



BCA Design Assessment Report

The Trustee for DREP 1 Mona Vale Sub Trust

Residential Flat Building

159-167 Darley Street West Mona Vale NSW

Fire Safety Engineers | Inclusive Accessibility Consultants | Building Code Consultants

Suite 6 | 113 Reservoir Street Surry Hills NSW 2010 t (02) 8399 3707
hello@dcpartnership.com.au www.dcpartnership.com.au ABN 72 896 582 485

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Document Type: BCA Design Assessment Report
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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—

OUR REFERENCE	REMARKS	ISSUE DATE
SYD224_525-1 (BCA) IO	DRAFT report issued for review and comment	10 September 2025
SYD224_525-2 (BCA) IO	Final report issued to client	06 November 2025

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EXECUTIVE SUMMARY

This BCA Design Assessment Report has been prepared by DC Partnership at the request of The Trustee for DREP 1 Mona Vale Sub Trust and relates to the demolition of current structures and construction of residential apartments across 3 buildings with basement parking located at 159-167 Darley Street West Mona Vale NSW.

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.

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.	Justify extended travel distances in the following areas: (a) Travel distance of 9 m in lieu of 6 m on Levels 1. (b) Travel distance of 10 m in lieu of 6 m on Levels 2-4. (c) Travel distance of 9 m in lieu of 6 m on Levels 5-7.	D2D5	D1P4
2.	Justify the reduction to the level of protection for openings requiring protection within 6 m of the Fire stair discharges path of travel to the road.	D2D12	D1P5
3.	Justify the Fire stairs not being fully enclosed at the top of the shaft discharge for the stairs serving the fire pump room and the East most stairs connecting Basement 1, 2 and 3.	D3D3	D1P5
4.	Justify the location of hydrant booster not being in accordance with AS2419 due to the building has multiple entries.	E1D2	E1P3
NON-FIRE SAFETY			
5.	Weatherproofing performance solution report to be prepared by an appropriate consultant (i.e. façade engineer) demonstrating compliance with performance requirements F3P1 & FV31. This will not be applicable if only concrete, masonry or metal wall cladding is utilised	F3D5	F3P1

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

This BCA report, prepared by DC Partnership, is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf of The Trustee for DREP1 Mona Vale Sub Trust (the Applicant) in support of a State Significant Development Application (SSDA), identified as SSD-91496958, for in-fill affordable housing at 159-167 Darley Street West, Mona Vale (the site).

This SSDA seeks consent for the design and construction of a new residential flat development comprising.

- (a) Site preparation works including demolition, excavation and tree removal;
- (b) Construction of three (3) x 6-storey residential flat buildings, comprising:
 - (i) 82 apartments, including:
 - 72 market apartments;
 - 10 affordable apartments (10.5% of GFA);
 - (ii) Separate residential lobbies;
 - (iii) Communal open spaces;
- (c) Construction of 1-3 storeys of basement parking, comprising:
 - (i) 164 car parking spaces, including:
 - 156 residential spaces;
 - Eight (8) accessible residential spaces;
 - (ii) 27 bicycle parking spaces;
 - (iii) Two (2) motorcycle parking spaces;
 - (iv) Waste and storage facilities;
- (d) Associated landscaping, including transplanting of two (2) trees and planting of new trees and vegetation.

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 PBD Architects listed within **Appendix 1**.

1.4 Limitations

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

- (e) BCA requirements for existing buildings located on the allotment;
- (f) 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;
- (g) 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.

- (h) 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
- (i) 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

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 General

This report has been prepared at the request of The Trustee for DREP 1 Mona Vale Sub Trust and relates to the demolition of current structures and construction of residential apartments across 3 buildings with basement parking located at 159-167 Darley Street West Mona Vale NSW.

