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APPENDIX FF

# BCA Assessment Report

Steve Watson & Partners

STEVE WATSON
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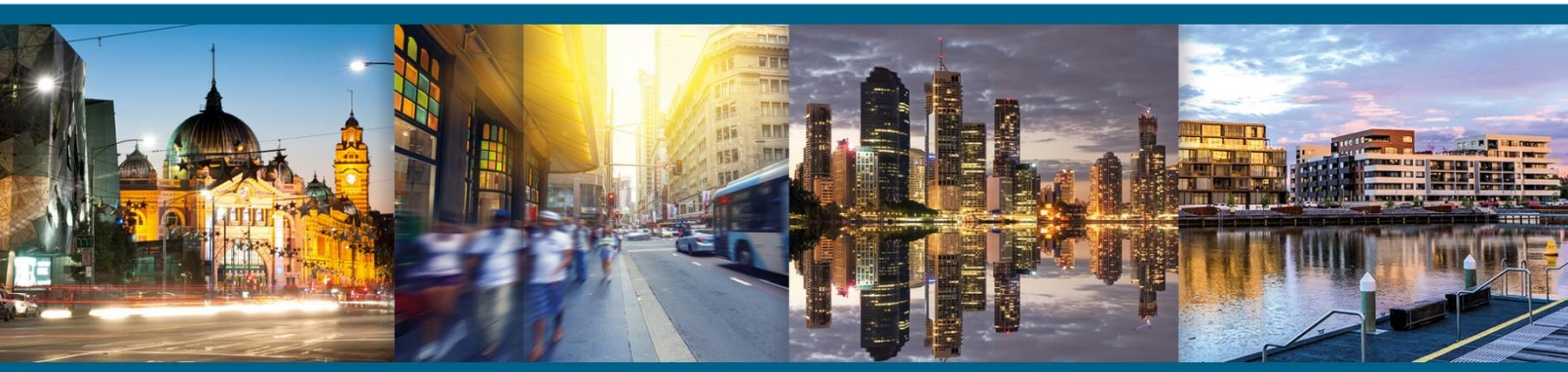
BUILDING CODE CONSULTANTS
BUILDING SURVEYORS AND CERTIFIERS
SYDNEY • MELBOURNE • BRISBANE • CANBERRA

# Sydney Football Stadium Redevelopment

## BCA Assessment Report to Accompany DA Submission



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## Report Revision History

| SWP Quality System | |
|---|---|
| **Job Number / Reference:** | 2018/2347 |
| **Revision Number:** | 1.0 |
| **Issue Date:** | 16/05/2019 |

| Revision History | |
|---|---|
| **Revision Number:** | 1.0 |
| **Revision Details:** | DA Report for Submission to the Department of Planning & Environment |
| **Date:** | 16/05/2019 |
| **Author:** | Joshua Hawke |
| **Verifier:** | Anthony Ljubicic |

## Introduction

This report has been prepared to accompany a submission of a State Significant Development (SSD) to the Department of Planning and Environment for the stage 2 works associated with the redevelopment associated with the Sydney Football Stadium.
This report presents the findings of a preliminary assessment undertaken by Steve Watson & Partners against the Deemed-to-Satisfy (DtS) provisions of Building Code of Australia (BCA) 2019.

It has been prepared by building regulations consultants and certifiers Steve Watson and Partners for Lend Lease.

## Purpose

The assessments been undertaken for the purpose of, and to the extent necessary for, submission with the amended Development Application submission to the Department of Planning & Environment.

