of rooms and other spaces	✓		
Part F6 - Light and ventilation				
F6D2	Provision of natural light			✓
F6D3	Methods and extent of natural light			✓
F6D4	Natural light borrowed from adjoining room			✓
F6D5	Artificial lighting			✓
F6D6	Ventilation of rooms			✓
F6D7	Natural ventilation			✓
F6D8	Ventilation borrowed from adjoining room			✓
F6D9	Restriction on location of sanitary compartments			✓
F6D10	Airlocks			✓
F6D11	Carparks			✓
F6D12	Kitchen local exhaust ventilation			✓
Part F7 - Sound transmission and insulation				
F7D3	Determination of airborne sound insulation ratings			✓
F7D4	Determination of impact sound insulation ratings			✓
F7D5	Sound insulation rating of floors			✓
F7D6	Sound insulation rating of walls			✓
F7D7	Sound insulation rating of internal services			✓
F7D8	Sound insulation rating of internal pumps			✓
Part F8 - Condensation management				
F8D3	External wall construction			✓
F8D4	Exhaust systems			✓
F8D5	Ventilation of roof spaces			✓
Section G - Ancillary provisions				
Part G1 - Minor structures and components				
G1D2	Swimming pools		PS	
Part G6 - Occupiable outdoor areas				
G6D2 – G6D10	Occupiable outdoor areas			✓

4.0 CONCLUSION

Our strategy for ensuring compliance will be refined and documented during the design process in conjunction with the continual development of the architectural documentation, as required.

Based upon our assessment to date we are of the opinion that the subject development is capable of achieving compliance with the performance provisions of the BCA. Compliance would be achieved via a mixture of adopting a performance based approach as well as complying with the relevant deemed-to-satisfy requirements as outlined within the BCA, compliance via the performance based approach could occur without significant changes to the proposed design.

The Performance Solutions for the building will be developed as part of the ongoing design and consultation with the design team.

The details of the proposed Performance Solutions with respect to fire safety are subject to the outcome of the fire engineering brief and analysis which will be carried out in accordance with the International Fire Engineering Guidelines.

Report By



Jake Robson
Senior Building Code Consultant
For DC Partnership

Verified By



Lindsay Beard
Principal | Building Codes
For DC Partnership

APPENDIX 1 – DOCUMENTATION PROVIDED FOR ASSESSMENT

This BCA assessment was based upon the architectural documentation prepared by SJB, namely—

SHEET NO	SHEET NAME	REVISION
DA-0000	COVER	27
DA-0010	AERIAL LOCATION PLAN	27
DA-0100	SITE PLAN	27
DA-0200	EXISTING PLAN	27
DA-0250	DEMOLITION PLAN	27
DA-0351	OVERALL ELEVATIONS - SHEET 1	27
DA-0352	OVERALL ELEVATIONS - SHEET 2	27
DA-0361	OVERALL SECTIONS - SHEET 1	27
DA-0362	OVERALL SECTIONS - SHEET 2	27
DA-1004	FLOOR PLAN - BASEMENT 03	27
DA-1005	FLOOR PLAN - BASEMENT 02	27
DA-1006	FLOOR PLAN - BASEMENT 01	27
DA-1009	FLOOR PLAN - LEVEL 00	27
DA-1010	FLOOR PLAN - LEVEL 00B MEZZANINE	27
DA-1011	FLOOR PLAN - LEVEL 01	27
DA-1012	FLOOR PLAN - LEVEL 02	27
DA-1013	FLOOR PLAN - LEVEL 03	27
DA-1014	FLOOR PLAN - LEVEL 04	27
DA-1015	FLOOR PLAN - LEVEL 05	27
DA-1016	FLOOR PLAN - LEVEL 06	27
DA-1017	FLOOR PLAN - LEVEL 07 CO-LIVING	27
DA-1018	FLOOR PLAN - LEVEL 08-11 CO-LIVING	27
DA-1022	FLOOR PLAN - LEVEL 12-16	27
DA-1027	FLOOR PLAN - LEVEL 17	27
DA-1028	FLOOR PLAN - LEVEL 18-20	27
DA-1031	FLOOR PLAN - LEVEL 21-40	27
DA-1051	FLOOR PLAN - LEVEL 41	27
DA-1052	FLOOR PLAN - LEVEL 42	27
DA-1053	FLOOR PLAN - PLANT	27
DA-1060	FLOOR PLAN - ROOF	27
DA-1401	ELEVATIONS - NORTH	27
DA-1402	ELEVATIONS - SOUTH	27
DA-1403	ELEVATIONS - EAST	27
DA-1404	ELEVATIONS - WEST	27
DA-1501	SECTION - A	27
DA-1502	SECTION - B	27
DA-1551	SECTION - INTERCHANGE	27

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