

25 May 2026

Joseph Kazzi

Development Manager, Conquest, Level 1,
15 George Street, Burwood NSW 2134

Dear Joseph,

We refer to the above project. AllCert Pty Ltd has been engaged by Conquest to provide independent Building Code of Australia (BCA) consultancy services in support of the State Significant Development Application (SSDA) for the proposed mixed-use development at 19A Evans Avenue, Eastlakes NSW 2018 (the Development). This letter is provided to accompany the SSDA submission and should be read in conjunction with our detailed BCA Assessment Report (Report No. 250330, Revision R01, dated 18 May 2026).

1. Development Overview

The Development comprises a mixed-use building over four levels of basement carparking, two podium levels accommodating commercial and assembly uses, and residential accommodation extending up to Level 18 across four buildings (Buildings A, B, C and D). The indicative BCA configuration is summarised in the Building Classification table below, based on the SSDA architectural drawings prepared by DKO Architecture (NSW) Pty Ltd (Project No. 14027, Issue for SSDA, Revision A, dated 18 May 2026).

For the purposes of the Building Code of Australia (BCA) the development may be described as follows.

CLASS	LEVEL	DESCRIPTION
Class 7a	Basement 4-1	Carparking
Class 7b	Basement 4	Storage
Class 7b	Basement 1 & Ground	Loading Dock
Class 6	Ground Floor & Level 2	Retail
Class 9b	Ground Floor	Community Centre
Class 5	Level 2	Medical Centre
Class 9b	Level 2	Early Childhood Centre
Class 9b	Level 2	Gym, Spa, Bowling & Entertainment Centre
Class 2	Ground level – Level 18	Residential
OVERALL STOREYS CONTAINED	23	

RISE IN STOREYS	19
TYPE OF CONSTRUCTION	Type A Construction
EFFECTIVE HEIGHT (M)	>25m
GENERAL FLOOR AREA AND VOLUME LIMITATIONS FOR TYPE A CONSTRUCTION	The floor area and volume of the building remain within the prescribed limitations for Type A Construction.
FIRE COMPARTMENTS	Basements: Each basement level is considered a separate fire compartment Ground Floor: - Commercial Areas - Residential Areas Level 2: - Commercial Areas - Early Childhood Centre (to be split into two fire compartments) - Residential Areas Levels 3-18: Each level is considered a separate fire compartment.
CLIMATE ZONE	Climate Zone 5 - warm temperate.

Table 1: Building Classification(s)

2. Documentation Reviewed

Our assessment has been undertaken on the SSDA architectural drawings prepared by DKO Architecture (NSW) Pty Ltd, comprising the Cover Page, Development Summary and Unit Schedule (DA000 to DA002), Site Series (DA100 to DA103), Floor Plans for Basements 4 to 1, Ground Floor, Levels 1 to 18 and Roof (DA200 to DA216), Elevations, Sections and Perspectives (DA300 to DA316), and the Compliance Drawings (DA500 to DA519) — all marked Revision A and dated 18 May 2026 (Issue for SSDA). Fire engineering input has been received from Innovas Services Australia, and combined BCA and fire engineering mark-ups have been issued to the design team (Rev R3, dated 15 May 2026).

3. Position at SSDA Stage

Following our detailed assessment, a number of departures from the Deemed-to-Satisfy Provisions of NCC 2022 have been identified, together with a number of matters proposed to be resolved by way of Performance Solution. These matters are tabulated in the Executive Summary of our BCA Report and assessed clause-by-clause through Sections B to I of that Report. The matters identified at this stage are typical for a development of this scale, complexity and use mix at SSDA stage and, in our opinion, are capable of being resolved through the design development normally undertaken between SSDA and Construction Certificate (CC) stage — by way of design amendment, by way of Performance Solutions developed in conjunction with Innovas Services Australia and the relevant stakeholders, or by a combination of the two.

On that basis, AllCert is of the view that there is no fundamental BCA impediment to the Development as proposed that would prevent the SSDA submission from proceeding. The matters identified do not affect the overall building envelope, the proposed land uses, the indicative apartment yield, or the principal vehicular, pedestrian or servicing arrangements illustrated on the SSDA drawings.

4. Performance Solutions Framework

Performance Solutions, where required, will be developed by Innovas Services Australia in consultation with this office, the design team, and the relevant stakeholders (including Fire and Rescue NSW where applicable). The Performance Solutions will be documented in a Fire Engineering Brief and Fire Engineering Report prepared in accordance with NCC A2G2 and the International Fire Engineering Guidelines (IFEG), and will be finalised prior to the issue of the Construction Certificate.