## Scope

The scope of this assessment is limited to the design documentation referenced in Appendix A of this report

## Description of Proposed Development

The application represents the next phase in the SFS redevelopment. It seeks consent for the detailed design, construction and operation of the new stadium as 'Stage 2' of the redevelopment, which includes:

- Construction of a new stadium with up to 45,000 seats (55,000 capacity in concert-mode), including playing pitch, grandstands, sports and stadium administration areas, food and drink kiosks, corporate facilities and all other aspects of a modern stadium;
- Operation and use of the stadium and surrounding site area for a range of sporting and entertainment events;
- Vehicular and pedestrian access and circulation arrangements, including excavation to deliver a partial basement level for storage, internal loading and servicing at the playing pitch level;
- Reinstatement of the MP1 car park following the completion of construction, including enhanced vehicle rejection facilities and direct vehicular connection to the new stadium basement level;
- Public domain improvements within the site boundary, including hard and soft landscaping, to deliver a range of publicly accessible, event and operational areas;
- Provision of new pedestrian and cycling facilities within the site;
- Signage, including building identification signage, business identification signage and a wayfinding signage strategy; and
- Extension and augmentation of physical infrastructure/ utilities for the development within the site.

The proposed development is consistent with the approved Concept Proposal pursuant to State Significant Development Consent SSD 9249.

| Summary of Construction Determination | |
|---|---|
| Building Use | **Sports stadium, associated function spaces, loading docks and hospitality suites** |
| BCA Classification | **Class 5, 7b and 9b** |
| Number of storeys contained | **6 Storeys** |
| Rise in storeys | **6 Storeys** |
| Type of construction required | **Type A (LIB)** |
| Effective height | **28.5m** (Level 4 RL64.50 – Basement Level RL 36.030) |

## Assessment / Conclusion

A review of the proposed design that forms part of the submission to the Department of Planning & Environment has been undertaken. SWP confirm that the design as shown in the drawings referenced in Appendix A are capable of achieving compliance with the BCA, and where additional details are required SWP will undertake an assessment of the design development documentation and specifications issued for construction.

It is noted that aspects of the design are proposed to be addressed by way of a performance solution to meet the relevant performance requirements of the BCA however, will be dealt with as part of the approval process through the appointed project's fire engineers Norman Disney & Young.

## Appendix A – Referenced Documentation

The following documentation issued by COX architects were used in the preparation of this report:

