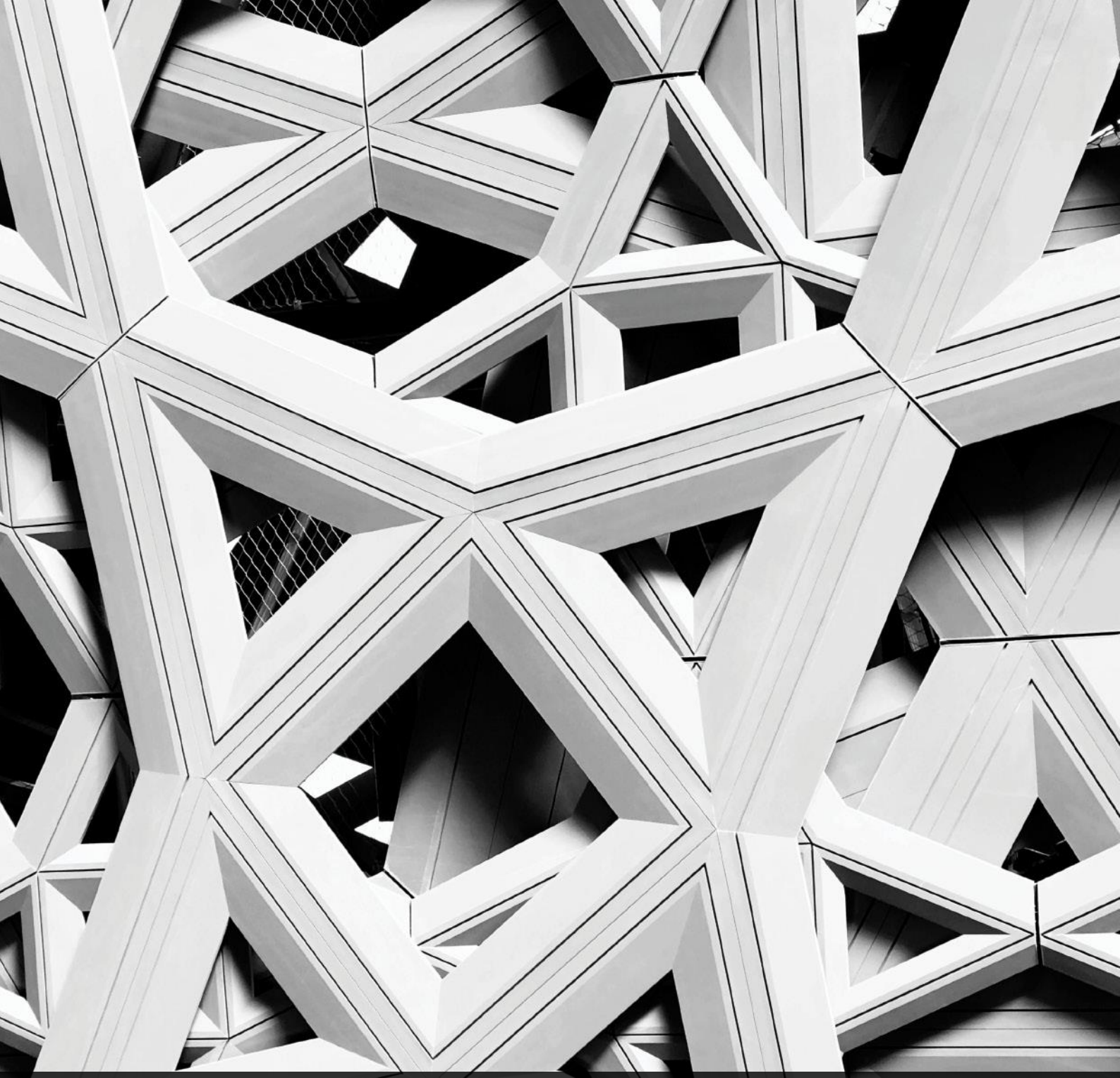

BCA & DDA Capability Statement

AVEO Bayview Gardens
36 Cabbage Tree Road, Bayview NSW 2104

Prepared for:
Bokor Architecture + Interiors

Revision 0
2 October 2024
Reference: 240108

bmplusg.com.au

+ Contents

BCA & DDA Capability Statement

+ To	Bokor Architecture + Interiors
+ Attention	Yeganeh Atri
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+ From	Charlie Ibrahim
+ Subject	AVEO Community Centre
+ Project No.	S240108
+ Date	2 October 2024
+ Pages	20

This statement has been prepared to verify that Blackett Maguire + Goldsmith Pty Ltd have undertaken a review of the architectural documentation that will accompany the Development Application (DA) to Northern Beaches Council for the proposed alterations and additions to the Community Centre at AVEO Bayview Gardens against the Building Code of Australia 2022 (BCA).

1.0 Proposed Development

The proposed development comprises the alterations and additions to the Community Centre at AVEO Bayview Gardens 36 Cabbage Tree Road, Bayview NSW 2104.

1.1 Capability Statement Objectives

The objectives of this statement are to:

+ Confirm that the DA architectural documentation has been reviewed by an appropriately qualified Building Surveyor and Accredited Certifier.
+ Confirm that the proposed new building works can readily achieve compliance with the BCA pursuant to section 19 of the *Environmental Planning & Assessment (Development Certification & Fire Safety) Regulation 2021*.
+ Accompany the Development Application submission to enable the Consent Authority to be satisfied that subsequent compliance with the fire & life safety and health & amenity requirements of the BCA, will not necessarily give rise to design changes to the building which may necessitate the submission of an application under Section 4.55 of the *Environmental Planning and Assessment Act 1979*.

It should be noted that it is not the intent of this statement to identify all BCA provisions that apply to the subject development. The development will be subject to further assessment following receipt of more detailed documentation at Construction Certificate stage.

This statement has been prepared pursuant to clause 18 of the *Building Professionals Regulation 2007*.

1.2 Relevant Version of the BCA

Pursuant to Section 19 of the *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021* the proposed building is subject to compliance with the relevant requirements of the BCA as in force at the day on which the application for the Construction Certificate is made. The current version of the BCA is BCA 2022, with the next revision of the BCA coming into effect 1 May 2025. As it is understood the Construction Certificate application will be lodged after 1 May 2023 and before 1 May 2025, this report assesses the design against compliance with the requirements of BCA 2022.