5. Principal Matters Identified for Resolution at CC Stage

The principal BCA matters identified for resolution between SSDA and CC stage are summarised below. This list is drawn from our detailed BCA Report and is indicative of the matters identified at SSDA stage — it is not intended to be exhaustive, and the Report should be referred to for the full clause-by-clause assessment:

- Clause C2D14 — Ancillary elements: the glazed awnings proposed at Level 4 are not permitted under the DtS provisions, which restrict awnings to ground level or the storey immediately above ground level. Design amendment is required at CC stage.
- Clause D2D6 — Distance between alternative exits: the spacing between alternative exits on Basements 1 and 2 is approximately 6.2 m and 6.3 m respectively, against the 9 m DtS minimum. A Performance Solution by the fire engineer is proposed.
- Clause D2D12 — Travel via fire-isolated exits: the residential storage room at Basement 4 opens directly into a fire-isolated stairway. An airlock is to be provided at CC stage. The corridor arrangement at multiple fire-isolated passageways at Ground Floor (two alternative exits discharging into the same passageway, and two passageways receiving discharge from three separate exits) is to be reviewed by the fire engineer.
- Clause D2D15 — Discharge from exits: the discharge points of alternative exits from the fire-isolated passageways are located directly adjacent to each other at Ground Floor. Redesign or a fire engineering Performance Solution is required.
- Clause D3D25 — Swinging doors: the doorway serving the fire-isolated passageway adjacent to the BTR lobby does not swing in the direction of egress. Design amendment is required at CC stage.
- Clause D2D5 — Exit travel distances: the travel distance to a point of choice exceeds the 20 m DtS limit across the basement levels (measured up to ~27 m, ~52 m, ~45 m and ~55 m on Basements 4, 3, 2 and 1 respectively), and exceeds the 6 m DtS limit at the residential levels (typically measuring up to ~13 m). A Performance Solution by the fire engineer is proposed.
- Clause C3D6 — Class 9b early childhood centre: the centre at Level 2 is required to be separated into not less than two fire compartments. A Performance Solution may be provided if this cannot be achieved by design.

- Clauses C3D8, C3D9 and C3D10 — Fire wall construction, separation of classifications in the same storey, and separation of classifications in different storeys: Performance Solutions are required to address the Class 7a/7b separation in Basement 4 (storage exceeds 10% of the storey floor area), the loading dock separation from carpark and retail areas at Basement 1 and Ground Floor (FRL rationalisation from 240/240/240 to 120/120/120), and the floor FRLs between Basement 1 and Ground, Ground and Level 1, Ground and Level 2, and Level 2 and Level 3.
- Clauses F1D1 and F3D5 — External wall construction and wall cladding: given the complexity of the building enclosure, a Performance Solution by a suitably qualified person is recommended to demonstrate compliance with Performance Requirement F3P1 for external wall construction around the perimeter of the building.
- Clauses G3D3, G3D6 and G3D7 — Atrium provisions: Performance Solutions are required to address the lack of separation between the Class 6 retail and Class 7a carpark within the basement atrium, the atrium roof construction, and the means of egress from the atrium.
- Provision of the Fire Indicator Panel, Fire Control Room, fire hydrant, fire hose reel, sprinkler system, smoke hazard management (zone smoke control and mechanical smoke exhaust to the retail areas, basement carpark and other large spaces), and the associated fire pump and tank arrangement noted at Basement 2 — to be developed at CC stage by the hydraulic, fire and mechanical services consultants in conjunction with this office and Innovas.
- Construction details to be confirmed at CC stage to demonstrate compliance with NCC Sections B (structural adequacy) and C (FRLs to building elements consistent with Type A construction, including bounding constructions to lift shafts, services shafts, fire-isolated stairs and the basement separation).
- Acoustic separation between sole-occupancy units and between SOUs and plant rooms, lift shafts and common areas, in accordance with NCC 2022 Part F5 — acoustic report and certification to be provided at CC stage.
- Wet area waterproofing, ventilation, natural light, sanitary facility provision, sound insulation and condensation management under NCC 2022 Parts F1, F2, F4, F6, F7 and F8 — details to be provided in the CC plans and specifications.
- Energy efficiency to NCC 2022 Section J for Class 2 common areas and Class 5/6/9b tenancies, and NatHERS / BASIX for Class 2 SOUs — Section J report and BASIX certificate to be provided at CC stage.
- Access provisions of NCC 2022 Part D4 and the Disability (Access to Premises – Buildings) Standards 2010, including adaptable and Livable Housing — addressed separately in our SSDA Access Support Letter issued under our cover.