| DRAWING REGISTER | | | |
|---|---|---|---|
| Sheet Number | Sheet Name | Sheet Type | Current Revision |
| A01.01 | COVER SHEET | A01 COVER SHEETS | B |
| A01.02 | NOTES & LEGENDS | A01 COVER SHEETS | B |
| A11.01 | EXISTING PRECINCT SITE PLAN | A11 SITE | B |
| A11.02 | LOCATION PLAN | A11 SITE | B |
| A11.03 | EXISTING SITE SURVEY | A11 SITE | B |
| A11.04 | DEMOLITION PLAN | A11 SITE | B |
| A11.05 | SITE ACCESS PLAN | A11 SITE | B |
| A11.06 | EXISTING SERVICES PLAN | A11 SITE | B |
| A11.07 | SITE PLAN | A11 SITE | B |
| A11.08 | GRID SETOUT PLAN | A11 SITE | C |
| A11.09 | SECTION AND ELEVATION KEY PLAN | A11 SITE | B |
| A13.B1.00 | FLOOR PLAN LOWER BASEMENT LEVEL | A13 GA PLANS 1to500 | B |
| A13.L0.01 | FLOOR PLAN BASEMENT LEVEL | A13 GA PLANS 1to500 | C |
| A13.L1.02 | FLOOR PLAN LEVEL 1 (GA CONCOURSE LEVEL) | A13 GA PLANS 1to500 | C |
| A13.L1M.03 | FLOOR PLAN LEVEL 1 (CONCOURSE MEZZANINE PLAN) | A13 GA PLANS 1to500 | C |
| A13.L2.04 | FLOOR PLAN LEVEL 2 (CLUB PLAN) | A13 GA PLANS 1to500 | C |
| A13.L3.05 | FLOOR PLAN LEVEL 3 (SUITE PLAN) | A13 GA PLANS 1to500 | C |
| A13.L4.06 | FLOOR PLAN LEVEL 4 | A13 GA PLANS 1to500 | C |
| A13.L5.06 | GREEN ROOF PLAN | A13 GA PLANS 1to500 | C |
| A13.RL.07 | ROOF RCP | A13 GA PLANS 1to500 | C |
| A13.RL.08 | ROOF PLAN | A13 GA PLANS 1to500 | C |
| A16.CL.01 | SITE WORKS PLAN - GENERAL ARRANGEMENT | A16 SITE WORKS PLAN | B |
| A21.B1.01 | FLOOR PLAN B1 - BASEMENT 1 LEVEL - ZONE C | A21 FLOOR PLANS 1:200 | A |
| A21.B1.02 | FLOOR PLAN B1 - BASEMENT 1 LEVEL - ZONE D | A21 FLOOR PLANS 1:200 | A |
| A21.L0.01 | GA FLOOR PLAN - BASEMENT LEVEL - ZONE A | A21 FLOOR PLANS 1:200 | B |
| A21.L0.02 | GA FLOOR PLAN - BASEMENT LEVEL - ZONE B | A21 FLOOR PLANS 1:200 | B |
| A21.L0.03 | GA FLOOR PLAN - BASEMENT LEVEL - ZONE C | A21 FLOOR PLANS 1:200 | B |
| A21.L0.04 | GA FLOOR PLAN - BASEMENT LEVEL - ZONE D | A21 FLOOR PLANS 1:200 | B |
| A21.L0.05 | GA FLOOR PLAN - BASEMENT LEVEL - ZONE E | A21 FLOOR PLANS 1:200 | B |
| A21.L0.06 | GA FLOOR PLAN - BASEMENT LEVEL - ZONE F | A21 FLOOR PLANS 1:200 | B |
| A21.L1.01 | GA FLOOR PLAN - CONCOURSE LEVEL - ZONE A | A21 FLOOR PLANS 1:200 | B |
| A21.L1.02 | GA FLOOR PLAN - CONCOURSE LEVEL - ZONE B | A21 FLOOR PLANS 1:200 | B |
| A21.L1.03 | GA FLOOR PLAN - CONCOURSE LEVEL - ZONE C | A21 FLOOR PLANS 1:200 | B |
| A21.L1.04 | GA FLOOR PLAN - CONCOURSE LEVEL - ZONE D | A21 FLOOR PLANS 1:200 | B |
| A21.L1.05 | GA FLOOR PLAN L1 CONCOURSE LEVEL - ZONE E | A21 FLOOR PLANS 1:200 | B |
| A21.L1.06 | GA FLOOR PLAN L1 CONCOURSE LEVEL - ZONE F | A21 FLOOR PLANS 1:200 | B |
| A21.L1M.01 | FLOOR PLAN L1M (CONCOURSE MEZZANINE PLAN) - ZONE A | A21 FLOOR PLANS 1:200 | B |
| A21.L1M.02 | FLOOR PLAN L1M (CONCOURSE MEZZANINE PLAN) - ZONE B | A21 FLOOR PLANS 1:200 | B |
| A21.L1M.03 | FLOOR PLAN L1M (CONCOURSE MEZZANINE PLAN) - ZONE C | A21 FLOOR PLANS 1:200 | B |
| A21.L1M.04 | FLOOR PLAN L1M (CONCOURSE MEZZANINE PLAN) - ZONE D | A21 FLOOR PLANS 1:200 | B |