1.3 Referenced Documentation

This report has been prepared based on a review of the preliminary DA architectural plans prepared by Bokor Architecture + Interiors:

+ Drawing No.	+ Revision	+ Date
DA-000	3	30.09.2024
DA-011	3	30.09.2024
DA-100	3	30.09.2024
DA-101	3	30.09.2024
DA-102	3	30.09.2024
DA-103	3	30.09.2024
DA-200	3	30.09.2024
DA-201	3	30.09.2024
DA-400	3	30.09.2024
DA-401	3	30.09.2024

1.4 Building Classification

The new building works have been classified as follows:

+ BCA Classification(s)	Class 9b (Community Centre)
+ Rise in Storeys	Three (3)
+ Storeys Contained	Three (3)
+ Type of Construction	Type A Construction
+ Importance Level (Structural)	Importance level 2 *To be confirmed by structural engineer*
+ Effective Height	12.5m (28.96RL – 16.5109RL, *refer to north-eastern elevation*)

Floor Area	Architect to nominate.
Max. Fire Compartment Size	Class 7a: 8,000m^2 & 48,000m^3 ***Note:*** *Maximum fire compartment sizes do not apply to levels containing only Class 2 SOUs.*
Climate Zone	Zone 5

2.0 BCA Assessment – Key Issues

We note the following BCA compliance matters with relation to proposed building works are capable of complying with the BCA. Please note that this is not a full list of BCA clauses, they are the key requirements that relate to the proposed work and the below should be read in conjunction with the BCA.

2.1 Section B – Structure

Part B1

- New building works are to comply with the structural provisions of the BCA 2022 and referenced standards including AS 1170.
- The structural engineer will need to certify that the structural capacity of any existing building will not be reduced as a result of the new works and that the building is considered structurally adequate for its intended use.
- In addition to the above, the loadbearing capacity of existing balustrades (where retained) should be reviewed, particularly with respect to loadings under AS 1170.
- The Importance Level provisions of BCA (Section B) are to be acknowledged by the Structural Engineer and addressed to the degree necessary.
- New building works to the existing building must be compliant with earthquake provisions of AS1170.4 – Earthquake Actions in Australia.
- Consideration may be given to compliance with AS 3826-1998 - Strengthening existing buildings for earthquake for any required remedial works to the existing building where appropriate.

2.2 Section C – Fire Resistance

C2D2 / Spec 5

Type of Construction Required: The building is required to comply with the requirements of Type A Construction as stated within Specification 5. The table below provides an overview of the requirements of each. Refer to Table 1 of Appendix 1 for the FRL requirements of Type A Construction.

Type A Construction:

	+ Load-bearing external walls and columns must achieve an FRL regardless of distance from boundary / separate building. + Non load-bearing external walls (and columns incorporated within) need not achieve an FRL if >3m from a boundary or separate building. + Floors must achieve a 2-hour FRL. + Roof must be of non-combustible construction. + Internal columns on the floor immediately below the roof need not achieve an FRL.
C2D10	**Non-Combustible Building Elements:** All materials and or components incorporated in an external wall must be non-combustible. This includes but not limited to: + Any external wall claddings. + Any framing or integral formwork systems, i.e. timber framing, sacrificial formwork, etc. + Any external linings or trims, i.e. external UPVC window linings, timber window blades, etc. + Any sarking or insulation contained within the wall assembly. This is not an exhaustive list, and any element incorporated within any external wall assembly must be identified and approved prior to the issue of a Construction Certificate
C2D11 & Spec. 7	**Fire Hazard Properties:** A schedule of all wall, floor, and ceiling linings along with associated test reports are to be provided for review to ensure compliance with the fire hazard property requirements of the BCA. Noting: + Minimum Group Numbers apply to wall and ceiling linings. AS 5637 test reports must be provided to determine compliance. + Minimum Critical Radiant Flux values apply to floor linings. AS ISO 9239.1 test reports must be provided to determine compliance

TABLE S7C3 OF SPECIFICATION 7– CRITICAL RADIANT FLUX OF FLOOR LININGS AND FLOOR COVERINGS

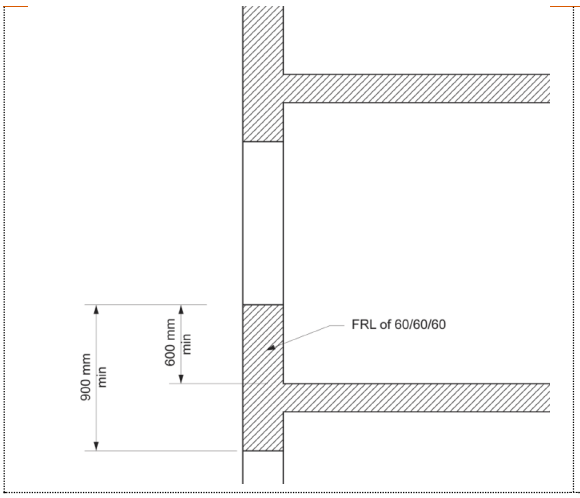
+ Class of building	+ Building not fitted with a sprinkler system	+ Building fitted with a sprinkler system (other than a FPAA101D or FPAA101H system)	+ Fire-isolated exits and fire control rooms
Class 9b	2.2 kW/m^2	1.2 kW/m^2	2.2 kW/m^2

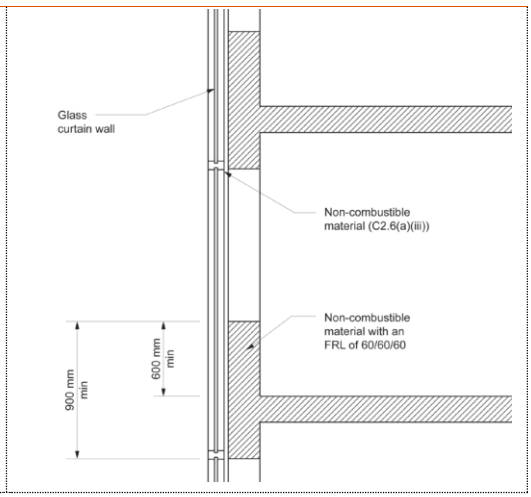
TABLE S7C4 OF SPECIFICATION 7 – WALL AND CEILING LINING MATERIALS (MATERIALS GROUPS PERMITTED)

+ Class of building	+ Fire-isolated exits and fire control rooms	+ Public corridors	+ Specific areas	+ Other areas
Class 9b other than schools, Unsprinklered	Walls: 1 Ceilings: 1	Walls: 1 Ceilings: 1	Walls: 1, 2 Ceilings: 1, 2	Walls: 1, 2, 3 Ceilings: 1, 2, 3

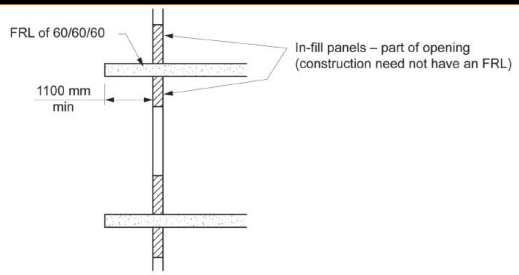
C2D14	**Ancillary Elements:** An ancillary element must not be fixed, installed or attached to the internal parts or external face of an external wall that is required to be non-combustible, unless it is in accordance with this clause.
C3D3	**General Floor Area and Volume Limitations:** The building is to achieve fire compartment sizes not in excess of the DtS requirements of this clause.
C3D7	**Vertical Separation of Openings in External Walls:** In a building of Type A construction, any part of a window or other opening in an external wall is above another opening in the storey next below and its vertical projection falls no further than 450 mm outside the lower opening (measured horizontally), the openings must be separated by a fire-rated spandrel, or a horizontal fire-rated extension.

