

17 December 2024

**Develotek**

Level 10/97-99 Bathurst St,  
Sydney NSW 2000

**Attention: Alex Lekovski**

**Re: Queens and William Five Dock Planning Proposal  
79-81 Queens Road & 2-8 Spencer Street, Five Dock NSW 2046  
Stage 1 and Stage 2 Developments**

We note that the proposed development located at 79-81 Queens Road & 2-8 Spencer Street, Five Dock will involve the construction across two separate lots. As the development will involve the staged construction across two individual lots, various clauses of the BCA will need to be taken into consideration where the property is located on separate property titles.

The proposed development is capable of complying with the BCA, subject to the design team considering and designing the buildings to individually comply with the following:

- 1) The external walls of the buildings on Stage 1 and Stage 2 will be constructed against the property boundary and will require an FRL. The external walls will be required to be constructed to comply with Specification 5 of the BCA with regards to having the relevant Fire Resistance Level. Design team can nominate relevant FRL's within fire compartmentation drawings to demonstrate compliance with this requirement.
- 2) The openings with the external wall, that are required to be provided with a FRL, will be required to be protected in accordance with clause C4D5 of the BCA. The design team can nominate a proposed method of compliance including wall-wetting sprinklers, fire doors, fire shutters, fire windows as appropriate to the opening.
- 3) The proposal entails the construction of residential apartments on the property boundary. The SOU's will need to be provided with light and ventilation in accordance with BCA Part F. In particular the designers will need to note the design requirements of F6D2 & F6D3 and F6D7. The design team will need to ensure that where light and ventilation is to be obtained via openings, these openings are situated on the Northern and Southern façade of the respective buildings. This is due to the Eastern and Western facades of the respective buildings facing each other and cannot be relied upon for light and ventilation.

Where compliance with the deemed to satisfy provisions nominated above is not readily achievable, performance-based assessment and performance solutions may need to be used to demonstrate compliance with the Building Code of Australia. These will be identified in general terms in the future assessment of the design and will be informed by the relevant design engineers prior to issue of the relevant building approvals.

Should you have any queries in regard to the above, please do not hesitate to contact the undersigned.

Regards,



Peter Murphy  
Senior Associate  
**PHILIP CHUN BC NSW PTY LTD**