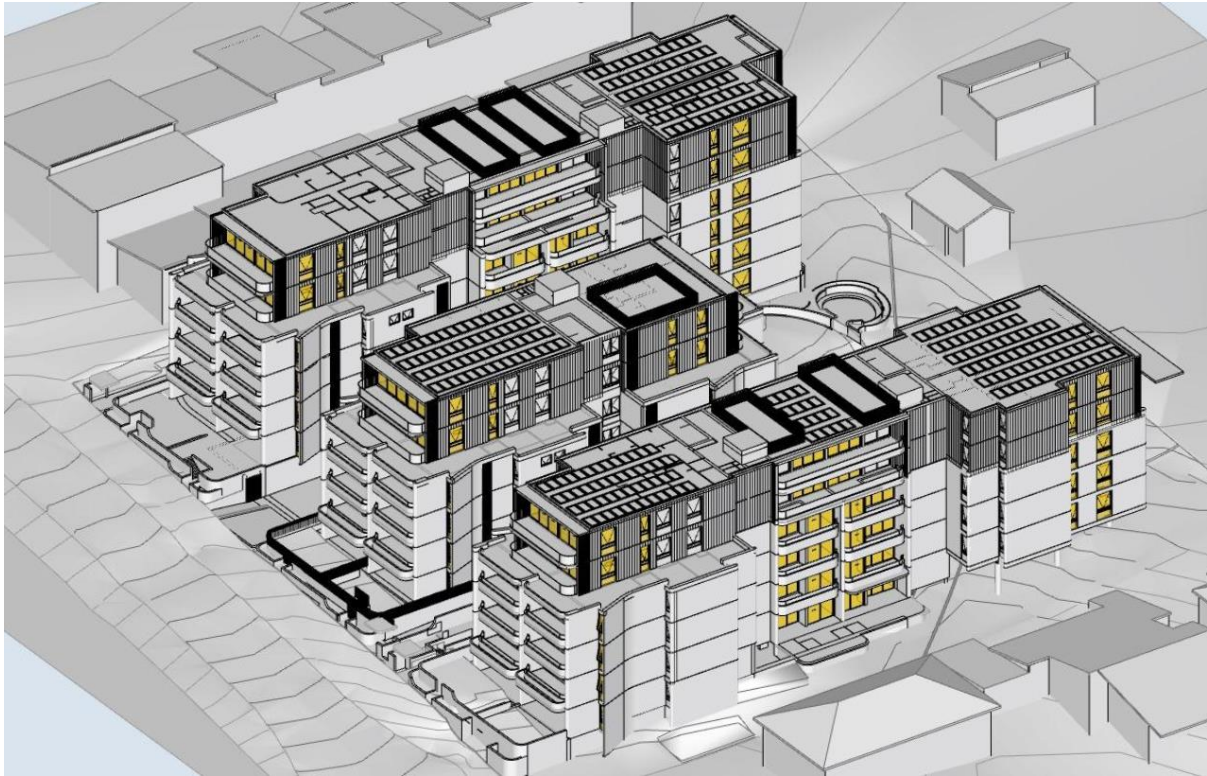


Figure 2.1– 3D Render

2.2 Building Description

Table 2.2 – Building description

	DESCRIPTION	
Building Classification	Residential	Class 2
	Car park	Class 7a
Storeys Contained	Nine (9)	
Rise in Storeys	Eight (8)	
Type of Construction	Type A	
Effective Height	22.4 m	<25m (RL 27,020 – RL 4,620 = 22.4)
Largest Fire Compartment Size (Carpark)	6,237 m ² 18,711 m ³	Exceeds limitation however sprinklered
Climate Zone	Zone 5	
Designated Bushfire Prone Area	No	