(Vertical Separation through Vertical Spandrel	Vertical Separation through Vertical Spandrel

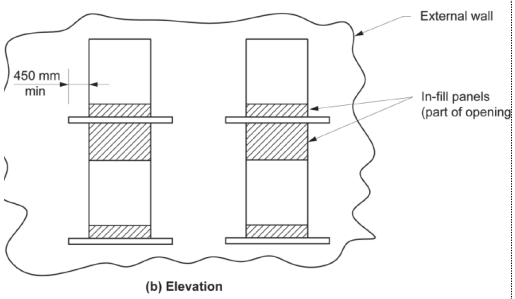




Vertical Separation through Horizontal Projection



Vertical Separation through Horizontal Projection



There are openings in external walls on the southwestern elevation that do not appear to meet the spandrel requirements, to be 900mm clear or this can be supported via fire engineered performance solution.

C3D11	**Separation of Lift Shafts:** The lift shaft is required to achieve a 2-hour FRL.
C4D3 & C4D5	Protection of Openings in External Walls: Openings that are less than 3m from the allotment boundary are required to be protected in accordance with BCA Clause C4D5. It is noted that there are currently no openings within 3m from the allotment boundary or 6m from an otherwise considered fire source feature.

2.3 Section D – Access and Egress

D2D3	**Number of exits required:** The building has been provided with two (2) or more exits.
D2D5 / D2D6	**Travel Distances:** Exit travel distances as associated with the proposed scope of works are not more than 20m to a point of choice and does not exceed more than 40m to the exit. Also, distance between alternative exits does not exceed more than 60m.
D2D7 – D2D11	**Dimensions of Paths of Travel to an Exit:** The minimum clear height through all egress paths is required to be no less than 2m, and a minimum of 1m wide (this width dimension is measured clear of any obstructions such as handrails and joinery).
D2D15	**Discharge from Exits:** The path of travel to the road from a required exit leading to open space must have an unobstructed exit width of that of the required exit, or if larger, 1m.

D3D9	**Enclosure of Space Under Stairs and Ramps:** If the required stairway or ramp is non-fire-isolated, (including an external stairway) any cupboard underneath must have an FRL of 60/60/60, with a self-closing -/60/30 door.
D3D14/ D3D15/ D3D17/ D3D20/ D3D22	**Stairways, Balustrades, and Handrails:** Stairways: + A stairway must have no more than 18, nor less than 2, risers in each flight. + Landings must be not less than 750mm in length. + In a Class 9b building, not more than 36 risers in consecutive flights without a change in direction of at least 30°. Balustrades: + All balustrades must achieve a minimum height of 1m above finished floor level. + Balustrades (except for fire-isolated stairs) must not permit a 125mm sphere to pass through any opening. + A barrier required by D3D17, located on a floor more than 1m above the surface beneath, must not incorporate horizontal or near horizontal elements that could facilitate climbing between 150mm and 760mm above the floor. This does not apply to fire isolated stairways, fire-isolated ramps and other areas used primarily for emergency purposes, other than – - external stairways; and - external ramps; and Handrails: + Handrails must be located on both sides of all stairways and ramps except for fire-isolated stairs. Handrails must comply with AS 1428.1 as relevant. + Handrails must be fixed at a minimum height of 865mm and be continuous between stair flight landings and have no on or above them that may break the hand hold. If in a required exit serving an accessible area, must comply with AS 1428.1.
D3D16	**Thresholds:** The threshold of a doorway must not incorporate a step or ramp at any point closer to the doorway than the width of the door leaf unless – + In a building required to be accessible – – The doorway opens to a road or open space; and – Is provided with a threshold ramp or step ramp in accordance with AS 1428.1. + In other cases – – the doorway opens to a road or open space, external stair landing or external balcony; and – the door sill is not more than 190 mm above the finished surface of the ground, balcony, or the like, to which the doorway opens.
D3D25/ D3D26	**Doors and Latching:** All egress doors must swing in the direction of egress and must be readily openable without a key from the side that faces a person seeking egress, by a single handed downward or pushing action on a single device which is located between 900mm and 1100mm from the floor.

2.4 Section E – Services and Equipment

E1D2	**Fire Hydrants:** Fire hydrant coverage is required to be provided to the building in accordance with AS2419.1 – 2021. Design consultant to confirm compliance at the Construction Certificate stage.

E1D3	**Fire Hose Reels:** Fire hose reel coverage is required to be provided to the building in accordance with AS 2441 – 2005. Design consultant to confirm compliance at the Construction Certificate stage.
E1D14	**Fire Extinguishers:** To be provided and designed in accordance with AS 2444-2001.
E2D4 – E2D20	**Smoke Hazard Management:** The following smoke hazard management systems are to be proposed to the new scope: + An Automatic Fire Detection and Alarm System complying with AS 1670.1 – 2018 and S20C6. + Automatic shut-down of mechanical air handling systems upon fire trip in accordance with Section 5 and 6 of AS 1668.1, only relevant if mechanical ducting.
Part E3	**Lifts:** Where passenger lifts serve any storey above an effective height of 12 m it is to accommodate a raised stretcher with a patient lying on it horizontally by providing a clear space not less than 600 mm wide x 2000 mm long x 1400 mm high above the floor level All lifts must be provided with minimum components to comply with Part 3, including handrails, tactile and Braille control buttons, and further enhanced features for people with disabilities to meet the parameters of AS 1735.12:1999, including however not limited to, delayed door closing device, visual and audible indication upon lift arrival and arrival at each landing. Low-rise platform lift / low-rise, low speed constant pressure lift to comply with the requirements of E3D7.
E4D2 - E4D8	**Emergency Lighting and Exits Signs:** Emergency lighting and exit signage to be provided in accordance with E4D2, E4D5 and NSWE4D6 complying with AS 2293.1 – 2018 to the new proposed scope