| A21.L1M.05 | FLOOR PLAN L1M (CONCOURSE MEZZANINE PLAN) - ZONE E | A21 FLOOR PLANS 1:200 | B |
| A21.L1M.06 | FLOOR PLAN L1M (CONCOURSE MEZZANINE PLAN) - ZONE F | A21 FLOOR PLANS 1:200 | B |
| A21.L2.01 | FLOOR PLAN L2 (CLUB PLAN) - ZONE A | A21 FLOOR PLANS 1:200 | B |
| A21.L2.02 | FLOOR PLAN L2 (CLUB PLAN) - ZONE B | A21 FLOOR PLANS 1:200 | B |
| A21.L2.03 | FLOOR PLAN L2 (CLUB PLAN) - ZONE C | A21 FLOOR PLANS 1:200 | B |
| A21.L2.04 | FLOOR PLAN L2 (CLUB PLAN) - ZONE D | A21 FLOOR PLANS 1:200 | B |
| A21.L3.01 | FLOOR PLAN L3 (SUITE PLAN) - ZONE A | A21 FLOOR PLANS 1:200 | B |
| A21.L3.02 | FLOOR PLAN L3 (SUITE PLAN) - ZONE B | A21 FLOOR PLANS 1:200 | B |
| A21.L3.03 | FLOOR PLAN L3 (SUITE PLAN) - ZONE C | A21 FLOOR PLANS 1:200 | B |
| A21.L3.04 | FLOOR PLAN L3 (SUITE PLAN) - ZONE D | A21 FLOOR PLANS 1:200 | B |
| A21.L4.01 | FLOOR PLAN L4 (UPPER PLAN) - ZONE A | A21 FLOOR PLANS 1:200 | B |
| A21.L4.02 | FLOOR PLAN L4 (UPPER PLAN) - ZONE B | A21 FLOOR PLANS 1:200 | B |
| A21.L4.03 | FLOOR PLAN L4 (UPPER PLAN) - ZONE C | A21 FLOOR PLANS 1:200 | B |
| A21.L4.04 | FLOOR PLAN L4 (UPPER PLAN) - ZONE D | A21 FLOOR PLANS 1:200 | B |
| A21.L5.01 | FLOOR PLAN L5 (GREEN ROOF PLAN) - ZONE A | A21 FLOOR PLANS 1:200 | B |
| A21.L5.02 | FLOOR PLAN L5 (GREEN ROOF PLAN) - ZONE B | A21 FLOOR PLANS 1:200 | B |
| A21.L5.03 | FLOOR PLAN L5 (GREEN ROOF PLAN) - ZONE C | A21 FLOOR PLANS 1:200 | B |
| A21.L5.04 | FLOOR PLAN L5 (GREEN ROOF PLAN) - ZONE D | A21 FLOOR PLANS 1:200 | B |
| A21.RL.01 | ROOF PLAN - ZONE A | A21 FLOOR PLANS 1:200 | B |
| A21.RL.02 | ROOF PLAN - ZONE B | A21 FLOOR PLANS 1:200 | B |
| A21.RL.03 | ROOF PLAN - ZONE C | A21 FLOOR PLANS 1:200 | B |
| A21.RL.04 | ROOF PLAN - ZONE D | A21 FLOOR PLANS 1:200 | B |
| A23.LB.01 | LOWER BOWL SETOUT - ZONE A | A23 BOWL PLANS | B |
| A23.LB.02 | LOWER BOWL SETOUT - ZONE B | A23 BOWL PLANS | B |
| A23.LB.03 | LOWER BOWL SETOUT - ZONE C | A23 BOWL PLANS | B |
| A23.LB.04 | LOWER BOWL SETOUT - ZONE D | A23 BOWL PLANS | B |
| A23.MT.01 | MIDDLE TIER BOWL SETOUT - ZONE A | A23 BOWL PLANS | B |
| A23.MT.02 | MIDDLE TIER BOWL SETOUT - ZONE B | A23 BOWL PLANS | B |
| A23.MT.03 | MIDDLE TIER BOWL SETOUT - ZONE C | A23 BOWL PLANS | B |
| A23.MT.04 | MIDDLE TIER BOWL SETOUT - ZONE D | A23 BOWL PLANS | B |
| A23.SB.01 | SUITE BOWL SETOUT - ZONE A | A23 BOWL PLANS | B |
| A23.SB.02 | SUITE BOWL SETOUT - ZONE B | A23 BOWL PLANS | B |
| A23.SB.03 | SUITE BOWL SETOUT - ZONE C | A23 BOWL PLANS | B |
| A23.SB.04 | SUITE BOWL SETOUT - ZONE D | A23 BOWL PLANS | B |
| A23.UB.01 | UPPER BOWL SETOUT - ZONE A | A23 BOWL PLANS | B |
| A23.UB.02 | UPPER BOWL SETOUT - ZONE B | A23 BOWL PLANS | B |
| A23.UB.03 | UPPER BOWL SETOUT - ZONE C | A23 BOWL PLANS | B |
| A23.UB.04 | UPPER BOWL SETOUT - ZONE D | A23 BOWL PLANS | B |
| A27.B1.01 | LOWER BASEMENT LEVEL FLOOR AND WALL FINISHES PLAN - ZONE C | A27 FLOOR AND WALL FINISHES PLANS 1:200 | A |
| A27.B1.02 | LOWER BASEMENT LEVEL FLOOR AND WALL FINISHES PLAN - ZONE D | A27 FLOOR AND WALL FINISHES PLANS 1:200 | A |