6. Conclusion

AllCert supports the lodgement of the SSDA. There is no fundamental BCA impediment to the Development as proposed, and the matters identified in this letter and in our detailed BCA Report (Report No. 250330, Revision R01, dated 18 May 2026) are capable of resolution through the design development normally undertaken between SSDA and Construction Certificate (CC) stage.

Each of the matters identified will be progressed through detailed design development undertaken by the design team, in consultation with this office and Innovas Services Australia, between SSDA approval

and lodgement of the Construction Certificate application. The design development pathway to achieving full BCA compliance at CC stage comprises the following:

- Architectural amendment by DKO Architecture (NSW) Pty Ltd to resolve the DNC items by direct design change — including relocation of the Level 4 awnings, provision of the Basement 4 airlock, redesign of the Ground Floor exit discharge arrangement, and correction of the BTR fire-isolated passageway door swing.
- Development of Performance Solutions by Innovas Services Australia, in consultation with this office, the design team and Fire and Rescue NSW (where applicable), to address the egress travel distances, alternative exit spacing, exit discharge configuration, fire compartmentation departures, atrium provisions, and external wall construction - documented in a Fire Engineering Brief and Fire Engineering Report under NCC A2G2 and the IFEG.
- Engagement of specialist consultants by the design team to prepare the documentation required to demonstrate compliance at CC stage — including the structural, hydraulic, fire services, mechanical, electrical, acoustic, Section J / energy efficiency, BASIX and access consultants.
- Iterative BCA review by this office of the developed design and consultant documentation, including issue of further mark-ups and review notes, culminating in a CC-stage BCA assessment confirming compliance immediately prior to lodgement of the Construction Certificate application.
- Ongoing coordination between the design team, this office and Innovas to ensure that the Performance Solutions, the developed design, and the specialist consultant documentation are mutually consistent and collectively achieve compliance with the Performance Requirements of NCC 2022.

AllCert will continue to act as BCA Consultant to the project through CC stage and will issue a CC-stage BCA compliance assessment once the design development has been completed and all consultant documentation is in place. On the basis set out above, the Development can and will be brought into full compliance with NCC 2022 by the time the Construction Certificate is sought.

For the avoidance of doubt, this letter is not a Construction Certificate-stage compliance certificate. It is provided in support of the SSDA submission and reflects our assessment of the proposed Development at SSDA stage.

Should you require any further clarification or assistance, please do not hesitate to contact this office.

AllCert confirms its support for the lodgement of the SSDA on the basis set out in this letter, and looks forward to working with the design team to resolve the matters identified through the design development normally undertaken between SSDA and CC stage.

Best regards,



Roland Allam Director

M. (Building Surveying),

B.E. (Civil Engineering with Architecture)

NSWFT BDC No. 3372 (Building Surveyor – Unrestricted)

APPENDIX – REFERENCED DOCUMENTATIONS

The following documentation has been considered in the preparation of this letter:

TITLE	REPORT NO.	REVISION/ISSUE NO.	DATED
BCA Assessment Report — AllCert Pty Ltd (DRAFT BCA Report + Mark-ups, prepared by Therese Yap, verified by Roland Allam)	250330	R01	18/05/2026
Architectural Drawings (DA000 to DA316) — DKO Architecture (NSW) Pty Ltd, comprising Cover, Site Series, Floor Plans, Elevations, Sections and Perspectives	Project 14027	Rev A — Issue for SSDA	18/05/2026
Compliance Drawings (DA500 to DA519) — DKO Architecture (NSW) Pty Ltd, including GFA, Deep Soil, COS, Solar Access, Cross Ventilation, Adaptable & Livable, Storage and Affordable Units	Project 14027	Rev A — Issue for SSDA	18/05/2026
Notification Plans (DA600 to DA602) — DKO Architecture (NSW) Pty Ltd	Project 14027	Rev A — Issue for SSDA	18/05/2026
Combined BCA and Fire Engineering Mark-Ups — AllCert and Innovas Services Australia	—	R3	15/05/2026
Fire engineering input — Innovas Services Australia	[VERIFY]	[VERIFY]	[VERIFY]