2.5 Section F – Health and Amenity

Part F1	**Damp and Weatherproofing:** Damp and weatherproofing to comply with the prescriptive requirements of clauses F1D1-F1D8.
Part F2	**Wet Areas and Overflow Protection:** Where urinals are installed, an impervious wall lining must be provided up to the top of the urinal. Where any floor waste is installed (including floor wastes not required by the BCA), they must be provided with falls in accordance with F2D3.
Part F3	**Roof and Wall Cladding:** This section contains DtS provisions for the weatherproofing of certain external wall and roof designs. + Roof coverings must comply with F3D2. + Sarking must comply with F3D3. + Glazed assemblies must comply with F3D4. + Wall cladding must comply with F3D5. A Performance Solution is required to be obtained in relation to any departures from F3D5 with respect to wall cladding systems. A Façade Engineer is required to prepare the Performance Based Design Brief (PBDB) and Performance Solution Report.
Part F4	**Sanitary Facilities:** Sanitary facilities provided on the ground floor include + Female: 5 toilet pans and 4 washbasins, this includes utilising the accessible WC toilet pan + Male: 4 toilet pans, 2 urinals, 4 washbasins, this includes utilising the accessible WC toilet pan

	From the proposed sanitary facilities provided to the ground floor it can accommodate a maximum population of: + 10 male employees + 10 female employees + 150 male patrons + 150 female patrons
F5D2	**Ceiling Heights:** The floor to ceiling heights must be as follows: *The minimum ceiling heights in a Class 9b building are as follows:* + School classroom, or other assembly building or part accommodating not more than 100 persons - 2.4m. + Theatre, public hall, or other assembly building or part accommodating more than 100 persons - 2.7m. *In any building:* + Bathrooms, sanitary compartments, tea preparations rooms, pantries, store rooms or the like – 2.1m, + A commercial kitchen – 2.4m, Above a stairway, ramp, landing or the like – 2m.
Part F6	**Light and Ventilation:** Artificial lighting systems are required to comply with Clause F6D5 and AS 1680. All mechanical or air-conditioning installations must be undertaken in accordance with AS 1668.2.-2012.

2.6 Section G – Ancillary Provisions

Part G1	**Swimming Pools:** A swimming pool must have suitable barriers to restrict access by young children to the immediate pool surroundings in accordance with AS 1926 Parts 1 and 2.
Part G5	**Construction in Bushfire Prone Areas:** The site is within a designated bushfire prone area; an appropriately qualified bushfire consultant is required to make an assessment in accordance with the Planning for Bushfire Protection and AS 3959 – 2018.
Part G6	**Occupiable Outdoor Areas:** Occupiable Outdoor Areas including the proposed outdoor area on ground floor are required to comply with the fire hazard property, provision for escape, construction of exits, firefighting equipment, lift installations, visibility in an emergency, exit signs and warning systems, and light and ventilation provisions of the BCA (as specifically prescribed under this part) as if it were an internal building part.

2.7 Section J – Energy Efficiency

Section J	**Energy Efficiency:** The new building works subject to compliance with the Energy Efficiency Provisions of BCA 2022 Section J (and NSW Section J where relevant). It is expected that a consolidated report will be commissioned to confirm all relevant requirements have been complied and coordinated: + J1: Energy Efficiency Performance Requirements + J2: Energy Efficiency

	+ J4: Building Fabric + J5: Building Sealing + J6: Air-Conditioning and Ventilation + J7: Artificial Lighting and Power + J8: Heated Water Supply and Swimming Pool and Spa Pool Plant + J9: Energy Monitoring and On-Site Distributed Energy Resources Section J or J1V3 report to be submitted at the Construction Certificate stage to have compiled all the relevant Section J compliance items, in chronological order.

2.8 Disability (Access to Premises Building) Standards 2010

DDA	The Disability (Access to Premises-Buildings) Standards 2010 (the Access to Premises Standards) requires the building to comply with the Access Code (BCA Part D4 & AS 1428.1-2009). With respect to the proposed new building, compliance with the Access Code is achieved if the building complies with: + BCA clauses D4D1 to D4D13; + BCA clauses E3D7 & E3D8; + BCA clauses F4D3, F4D5 to F4D7. Detailed documentation demonstrating compliance with the above BCA provisions and AS 1428.1-2009 will be required for assessment at Construction Certificate stage. In the event that DtS compliance is not achieved, a redesign will be required or a Performance Solution will need to be documented by an appropriately qualified Access Consultant. 'Affected' Part Upgrade Requirements The following items are noted regarding upgrading the principal pedestrian entry and the path of travel to the new works: + Access from the allotment boundary via Gate A on Cabbage Tree Road is not accessible due to the topographic site constraints. An access performance solution is to be prepared at CC Application Stage to omit access from the allotment boundary. This can be relied upon via Management Plan prepared by AVEO and noting the community facility will only be accessed via residents of AVEO. Also, the topographic site constraints it is not feasible to provide access from ALL accessible buildings. + 850mm wide door opening is to be provided to the doorway from the lounge room to the dining room.
D4D2	**General Building Access Requirements** Access is to be provided to and within all areas of the Class 9 part unless exempted under D4D5.
D4D3	**General Building Access Requirements** + From the main points of a pedestrian entry at the allotment boundary; and + From another accessible building connected by a pedestrian link; and + From any required accessible carparking space on the allotment. Access from the allotment boundary via Gate A on Cabbage Tree Road is not accessible due to the topographic site constraints. An access performance solution is to be prepared at CC Application Stage to omit access from the allotment boundary. This can be relied upon via Management Plan prepared by AVEO and noting the community facility will only be accessed via residents of AVEO. Also, the topographic site constraints it is not feasible to provide access from ALL accessible buildings.
D4D4	**Parts of Buildings to be Accessible:**

	+ Every ramp and stairway (except for fire-isolated stairways) are required to comply with AS 1428.1 – 2009. + Accessways must have turning and passing space complying with AS 1428.1 – 2009. Compliance is readily achievable with the requirements of AS 1428.1 – 2009 as required by this part, turning and passing space on the lower ground floor to be addressed at CC stage.
D4D6	**Accessible Parking:** One (1) accessible car parking space with a dedicated shared zone is nominated on the plans.
D4D12	**Ramps:** Ramps as associated with the shared zone of the accessible car space and thresholds ramps provided at certain doorways are readily able to meet compliance with AS 1428.1 – 2009.
E3D7	**Passenger Lifts:** All passenger lifts provided exceed the minimum dimensions required to comply as accessible lifts. In this regard, access to every floor in the development is achieved in the design.
F4D5	**Accessible Sanitary Facilities:** The provision of Unisex Accessible Sanitary Facilities and facilities suitable for use for persons with an ambulant disability satisfy the requirements of this clause.

3.0 Preliminary Fire Safety Schedule

The following table is a list of the required fire safety measures within the building which includes the existing measures from the Annual Fire Safety Statement dated 17.07.2023 and includes the altered/new measures as included from the proposed alteration and additions. These measures may be subject to further change pending the outcomes of the final compliance review.