| DRAWING REGISTER | | | |
|---|---|---|---|
| Sheet Number | Sheet Name | Sheet Type | Current Revision |
| A27.B1.20 | LOWER BASEMENT LEVEL VENTILATION AND INSULATION | A27 VENTILATION & INSULATION PLANS | A |
| A27.L0.01 | BASEMENT LEVEL FLOOR AND WALL FINISHES PLAN - ZONE A | A27 FLOOR AND WALL FINISHES PLANS 1:200 | B |
| A27.L0.02 | BASEMENT LEVEL FLOOR AND WALL FINISHES PLAN - ZONE B | A27 FLOOR AND WALL FINISHES PLANS 1:200 | B |
| A27.L0.03 | BASEMENT LEVEL FLOOR AND WALL FINISHES PLAN - ZONE C | A27 FLOOR AND WALL FINISHES PLANS 1:200 | B |
| A27.L0.04 | BASEMENT LEVEL FLOOR AND WALL FINISHES PLAN - ZONE D | A27 FLOOR AND WALL FINISHES PLANS 1:200 | B |
| A27.L0.05 | BASEMENT LEVEL FLOOR AND WALL FINISHES PLAN - ZONE E | A27 FLOOR AND WALL FINISHES PLANS 1:200 | B |
| A27.L0.06 | BASEMENT LEVEL FLOOR AND WALL FINISHES PLAN - ZONE F | A27 FLOOR AND WALL FINISHES PLANS 1:200 | B |
| A27.L0.20 | BASEMENT LEVEL VENTILATION AND INSULATION | A27 VENTILATION & INSULATION PLANS | A |
| A27.L1.01 | LEVEL 1 FLOOR AND WALL FINISHES PLAN - ZONE A | A27 FLOOR AND WALL FINISHES PLANS 1:200 | B |
| A27.L1.02 | LEVEL 1 FLOOR AND WALL FINISHES PLAN - ZONE B | A27 FLOOR AND WALL FINISHES PLANS 1:200 | B |
| A27.L1.03 | LEVEL 1 FLOOR AND WALL FINISHES PLAN - ZONE C | A27 FLOOR AND WALL FINISHES PLANS 1:200 | B |
| A27.L1.04 | LEVEL 1 FLOOR AND WALL FINISHES PLAN - ZONE D | A27 FLOOR AND WALL FINISHES PLANS 1:200 | B |
| A27.L1.20 | LEVEL 1 VENTILATION AND INSULATION | A27 VENTILATION & INSULATION PLANS | A |
| A27.L1M.01 | LEVEL 1 MEZZANINE FLOOR AND WALL FINISHES PLAN - ZONE A | A27 FLOOR AND WALL FINISHES PLANS 1:200 | B |
| A27.L1M.02 | LEVEL 1 MEZZANINE FLOOR AND WALL FINISHES PLAN - ZONE B | A27 FLOOR AND WALL FINISHES PLANS 1:200 | B |
| A27.L1M.03 | LEVEL 1 MEZZANINE FLOOR AND WALL FINISHES PLAN - ZONE C | A27 FLOOR AND WALL FINISHES PLANS 1:200 | B |
| A27.L1M.04 | LEVEL 1 MEZZANINE FLOOR AND WALL FINISHES PLAN - ZONE D | A27 FLOOR AND WALL FINISHES PLANS 1:200 | B |
| A27.L1M.20 | LEVEL 1 MEZZANINE VENTILATION AND INSULATION | A27 VENTILATION & INSULATION PLANS | A |
| A27.L2.01 | LEVEL 2 FLOOR AND WALL FINISHES PLAN - ZONE A | A27 FLOOR AND WALL FINISHES PLANS 1:200 | B |