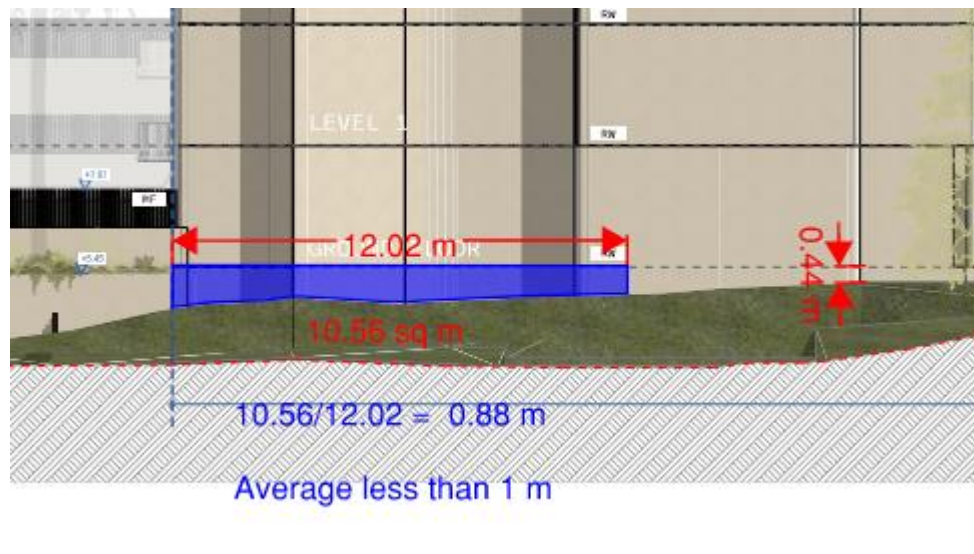


Figure 2.2 – West Elevation With Exposed Basement 3 Wall

The building is determined to have a RIS of eight (8), with the number of storeys contained being nine (9).

The building has an effective height of 22.4 m, this is measured from RL 4,620 to RL 27,020.

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) Storage in the basements is under 10% of the floor area so has not been considered a separate classification.
- (b) Concessions granted under Specification E1.5a Class 2 & 3 building not more than 25 m in effective height have not been assessed as detail of system proposed is unknown at this stage.
- (c) Cars, cabinets and loose furniture are not considered to be permanently fixed and not intervening in the path of travel.
- (d) 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) Stair details, showing handrails, barriers, risers, goings, & etc;
 - (iv) Balcony details showing barriers and thresholds;
 - (v) Door and window schedules showing fire doors, operation of latches, window restrictors etc.
 - (vi) Signage schedule showing statutory signage;
 - (vii) Fire hose reel locations;
 - (viii) FIP or fire control panel locations;
 - (ix) Portable fire extinguisher locations;
 - (x) Lift details showing size of lift car etc; and
 - (xi) Wet area details.

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

2.4 Fire Source Features

The building is exposed to the following fire source features –

Table 2.4 – Fire source features

DESCRIPTION	DISTANCE FROM (m)
Northern Boundary	> 6 m
Southern Boundary	> 6 m
Eastern Boundary	4.45 m
Western Boundary	4.5 m

2.5 Fire Ratings / Separation

Fire rating and separation is required to be as per below for the following elements –

Table 2.5 – Fire compartments

BUILDING ELEMENT	LOCATION	FRL (MINS)
External Walls	Refer to Appendix 3	–
Walls bounding Residential SOUs and Public Corridors	Loadbearing	90/90/90
	Non-loadbearing	-/60/60
Fire Stair Shafts	Carpark	120/120/120
	Residential	90/90/90
Lift Shafts	Carpark	120/120/120
	Residential	90/90/90
Slab Between	Carpark and Residential	120/120/120
	Residential and Residential	90/90/90
Substations / Switch Rooms	–	120/120/120
Doorways	To Fire Stairs	-/60/30
	To Residential SOUs and Public Corridor	-/60/30

2.6 Exit / Egress Strategy

The site exits / egress routes have been assessed as follows –

Table 2.6 – Nominated (required) exits

EXIT NO.	LOCATION	COMMENT & TYPE	NO. OF STOREYS CONNECTED
1.	Basement 1-3	Internal Fire-isolated stairways discharging to Ground Floor levels.	Four (4)
2.	Ground	Provided with direct egress to open space.	–
3.	Level 1-7	Fire-isolated stairway discharging at Ground Floor	Six (6)