Statutory Fire Safety Measure	Design/Installation Standard	Existing	Altered/New
Automatic Fail Safe Devices	BCA 2022 Clause D3D26		✓
Automatic Fire Detection & Alarm System	Existing: AS 1670-1995 New: BCA 2022 Spec. 20 & AS 1670.1 – 2018	✓	✓
Automatic Fire Suppression Systems (Nursing Home)	Existing: AS 2118.1 – 1995	✓	
Automatic Fire Suppression Systems (Sprinkler village accommodation terrace)	Existing: AS 2118.1 – 1982	✓	
Emergency Lighting	Existing: AS 2293.1 BCA 2022 Clauses E4D2 & E4D4 AS 2293.1 – 2018	✓	✓
Emergency Evacuation Plan	AS 3745 – 2010		✓
Exit Signs	Existing: AS 2293.1 BCA 2022 Clauses E4D5, NSWE4D6, E4D8 & AS 2293.1 – 2018	✓	✓
Fire Blankets	BCA 2022 Clause E1D14 AS 3504 – 1995 & AS 2444 – 2001		✓
Fire Doors	Existing: AS 1905.1 – 1997	✓	
Fire Alarm Signalling Equipment Communication Link	Existing: AS 4428.6, AS 1670.3, AS 3013, BCA Spec E2.2F New: AS 1670.3 – 2018	✓	✓
Fire Hose Reels	Existing: AS 2441 – 1998 New: BCA 2022 Clause E1D3 & AS 2441 – 2005	✓	✓
Fire Hydrant Systems	Existing: AS 2419 – 1994, Ordinance 70 1983, AS 2419 – 2005 (Block J) New: BCA 2022 Clause E1D2 & AS 2419.1 – 2021	✓	✓
Fire Seals	Existing: BCA Clause C3.15 New: BCA 2022 Clause C4D15 AS 1530.4 – 2014 & AS 4072.1 – 2014 Manufacturer's Specification	✓	✓
Mechanical Air Handling Systems (Automatic Shutdown)	BCA 2022 Clause E2D3 AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012		✓

Statutory Fire Safety Measure	Design/Installation Standard	Existing	Altered/New
only relevant if mechanical ducting			
Portable Fire Extinguishers	Existing: AS 2444 – 1995 New: BCA 2022 Clause E1D14 & AS 2444 – 2001	✓	✓
Required Exit Doors (Power Operated)	BCA 2022 Clause D3D24(2)		✓
Smoke Exhaust Systems (Block J Carpark Only)	Existing: AS/NZS 1668.1	✓	
Warning & Operational Signs	Existing: BCA D2.23, EP&A REG 2000, Clause 183 New: BCA 2022 Clauses D4D7, E3D4	✓	✓
Fire Engineered Performance Solutions relating to: 1.	BCA 2022 Performance Requirements … Fire Safety Engineering Report prepared by ... Report No. ... Revision ... dated ...		✓

Please note that the above schedule will need to be revised prior to issue of the Construction Certificate to reference any proposed Fire Engineering Report and incorporate any additional measures required by the proposed Performance Solutions.

4.0 Conclusion

This report contains an assessment of the referenced architectural documentation for the proposed alterations and additions to the Community Centre at AVEO Bayview Gardens 36 Cabbage Tree Road, Bayview NSW 2104, against the Deemed-to-Satisfy provisions and Performance Requirements of the National Construction Code Series (Volume 1) Building Code of Australia 2022.

In view of the above assessment we can confirm that subject to the above measures being appropriately addressed by the project design team, compliance with the provisions of the BCA is readily achievable.

In addition, it is considered that such matters can adequately be addressed in the preparation of the Construction Certificate documentation without giving rise to any inconsistencies with the Development Approval.

Should you require further assistance or clarification please do not hesitate to contact the undersigned on 02 9211 7777 or charlie@bmplusg.com.au

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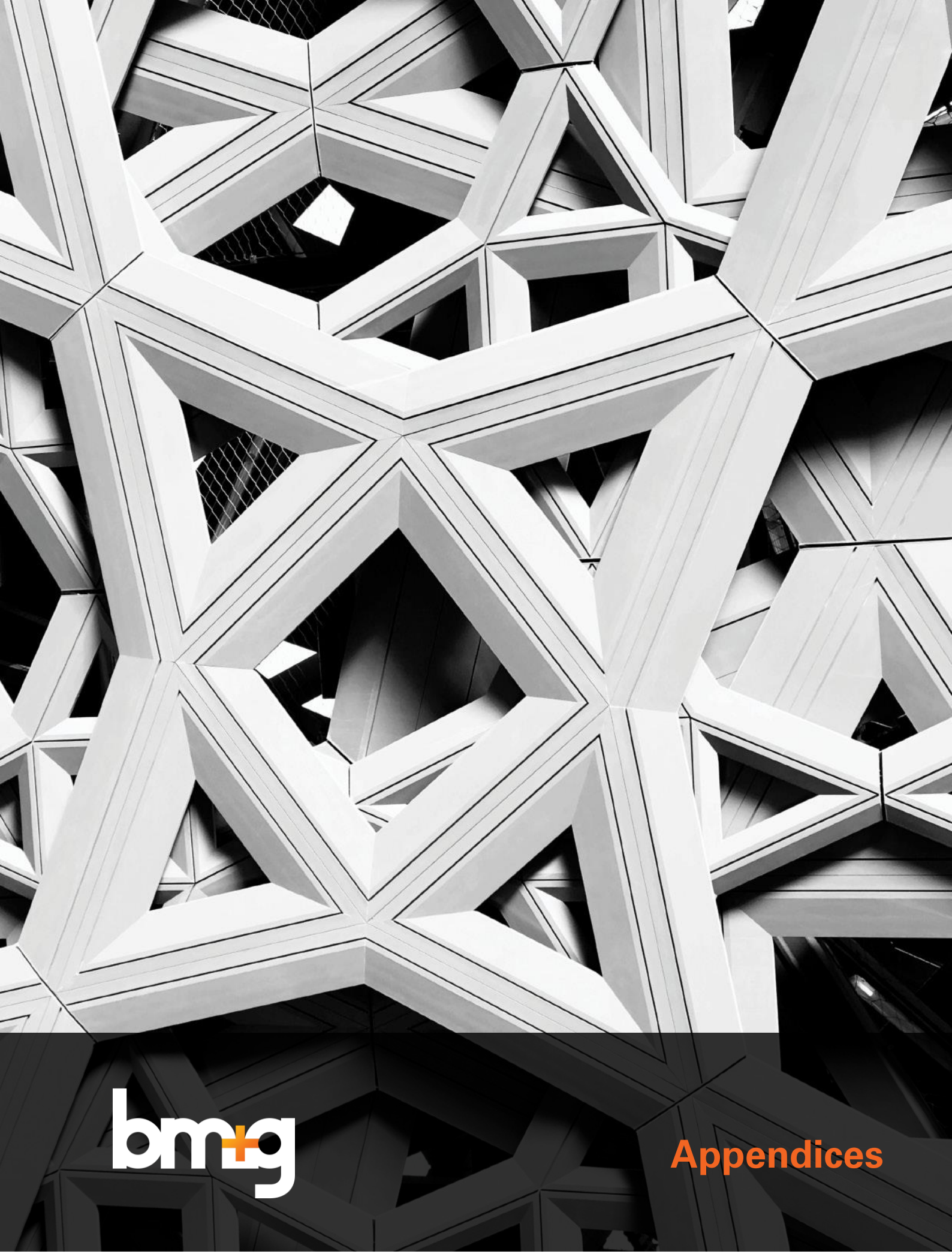