| A27.L2.02 | LEVEL 2 FLOOR AND WALL FINISHES PLAN - ZONE B | A27 FLOOR AND WALL FINISHES PLANS 1:200 | B |
| A27.L2.03 | LEVEL 2 FLOOR AND WALL FINISHES PLAN - ZONE C | A27 FLOOR AND WALL FINISHES PLANS 1:200 | B |
| A27.L2.04 | LEVEL 2 FLOOR AND WALL FINISHES PLAN - ZONE D | A27 FLOOR AND WALL FINISHES PLANS 1:200 | B |
| A27.L2.20 | LEVEL 2 VENTILATION AND INSULATION | A27 VENTILATION & INSULATION PLANS | A |
| A27.L3.01 | LEVEL 3 FLOOR AND WALL FINISHES PLAN - ZONE A | A27 FLOOR AND WALL FINISHES PLANS 1:200 | B |
| A27.L3.02 | LEVEL 3 FLOOR AND WALL FINISHES PLAN - ZONE B | A27 FLOOR AND WALL FINISHES PLANS 1:200 | B |
| A27.L3.03 | LEVEL 3 FLOOR AND WALL FINISHES PLAN - ZONE C | A27 FLOOR AND WALL FINISHES PLANS 1:200 | B |
| A27.L3.04 | LEVEL 3 FLOOR AND WALL FINISHES PLAN - ZONE D | A27 FLOOR AND WALL FINISHES PLANS 1:200 | B |
| A27.L3.20 | LEVEL 3 VENTILATION AND INSULATION | A27 VENTILATION & INSULATION PLANS | A |
| A27.L4.01 | LEVEL 4 FLOOR AND WALL FINISHES PLAN - ZONE A | A27 FLOOR AND WALL FINISHES PLANS 1:200 | B |
| A27.L4.02 | LEVEL 4 FLOOR AND WALL FINISHES PLAN - ZONE B | A27 FLOOR AND WALL FINISHES PLANS 1:200 | B |
| A27.L4.03 | LEVEL 4 FLOOR AND WALL FINISHES PLAN - ZONE C | A27 FLOOR AND WALL FINISHES PLANS 1:200 | B |
| A27.L4.04 | LEVEL 4 FLOOR AND WALL FINISHES PLAN - ZONE D | A27 FLOOR AND WALL FINISHES PLANS 1:200 | B |
| A27.L4.20 | LEVEL 4 VENTILATION AND INSULATION | A27 VENTILATION & INSULATION PLANS | A |
| A29.LB.01 | LOWER BOWL SEATING PLAN | A29 SEATING PLAN 1:500 | B |
| A29.MT.01 | MIDDLE TIER BOWL SEATING PLAN | A29 SEATING PLAN 1:500 | B |
| A29.SB.01 | SUITE BOWL SEATING PLAN | A29 SEATING PLAN 1:500 | B |
| A29.UB.01 | UPPER BOWL SEATING PLAN | A29 SEATING PLAN 1:500 | B |
| A30.EA.01 | EAST ELEVATIONS - SHEET 1 | A30 ELEVATIONS | B |
| A30.EA.02 | EAST ELEVATIONS - SHEET 2 | A30 ELEVATIONS | B |
| A30.EA.03 | EAST ELEVATIONS - SHEET 3 | A30 ELEVATIONS | B |
| A30.EW.01 | EAST AND WEST ELEVATIONS | A30 ELEVATIONS | C |
| A30.NO.01 | NORTH ELEVATIONS - SHEET 1 | A30 ELEVATIONS | B |
| A30.NO.02 | NORTH ELEVATIONS - SHEET 2 | A30 ELEVATIONS | B |
| A30.NO.03 | NORTH ELEVATIONS - SHEET 3 | A30 ELEVATIONS | B |