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) Design Detail: The proposed design does not provide enough information to determine compliance. Compliance will be determined as the design develops. A detailed analysis and commentary are provided within **Section 4.0** of this report.
- (f) 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	DESIGN DETAIL	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	N/A			
Section C – Fire Resistance					
Part C2 - Fire Resistance and Stability					
C2D2A	Type of construction required				✓
C2D2B	Type of construction required	N/A			
C2D2C	Type of construction required	N/A			
C2D3	Calculation of rise in storeys	N/A			
C2D9	Lightweight construction				✓
C2D10	Non-combustible building elements				✓
C2D11	Fire hazard properties				✓
C2D12	Performance of external walls in fire	N/A			
C2D13	Fire-protected timber: Concession	N/A			
C2D14	Ancillary elements				✓
C2D15	Fixing of bonded laminated cladding panels				✓

BCA CLAUSE		COMPLIES	DOES NOT COMPLY	DESIGN DETAIL	CAPABLE OF COMPLIANCE
Part C3 - Compartmentation and separation					
C3D3	General floor area and volume limitations				✓
C3D4	Large isolated buildings	N/A			
C3D5	Requirements for open spaces and vehicular access	N/A			
C3D6	Class 9 buildings	N/A			
C3D7	Vertical separation of openings in external walls	N/A			
C3D8	Separation by fire walls	N/A			
C3D9	Separation of classifications in the same storey				✓
C3D10	Separation of classifications in different storeys				✓
C3D11	Separation of lift shafts				✓
C3D12	Stairways and lifts in one shaft	N/A			
C3D13	Separation of equipment				✓
C3D14	Electricity supply system				✓
C3D15	Public corridors in Class 2 and 3 buildings	N/A			
Part C4 - Protection of openings					
C4D3	Protection of openings in external walls	N/A			
C4D4	Separation of external walls and associated openings in different fire compartments	N/A			
C4D5	Acceptable methods of protection				✓
C4D6	Doorways in fire walls	N/A			
C4D7	Sliding fire doors	N/A			
C4D8	Protection of doorways in horizontal exits	N/A			
C4D9	Openings in fire-isolated exits				✓
C4D10	Service penetrations in fire-isolated exits	N/A			
C4D11	Openings in fire-isolated lift shafts	N/A			
C4D12	Bounding construction: Class 2 and 3 buildings and Class 4 parts	N/A			
C4D13	Openings in floors and ceilings for services	N/A			
C4D14	Openings in shafts	N/A			
C4D15	Openings for service installations	N/A			
C4D16	Construction joints	N/A			
C4D17	Columns protected with lightweight construction to achieve an FRL	N/A			
Section D – Access and Egress					
Part D2 - Provisions for escape					
D2D3	Number of exits required	✓			

BCA CLAUSE		COMPLIES	DOES NOT COMPLY	DESIGN DETAIL	CAPABLE OF COMPLIANCE
D2D4	When fire-isolated stairways and ramps are required	✓			
D2D5	Exit travel distances			PS	
D2D6	Distance between alternative exits	✓			
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	N/A			
D2D12	Travel via fire-isolated exits			PS	
D2D13	External stairways or ramps in lieu of fire-isolated exits	N/A			
D2D14	Travel by non-fire-isolated stairways or ramps	N/A			
D2D15	Discharge from exits				✓
D2D16	Horizontal exits	N/A			
D2D17	Non-required stairways, ramps or escalators	N/A			
D2D21	Plant rooms, lift machine rooms and electricity network substations: Concession	N/A			
D2D22	Access to lift pits				✓
D2D23	Egress from primary schools	N/A			
Part D3 - Construction of exits					
D3D3	Fire-isolated stairways and ramps			PS	
D3D4	Non-fire-isolated stairways and ramps	N/A			
D3D5	Separation of rising and descending stair flights	N/A			
D3D6	Open access ramps and balconies	N/A			
D3D7	Smoke lobbies	N/A			
D3D8	Installations in exits and paths of travel				✓
D3D9	Enclosure of space under stairs and ramps	N/A			
D3D10	Width of required stairways and ramps	N/A			
D3D11	Pedestrian ramps	N/A			
D3D12	Fire-isolated passageways	N/A			
D3D13	Roof as open space				✓
D3D14	Goings and risers				✓
D3D15	Landings				✓
D3D16	Thresholds				✓