Appendices

+ Appendix 1

Table 1: Fire-Resisting Construction – Type A Construction

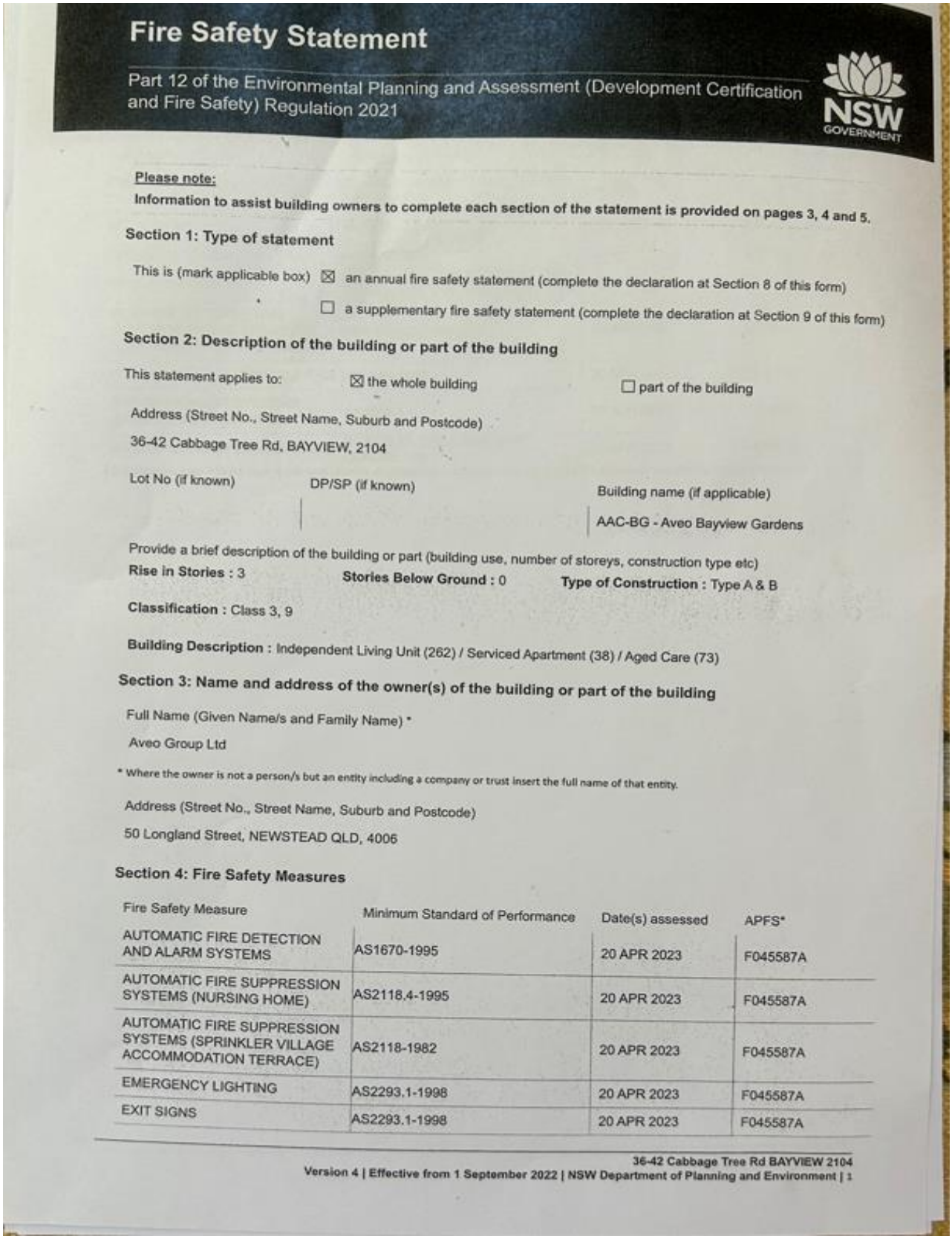
+ Building Element	+ Class of Building - FRL: (in minutes) Structural adequacy/integrity/insulation			
	2, 3 or 4 part	**5, 7a or 9**	**6**	**7b or 8**
EXTERNAL WALL – (Including any column and other building element incorporated within it) or other external building element, where the distance from any fire-source feature to which it is exposed is:				
For loadbearing parts:				
Less than 1.5m	90/90/90	120/120/120	180/180/180	240/240/240
1.5 to less than 3m	90/60/60	120/90/90	180/180/120	240/240/180
3m or more	90/60/30	120/60/30	180/120/90	240/180/90
For non-loadbearing parts:				
less than 1.5m	–/90/90	–/120/120	–/180/180	–/240/240
1.5 to less than 3m	–/60/60	–/90/90	–/180/120	–/240/180
3m or more	–/–/–	–/–/–	–/–/–	–/–/–
EXTERNAL COLUMN - Not incorporated in an external wall				
For loadbearing columns	90/–/–	120/–/–	180/–/–	240/–/–
For non-loadbearing columns	–/–/–	–/–/–	–/–/–	–/–/–
COMMON WALLS and FIRE WALLS	90/90/90	120/120/120	180/180/180	240/240/240
INTERNAL WALLS				
Fire-resisting lift and stair shafts				
Loadbearing	90/90/90	120/120/120	180/120/120	240/120/120
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 the like shafts not used for the discharge of hot products of combustion:				
Loadbearing	90/90/90	120/90/90	180/120/120	240/120/120
Non-loadbearing	–/90/90	–/90/90	–/120/120	–/120/120
OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES, AND:				
COLUMNS	90/–/–	120/–/–	180/–/–	240/–/–

+ Building Element	+ Class of Building - FRL: (in minutes) Structural adequacy/integrity/insulation			
FLOORS	90/90/90	120/120/120	180/180/180	240/240/240
ROOFS	90/60/30	120/60/30	180/60/30	240/90/60

Notes:

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

+ Appendix 2 – Annual Fire Safety Statement



Fire Safety Statement

Part 12 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

NSW GOVERNMENT

Please note:

Information to assist building owners to complete each section of the statement is provided on pages 3, 4 and 5.