| A30.NS.01 | NORTH AND SOUTH ELEVATIONS | A30 ELEVATIONS | C |
| A30.SO.01 | SOUTH ELEVATIONS - SHEET 1 | A30 ELEVATIONS | B |
| A30.SO.02 | SOUTH ELEVATIONS - SHEET 2 | A30 ELEVATIONS | B |
| A30.SO.03 | SOUTH ELEVATIONS - SHEET 3 | A30 ELEVATIONS | B |
| A30.WE.01 | WEST ELEVATIONS - SHEET 1 | A30 ELEVATIONS | B |
| A30.WE.02 | WEST ELEVATIONS - SHEET 2 | A30 ELEVATIONS | B |
| A30.WE.03 | WEST ELEVATIONS - SHEET 3 | A30 ELEVATIONS | B |
| A40.00.01 | GENERAL SECTIONS - GA | A40 SECTIONS | C |
| A40.EA.01 | EAST STAND SECTION | A40 SECTIONS | B |
| A40.NO.01 | NORTH STAND SECTION | A40 SECTIONS | B |
| A40.SO.01 | SOUTH STAND SECTION | A40 SECTIONS | B |
| A40.WE.01 | WEST STAND SECTION | A40 SECTIONS | B |
| A52.BO.01 | BOWL - SECTIONS AND DETAILS 01 | A52 BOWL PLANS AND DETAILS | A |
| A52.BO.02 | BOWL - SECTIONS AND DETAILS 02 | A52 BOWL PLANS AND DETAILS | A |
| A52.BO.03 | BOWL - SECTIONS AND DETAILS 03 | A52 BOWL PLANS AND DETAILS | A |
| A52.BO.04 | BOWL - SECTIONS AND DETAILS 04 | A52 BOWL PLANS AND DETAILS | A |
| A52.BO.05 | BOWL - SECTIONS AND DETAILS 05 | A52 BOWL PLANS AND DETAILS | A |
| A52.BO.06 | BOWL - SECTIONS AND DETAILS 06 | A52 BOWL PLANS AND DETAILS | A |
| A52.BO.07 | BOWL - SECTIONS AND DETAILS 07 | A52 BOWL PLANS AND DETAILS | A |
| A62.00.01 | ROOF DETAILS - 01 | A62 ROOF DETAILS | B |
| A62.00.02 | ROOF DETAILS - 02 | A62 ROOF DETAILS | B |
| A62.00.03 | ROOF DETAILS - 03 | A62 ROOF DETAILS | B |
| A62.00.04 | ROOF DETAILS - 04 | A62 ROOF DETAILS | B |
| A91.SH.01 | DOOR SCHEDULE | A91 SCHEDULE | B |
| A92.SH.01 | EXTERNAL FINISHES SCHEDULE | A92 SCHEDULE | C |
| A95.SH.01 | FINISHES SCHEDULE | A95 SCHEDULE | C |
| A95.SH.02 | FF&E SCHEDULE | A95 SCHEDULE | C |
| A95.SH.03 | FURNITURE SCHEDULE | A95 SCHEDULE | C |
| A96.SH.00 | SCHEDULE OF ACCOMMODATION | A96 SCHEDULE | B |
| A97.RD.01 | ROOM DATA SHEETS | A97 SCHEDULE | C |
| A97.RE.01 | DRAWING REGISTER | A99 REPORTS | C |
| A97.RE.02 | DESIGN QUERIES REGISTER | A99 REPORTS | B |
| A99.AR.01 | DESIGN REPORT | A99 REPORTS | E |
| A99.AR.02 | DESIGN REPORT APPENDIX | A99 REPORTS | E |
| A99.AR.03 | DESIGN COMPETITION REPORT | A99 REPORTS | B |
| A99.IN.01 | INTERIOR DESIGN REPORT | A99 REPORTS | B |