BCA CLAUSE	COMPLIES	DOES NOT COMPLY	DESIGN DETAIL	CAPABLE OF COMPLIANCE
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	N/A			
D3D24 Doorways and doors				✓
D3D25 Swinging doors				✓
D3D26 Operation of latch				✓
D3D27 Re-entry from fire-isolated exits	N/A			
D3D28 Signs on doors				✓
D3D29 Protection of openable windows				✓
D3D30 Timber stairways: Concession	N/A			

Section E – Services and Equipment

Part E1 – Fire fighting equipment

E1D2 Fire hydrants			PS	
E1D3 Fire hose reels				✓
E1D4 - E1D12 Sprinklers				✓
E1D13 Where sprinklers are required: occupancies of excessive hazard	N/A			
E1D14 Portable fire extinguishers				✓
E1D15 Fire control centres	N/A			
E1D16 Fire precautions during construction				✓
E1D17 Provisions for special hazards				✓

Part E2 - Smoke hazard management

E2D3 General requirements	N/A			
E2D4 Fire-isolated exits	N/A			
E2D5 - E2D20 Smoke hazard management system				✓
E2D21 Provision for special hazards				✓

Part E3 - Lift installations

E3D2 Lift installations				✓
E3D3 Stretcher facility in lifts	✓			
E3D4 Warning against use of lifts in fire				✓
E3D5 Emergency lifts	N/A			
E3D6 Landings				✓
E3D7 Passenger lift types and their limitations				✓
E3D9 Fire service controls				✓
E3D10 Residential care buildings	N/A			

BCA CLAUSE		COMPLIES	DOES NOT COMPLY	DESIGN DETAIL	CAPABLE OF COMPLIANCE
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	N/A			
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	N/A			
Part F2 - Wet areas and overflow protection					
F2D2	Wet area construction				✓
F2D3	Rooms containing urinals	N/A			
F2D4	Floor wastes	N/A			
Part F3 - Roof and wall cladding					
F3D2	Roof coverings				✓
F3D3	Sarking				✓
F3D4	Glazed assemblies				✓
F3D5	Wall cladding			PS	
Part F4 - Sanitary and other facilities					
F4D2	Facilities in residential buildings	✓			
F4D4	Facilities in Class 3 to 9 buildings	N/A			
F4D8	Construction of sanitary compartments				✓
F4D11	Waste management	N/A			
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				✓

BCA CLAUSE		COMPLIES	DOES NOT COMPLY	DESIGN DETAIL	CAPABLE OF COMPLIANCE
F6D8	Ventilation borrowed from adjoining room				✓
F6D9	Restriction on location of sanitary compartments	✓			
F6D10	Airlocks				✓
F6D11	Carparks				✓
F6D12	Kitchen local exhaust ventilation	N/A			
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	N/A			
G1D3	Refrigerated chambers, strong-rooms and vaults	N/A			
G1D4	Outdoor play spaces	N/A			
Part G2 - Boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues					
G2D2 – G2D4	Boilers, pressure vessels, heating appliances, fireplaces, chimneys and flues	N/A			
Part G3 - Atrium construction					
G3D2 – G3D8	Atrium construction	N/A			
Part G4 - Construction in alpine areas					
G4D3 – G4D8	Construction in alpine areas	N/A			
Part G5 - Construction in bushfire prone areas					
NSW G5D3 – G5D4	Construction in bushfire prone areas	N/A			
Part G6 - Occupiable outdoor areas					
G6D2 – G6D10	Occupiable outdoor areas				✓
Section I – Special use buildings					

BCA CLAUSE		COMPLIES	DOES NOT COMPLY	DESIGN DETAIL	CAPABLE OF COMPLIANCE
Part I1 Class 9b buildings					
I1D2- I1D7	Class 9b buildings	N/A			
Part I2 – Public transport buildings					
I2D2 – I2D15	Public transport buildings	N/A			
Part I3 - Farm buildings and farm sheds					
I3D2 – I3D18	Farm buildings and farm sheds	N/A			
NSW Part I4 - Entertainment venues other than temporary structures and drive-in theatres					
NSW I4D2 – I4D62	Entertainment venues other than temporary structures and drive-in theatres	N/A			
NSW Part I5 - Temporary structures					
I5D2 – I5D19	Temporary structures	N/A			
NSW Part I6 - Drive-in theatres					
NSW I6D2 – I6D6	Drive-in theatres	N/A			