Section 1: Type of statement

This is (mark applicable box) ☒ an annual fire safety statement (complete the declaration at Section 8 of this form)

☐ a supplementary fire safety statement (complete the declaration at Section 9 of this form)

Section 2: Description of the building or part of the building

This statement applies to: ☒ the whole building ☐ part of the building

Address (Street No., Street Name, Suburb and Postcode)

36-42 Cabbage Tree Rd, BAYVIEW, 2104

Lot No (if known)	DP/SP (if known)	Building name (if applicable)
		AAC-BG - Aveo Bayview Gardens

Provide a brief description of the building or part (building use, number of storeys, construction type etc)

Rise in Stories : 3 **Stories Below Ground :** 0 **Type of Construction :** Type A & B

Classification : Class 3, 9

Building Description : Independent Living Unit (262) / Serviced Apartment (38) / Aged Care (73)

Section 3: Name and address of the owner(s) of the building or part of the building

Full Name (Given Name/s and Family Name) *

Aveo Group Ltd

* Where the owner is not a person/s but an entity including a company or trust insert the full name of that entity.

Address (Street No., Street Name, Suburb and Postcode)

50 Longland Street, NEWSTEAD QLD, 4006

Section 4: Fire Safety Measures

Fire Safety Measure	Minimum Standard of Performance	Date(s) assessed	APFS*
AUTOMATIC FIRE DETECTION AND ALARM SYSTEMS	AS1670-1995	20 APR 2023	F045587A
AUTOMATIC FIRE SUPPRESSION SYSTEMS (NURSING HOME)	AS2118.4-1995	20 APR 2023	F045587A
AUTOMATIC FIRE SUPPRESSION SYSTEMS (SPRINKLER VILLAGE ACCOMMODATION TERRACE)	AS2118-1982	20 APR 2023	F045587A
EMERGENCY LIGHTING	AS2293.1-1998	20 APR 2023	F045587A
EXIT SIGNS	AS2293.1-1998	20 APR 2023	F045587A

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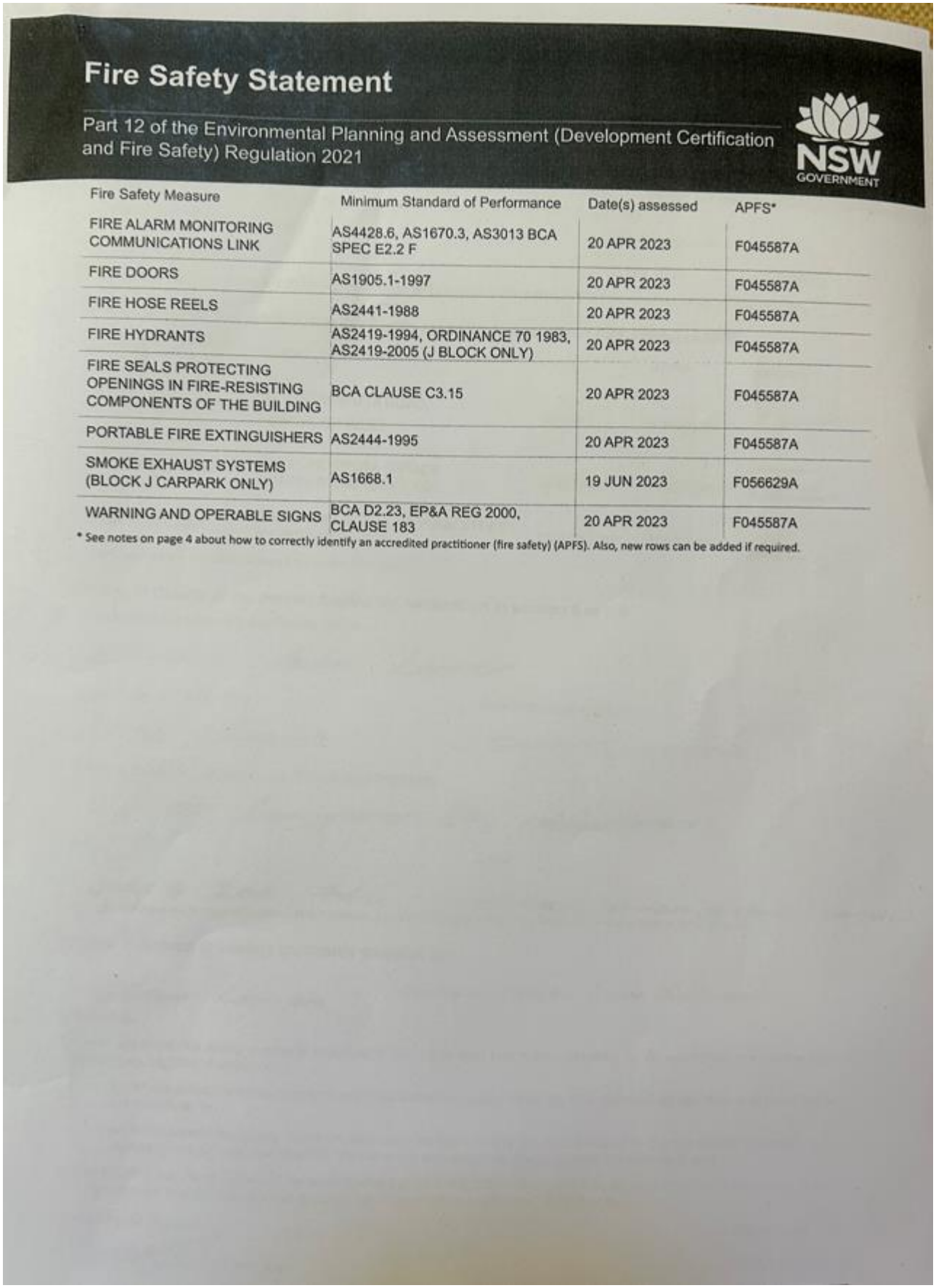