## Appendix B – Schedule of proposed statutory Fire Safety Measures

| Measure | Standard of Performance |
|---|---|
| Access panels, doors and hoppers to fire resisting shafts | BCA2019 Clause C3.13 and tested prototypes (AS 1530.4 – 2014 and AS 4072.1-2005) |
| Automatic fail safe devices | Scheduled devices release upon trip of smoke detection and/or sprinkler activation in accordance with BCA2019 Clauses D2.19 and D2.21. |
| Automatic fire detection and alarm system (within atriums) | BCA2019 Specification G3.8 and AS 1670.1 – 2018 |
| Automatic fire detection and alarm system (smoke detection system to operate zone smoke control, stair pressurisation system, automatic shutdown of the air-handling system and to activate the smoke exhaust system) | BCA2019 Clause 6 of Specification E2.2a and AS/NZS 1668.1 – 2015 |
| Automatic fire suppression systems (Sprinklers) | BCA2019 Specification E1.5 and AS 2118.1 – 2017 |
| Emergency lifts | BCA2019 Clause E3.4 |
| Emergency lighting | BCA2019 Clause E4.2, E4.4 and AS 2293.1 – 2005 |
| Emergency Warning And Intercommunication System | BCA2019 Clause E4.9, Specification G3.8 and AS 1670.4 – 2018 |
| Exit signs | BCA2019 Clause E4.5, NSW E4.6, E4.8 and AS 2293.1 – 2005 |
| Fire Alarm Monitoring system | BCA2019 Clause 8 of Specification E2.2a and AS1670.3-2018 |
| Fire control centre | BCA2019 Specification E1.8 |
| Fire dampers | BCA2019 Clause C3.15 and AS/NZS 1668.1 – 2015 (AS 1682.1-1990 and AS 1682.2-1990) |
| Fire doors | BCA2019 Specification C3.4 and AS 1905.1 – 2015 |
| Fire hydrants systems | BCA2019 Clause E1.3 and AS 2419.1 – 2005 |
| Fire seals protecting opening in fire resisting components of the building | BCA2019 Clause C3.15, Specification C3.15 and AS 1530.4 –2014 and AS 4072.1 – 2005 and installed in accordance with the tested prototype. |
| Hose reel system | BCA2019 Clause E1.4 and AS 2441 – 2005 |
| Mechanical air handling system *(automatic shutdown of air-handling system)* | BCA2019 Clause E2.2 and AS/NZ 1668.1-2015 |
| Mechanical air handling system *(automatic air pressurisation system)* | BCA2019 Table E2.2a and Specification G3.8 and AS/NZ 1668.1-2015 |
| Mechanical air handling system *(zone smoke control system)* | BCA2019 Table E2.2a and AS/NZ 1668.1-2015 |
| Mechanical air handling system *(automatic smoke exhaust system)* | BCA2019 Table E2.2b, Specification E2.2b and G3.8, and AS/NZ 1668.1-2015 |
| Mechanical air handling system *(carpark mechanical ventilation system)* | BCA2019 Table E2.2a and Clause 5.5 of AS/NZ 1668.1-2015 and fans with metal blades suitable for operation at normal temperature may be used and the electrical power and control cabling need not be fire rated |
| Perimeter vehicle access for emergency vehicles | BCA2019 Clause C2.4 |
| Portable fire extinguishers | BCA2019 Clause E1.6 and AS 2444 – 2001 |
| Smoke detectors and heat detectors *(detectors for the automatic closing operation of fire doors in fire walls)* | BCA2019 Clause C3.5 and AS 1670.1 – 2018 |
| Smoke detectors and heat detectors *(detectors for the automatic closing operation of horizontal exits)* | BCA2019 Clause C3.7 and AS 1670.1 – 2018 |
| Stand-by power systems | BCA2019 Clause 6 of Specification G3.8 |
| Warning and operational signs | BCA2019 Clauses D2.23, D3.6, E1.8, E3.3, E3.9 and E3.10 |
| Performance Solution by Warrington Fire | Additional measures will be specified within the Fire Engineering Report which will need to be included in the Crown Approval |

## Appendix C – Fire-resistance levels

The below table contain the fire-resistance levels (FRL) required under Specification C1.1 of the BCA. Class 9b FRL's are required for the development

| 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, 9 or 7a | 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 3 M | 90/60/60 | 120/ 90/ 90 | 180/180/120 | 240/240/180 |
| 3 OR MORE | 90/60/30 | 120/ 60/ 30 | 180/120/90 | 240/180/ 90 |
| For non-loadbearing 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 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 | 240/120/120 |
| 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 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 |