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

Verified By



Isaac Obeid

Assistant Building Code Consultant
For DC Partnership



Ryan Dillon

Associate | Building Code | Digital Lead
For DC Partnership

APPENDIX 1 – DOCUMENTATION PROVIDED FOR ASSESSMENT

This BCA assessment was based upon the architectural documentation prepared by PBD Architects namely—

DRAWING	REV	TITLE	DATE
DA000	A	Cover Page	5/11/2025
DA001	A	Project Information	5/11/2025
DA002	A	Project Information	5/11/2025
DA003	A	Demolition Plan	5/11/2025
DA004	A	Site Analysis	5/11/2025
DA005	A	Site Analysis	5/11/2025
DA006	A	Site Plan	5/11/2025
DA100	A	Lower Ground Floor	5/11/2025
DA101	A	Ground Floor	5/11/2025
DA102	A	Level 1	5/11/2025
DA103	A	Level 2	5/11/2025
DA104	A	Level 3	5/11/2025
DA105	A	Level 4	5/11/2025
DA106	A	Level 5	5/11/2025
DA107	A	Level 6	5/11/2025
DA108	A	Level 7	5/11/2025
DA109	A	Roof	5/11/2025
DA200	A	North and South Elevation	5/11/2025
DA201	A	East and West Elevation	5/11/2025
DA202	A	Internal Elevation A	5/11/2025
DA203	A	Internal Elevation B	5/11/2025
DA300	A	Section A	5/11/2025
DA301	A	Section B	5/11/2025
DA302	A	Ramp Section	5/11/2025
DA400	A	Finishes Schedule	5/11/2025
DA410	A	Photomontage	5/11/2025
DA500	A	GFA Diagram	5/11/2025
DA520	A	Deep Soil / Landscape	5/11/2025
DA530	A	Height Limit Diagram	5/11/2025
DA540	A	Cross Ventilation	5/11/2025
DA550	A	Private Open Spaces	5/11/2025
DA551	A	Communal Open Space	5/11/2025
DA560	A	Unit Mix Diagram	5/11/2025
DA570	A	Storage Calculation Diagram	5/11/2025
DA600	A	Solar Access Diagram	5/11/2025
DA601	A	Solar Access Diagram	5/11/2025
DA610	A	Shadow Diagram - 21st June	5/11/2025
DA611	A	Shadow Diagram - 21st September	5/11/2025
DA612	A	Shadow Diagram - 21st December	5/11/2025

APPENDIX 2 – ABBREVIATIONS & DEFINITIONS

The following acronyms and abbreviations are used throughout the report.

ACRONYM / ABBREVIATION	DEFINITION
AS	Australian Standard
CHF	Critical Heat Flux
BCA	Building Code of Australia 2022
DTS	Deemed to Satisfy
FRL	Fire-resistance level
FH	Fire hydrant
FHR	Fire hose reel
NCC	National Construction Code
PFE	Portable fire extinguisher
PBDB	Performance Based Design Brief
RC	Reinforced concrete
SOU	Sole occupancy unit
SPEC.	Specification
U-Value	Thermal transmittance

DEFINITIONS

The following definitions are provided for words used throughout the report.

Accessible

Accessible means having features to enable use by people with a disability.

Combustible

A material — means combustible as determined by AS 1530.1; and construction or part of a building — means constructed wholly or in part of combustible materials.

Deemed-to-Satisfy Provisions

Provisions which are deemed to satisfy the Performance Requirements.

Deemed-to-Satisfy Solution

A method of satisfying the Deemed-to-Satisfy Provisions.