Fire Safety Statement

Part 12 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

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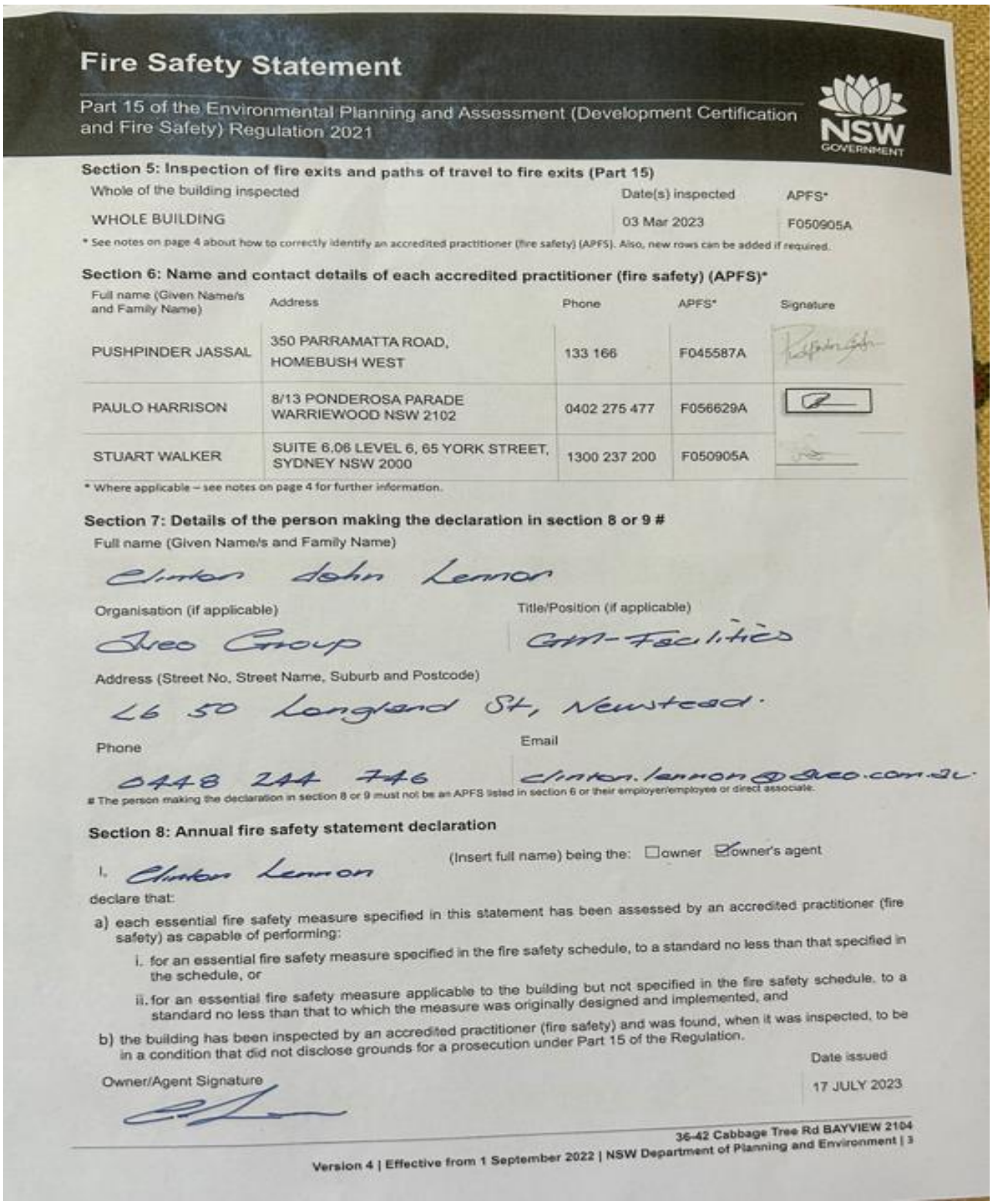
Fire Safety Measure	Minimum Standard of Performance	Date(s) assessed	APFS*
FIRE ALARM MONITORING COMMUNICATIONS LINK	AS4428.6, AS1670.3, AS3013 BCA SPEC E2.2 F	20 APR 2023	F045587A
FIRE DOORS	AS1905.1-1997	20 APR 2023	F045587A
FIRE HOSE REELS	AS2441-1988	20 APR 2023	F045587A
FIRE HYDRANTS	AS2419-1994, ORDINANCE 70 1983, AS2419-2005 (J BLOCK ONLY)	20 APR 2023	F045587A
FIRE SEALS PROTECTING OPENINGS IN FIRE-RESISTING COMPONENTS OF THE BUILDING	BCA CLAUSE C3.15	20 APR 2023	F045587A
PORTABLE FIRE EXTINGUISHERS	AS2444-1995	20 APR 2023	F045587A
SMOKE EXHAUST SYSTEMS (BLOCK J CARPARK ONLY)	AS1668.1	19 JUN 2023	F056629A
WARNING AND OPERABLE SIGNS	BCA D2.23, EP&A REG 2000, CLAUSE 183	20 APR 2023	F045587A

* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.



Fire Safety Statement

Part 15 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

NSW GOVERNMENT

Section 5: Inspection of fire exits and paths of travel to fire exits (Part 15)

Whole of the building inspected	Date(s) inspected	APFS*
WHOLE BUILDING	03 Mar 2023	F050905A

* See notes on page 4 about how to correctly identify an accredited practitioner (fire safety) (APFS). Also, new rows can be added if required.

Section 6: Name and contact details of each accredited practitioner (fire safety) (APFS)*

Full name (Given Name/s and Family Name)	Address	Phone	APFS*	Signature
PUSHPINDER JASSAL	350 PARRAMATTA ROAD, HOMEBUSH WEST	133 166	F045587A	
PAULO HARRISON	8/13 PONDEROSA PARADE WARRIEWOOD NSW 2102	0402 275 477	F056629A	
STUART WALKER	SUITE 6.06 LEVEL 6, 65 YORK STREET, SYDNEY NSW 2000	1300 237 200	F050905A	

* Where applicable – see notes on page 4 for further information.

Section 7: Details of the person making the declaration in section 8 or 9 #

Full name (Given Name/s and Family Name)

Clinton John Lennon

Organisation (if applicable)

Ireo Group

Title/Position (if applicable)

GM-Facilities

Address (Street No, Street Name, Suburb and Postcode)

L6 50 Longland St, Newstead.

Phone

0448 244 746

Email

clinton.lennon@ireo.com.au

The person making the declaration in section 8 or 9 must not be an APFS listed in section 6 or their employer/employee or direct associate.

Section 8: Annual fire safety statement declaration

I, Clinton Lennon (Insert full name) being the: ☐ owner ☑ owner's agent

declare that:

a) each essential fire safety measure specified in this statement has been assessed by an accredited practitioner (fire safety) as capable of performing:

i. for an essential fire safety measure specified in the fire safety schedule, to a standard no less than that specified in the schedule, or

ii. for an essential fire safety measure applicable to the building but not specified in the fire safety schedule, to a standard no less than that to which the measure was originally designed and implemented, and

b) the building has been inspected by an accredited practitioner (fire safety) and was found, when it was inspected, to be in a condition that did not disclose grounds for a prosecution under Part 15 of the Regulation.

Owner/Agent Signature

Date issued

17 JULY 2023

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