Effective height

Effective height means the vertical distance between the floor of the lowest storey included in a determination of rise in storeys and the floor of the topmost storey (excluding the topmost storey if it contains only heating, ventilating, lift or other equipment, water tanks or similar service units).

Exit

Exit means –

Any, or any combination of the following if they provide egress to a road or open space—

- (a) An internal or external stairway.
- (a) A ramp.
- (b) A fire-isolated passageway.
- (c) A doorway opening to a road or open space.
- (d) A horizontal exit or a fire-isolated passageway leading to a horizontal exit.

Fire compartment

Fire compartment means –

- (a) the total space of a building; or
- (b) when referred to in—
 - (i) the Performance Requirements — any part of a building separated from the remainder by barriers to fire such as walls and/or floors having an appropriate resistance to the spread of fire with any openings adequately protected; or
 - (ii) the Deemed-to-Satisfy Provisions — any part of a building separated from the remainder by walls and/or floors each having an FRL not less than that required for a fire wall for that type of construction and where all openings in the separating construction are protected in accordance with the Deemed-to-Satisfy Provisions of the relevant Part.

Fire-resistance level (FRL)

Fire-resistance level (FRL) means the grading periods in minutes determined in accordance with Specification A2.3, for the following criteria—

- (a) structural adequacy; and
- (b) integrity; and
- (c) insulation,

— expressed in that order.

Note: A dash means that there is no requirement for that criterion. For example, 90/-/- means there is no requirement for an FRL for integrity and insulation, and -/-/- means there is no requirement for an FRL.

Fire-source feature

- (a) the far boundary of a road, river, lake or the like adjoining the allotment; or
- (b) a side or rear boundary of the allotment; or
- (c) an external wall of another building on the allotment which is not a Class 10 building

Fire wall

Fire wall means a wall with an appropriate resistance to the spread of fire that divides a storey or building into fire compartments.

Loadbearing

Intended to resist vertical forces additional to those due to its own weight.

Non-combustible

Non-combustible means—

- (a) applied to a material — not deemed combustible as determined by AS 1530.1:1994 — Combustibility Tests for Materials; and
- (b) applied to construction or part of a building — constructed wholly of materials that are not deemed combustible

Occupiable outdoor area

Occupiable outdoor area means a space on a roof, balcony or similar part of a building—

- (a) that is open to the sky; and
- (b) to which access is provided, other than access only for maintenance; and
- (c) that is not open space or directly connected with open space.

Open space

Open space means a space on the allotment, or a roof or similar part of a building adequately protected from fire, open to the sky and connected directly with a public road.

Performance Requirement

Performance Requirement means a requirement which states the level of performance which a Performance Solution or Deemed-to-Satisfy Solution must meet.

Performance Solution

Performance Solution means a method of complying with the Performance Requirements other than by a Deemed-to-Satisfy Solution.

Sole-occupancy unit

Sole-occupancy unit means a room or other part of a building for occupation by one or joint owner, lessee, tenant, or other occupier to the exclusion of any other owner, lessee, tenant, or other occupier and includes—

- (a) a dwelling; or
- (b) a room or suite of rooms in a Class 3 building which includes sleeping facilities: or
- (c) a room or suite of associated rooms in a Class 5, 6, 7, 8 or 9 building; or
- (d) a room or suite of associated rooms in a Class 9c building, which includes sleeping facilities and any area for the exclusive use of a resident.

APPENDIX 3 – FRLS

Table A1 TYPE A CONSTRUCTION: FRL OF BUILDING ELEMENTS

	Class of building — FRL: (in minutes)			
Building element	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 therein) or other external building element, where the distance from any <i>fire-source feature</i> to which it is exposed is—				
For <i>loadbearing</i> parts—				
less than 1.5 m	90/ 90/ 90	120/120/120	180/180/180	240/240/240
1.5 to less than 3 m	90/ 60/ 60	120/ 90/ 90	180/180/120	240/240/180
3 m or more	90/ 60/ 30	120/ 60/ 30	180/120/ 90	240/180/ 90
For non- <i>loadbearing</i> parts—				
less than 1.5 m	-/ 90/ 90	-/120/120	-/180/180	-/240/240
1.5 to less than 3 m	-/ 60/ 60	-/ 90/ 90	-/180/120	-/240/180
3 m or more	-/-/-	-/-/-	-/-/-	-/-/-
EXTERNAL COLUMN not incorporated in an <i>external wall</i> , where the distance from any <i>fire-source feature</i> to which it is exposed is—				
Loadbearing	90/-/-	120/-/-	180/-/-	240/-/-
Non-loadbearing	-/-/-	-/-/-	-/-/-	-/-/-
COMMON WALLS and FIRE WALLS—	90/ 90/ 90	120/120/120	180/180/180	240/240/240
INTERNAL WALLS—				
<i>Fire-resisting lift and stair shafts—</i>				
<i>Loadbearing</i>	90/ 90/ 90	120/120/120	180/120/120	240/120/120
<i>Non-loadbearing</i>	-/ 90/ 90	-/120/120	-/120/120	-/120/120
Bounding <i>public corridors</i> , public lobbies and the like—				
<i>Loadbearing</i>	90/ 90/ 90	120/-/-	180/-/-	240/-/-
<i>Non-loadbearing</i>	-/ 60/ 60	-/-/-	-/-/-	-/-/-
Between or bounding <i>sole-occupancy units</i> —				
<i>Loadbearing</i>	90/ 90/ 90	120/-/-	180/-/-	240/-/-
<i>Non-loadbearing</i>	-/ 60/ 60	-/-/-	-/-/-	-/-/-
Ventilating, pipe, garbage, and like <i>shafts</i> not used for the discharge of hot products of combustion—				
<i>Loadbearing</i>	90/ 90/ 90	120/ 90/ 90	180/120/120	240/120/120
<i>Non-loadbearing</i>	-/ 90/ 90	-/ 90/ 90	-/120/120	-/120/120
OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES and COLUMNS—				
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

Table A1.1 REQUIREMENTS FOR CARPARKS

Building element		FRL (not less than) Structural adequacy/Integrity/Insulation ESA/M (not greater than)
Wall		
(a)	<i>external wall</i>	
	(i) less than 3 m from a <i>fire-source feature</i> to which it is exposed:	
	<i>Loadbearing</i>	60/60/60
	<i>Non-loadbearing</i>	-/60/60
	(ii) 3 m or more from a <i>fire-source feature</i> to which it is exposed	-/-/-
(b)	<i>internal wall</i>	
	(i) <i>loadbearing</i> , other than one supporting only the roof (not used for carparking)	60/-/-
	(ii) supporting only the roof (not used for carparking)	-/-/-
	(iii) <i>non-loadbearing</i>	-/-/-
(c)	<i>fire wall</i>	
	(i) from the direction used as a <i>carpark</i>	60/60/60
	(ii) from the direction not used as a <i>carpark</i>	as required by Table A1
Column		
(a)	supporting only the roof (not used for carparking) and 3 m or more from a <i>fire-source feature</i> to which it is exposed	-/-/-
(b)	steel column, other than one covered by (a) and one that does not support a part of a building that is not used as a <i>carpark</i>	60/-/- or 26 m ² /tonne
(c)	any other column not covered by (a) or (b)	60/-/-
Beam		
(a)	steel floor beam in continuous contact with a concrete floor slab	60/-/- or 30 m ² /tonne
(b)	any other beam	60/-/-
Fire-resisting lift and stair shaft (within the <i>carpark</i> only)		60/60/60
Floor slab and vehicle ramp		60/60/60
Roof (not used for carparking)		-/-/-
Notes:		
	1.	ESA/M means the ratio of exposed surface area to mass per unit length.
	2.	Refer to Spec. 17 for special requirements for a sprinkler system in a <i>carpark</i> complying with Table 3.9 and located within a multi-classified building.

DC Partnership

Suite 6 | 113 Reservoir Street, Surry Hills NSW 2010
ABN: 72 896 582 485

T: 02 8399 3707
E: hello@dcpartnership.com.au
W: dcpartnership.com.au

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