

**Our Ref: D2024-036**

**16 December 2024**

**896 WOODVILLE ROAD, VILLAWOOD**

**BUILDING CODE OF AUSTRALIA 2022**

**CAPABILITY STATEMENT FOR DA SUBMISSION**

Prepared for

**ABA SQUARE PTY LTD**



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# 0.0 Author and Reviewer

## Revision history

Revision No.	Reviewed by	Description	Date
<b>R00</b>	Dean Morton (BDC0742)	Draft	17/09/2024
<b>R01</b>	Dean Morton (BDC0742)	Draft revision 1	14/10/2024
<b>R02</b>	Dean Morton (BDC0742)	Final	16/12/2024

## 1.0 Executive Summary

This report has been prepared to assess the architectural documentation as detailed in Part 6 in accordance with the Building Code of Australia Volume 1 (BCA) 2022 and adopted standards. The proposed development is the construction of a mixed use building including three storey basement car park, commercial and retail tenancies and residential apartments.

The assessment has revealed that the proposed development will be capable of achieving compliance with BCA 2022. The following matters will require further consideration during detailed design development at the construction stage of the project:

1. The building is to adopt type A construction throughout.
2. The building is to comply as a building exceeding 25m in effective height.
3. Fire separation of classifications within the same storey and between storeys is required based on limiting the effect of fire resistance levels to specific storeys.
4. There will be non compliant exit configurations incorporating extended travel distances and fire isolated exit configurations etc that are to be subject to a performance solution at the construction certificate stage.
5. There will be non compliant distance between alternate exits to be subject to a performance solution.
6. The provision of fire services including fire sprinklers, hose reels, hydrants, smoke detection and alarm, smoke exhaust, stair pressurization and zone pressurization are to be coordinated with relevant services consultants at the construction certificate stage.
7. Disabled access is generally compliant and subject to detailed review at the construction certificate stage.
8. Compliance with both Section J and BASIX will apply to the relevant classes within the building.

## 2.0 Property Description

### 2.1 Location

The subject building is located at 896 Woodville Road, Villawood with secondary frontage to Hillwa and Howatt Streets and is bounded by commercial development to the north and residential developments to the south. The property is taken to face east for the purpose of the report.



## 2.2 Building Description

<b><i>Use / Classification</i></b>	<p>Class 2: Residential apartments (ground floor (lobbies) – level L10)  Class 6: retail (ground level)  Class 7a: car park (basement levels B1-B3)  Class 7b – store areas (basement B1)</p> <p>NOTE – the main tenancy of the ground floor is considered to be class 6 only for the purpose of this report.</p>
<b><i>Rise in Storeys</i></b>	The development will have a rise of 11 storeys (15 storeys contained)
<b><i>Compartmentation</i></b>	<p>There are no maximum floor area or volume limitations imposed to class 2 parts of the building or the class 7a car parking as will be provided with an AS 2118.1-2017 sprinkler system.</p> <p>The class 6 part will be a separate fire compartment and will not exceed the maximum floor area or volume limitations.</p>
<b><i>Effective Height</i></b>	The building will have an effective height of 32.7m (RL54.9m – RL22.20m)
<b><i>Type of Construction</i></b>	The building requires Type A Construction
<b><i>Climate Zone</i></b>	For the purposes of Section J the climate zone is 6
<b><i>Population</i></b>	<p>The population as determined from table D2D18 is:</p> <p><b>Basement levels 1-3</b> – 104 persons per storey (1 person per 30m<sup>2</sup>)</p> <p><b>Ground floor</b> – 772 persons (total)</p> <ul style="list-style-type: none"> <li>• Specialty retails - 541 (1 person per 3m<sup>2</sup>)</li> <li>• Mall – 126 (1 person per 5m<sup>2</sup>)</li> <li>• Café/restaurant – 105 (1 person per 1m<sup>2</sup> with 30% reduction for BOH)</li> </ul> <p>It is noted that the BCA does not impose a floor space ratio to determine a population to the class 2 SOU's, in this regard it would be reasonable to assume a maximum of 2 persons per bedroom to establish a population for the purposes of the BCA.</p>



## 3.0 Building Code of Australia Assessment

### 3.1 Fire Resistance and Stability (Section C, BCA)

#### **Fire Resistance**

The building is to comply with Clause C2D2 and Specification 5, for a building required to have Type A construction. Refer to clauses S5C11-S5C20 of Specification 5 of the BCA for the specific Fire Resistance Levels [FRL's]. The existing building is expected to have the applicable FRL's and the type of construction will not change from that of the original construction.

#### **Lightweight construction & fire hazard properties**

Where lightweight fire rated construction is proposed for walls, the system must comply with clause C2D9 and specification 6 of the BCA and the manufacturer's tested specification.

The fire hazard properties of floor, wall and ceiling linings are to comply with clause C2D11 and Specification 7 of the BCA. All materials selected for use in the construction should be accompanied by a valid test report demonstrating compliance with defined fire hazard properties.

The use of combustible materials as either wall systems or as attachments to a wall are restricted under the BCA. The plans do not reflect the use of combustible materials generally. NOTE the use of acrylic render as indicated to the material schedule is to be demonstrated as being non combustible by test under AS 1530.1.

#### **Compartmentation & separation**

Parts of the building with different classifications must be fire separated by a fire wall of the higher FRL specified under Specification 5 of the BCA for the classifications concerned or the entire storey is to be constructed to the higher FRL. Intervening floors between different classes are required to have the FRL of the classification in the lower storey applied to the separating floor. In this regard the following is to be considered in respect of the structural design for fire resistance:

1. To basement level B1 the storage areas are deemed class 7b and are to form a separate fire compartment with the FRL of enclosing elements achieving 240/240/240 including the floor slab over to ground floor level.
2. The ground floor commercial tenancy is to generally adopt the FRL's associated with the class 6 use (180 minutes generally) and the slab separating level 1 to have a FRL of 180/180/180 including supporting elements. The tenancies are to be configured as separate fire compartments. NOTE the separation of the travelator at the ground level forming part of the class 7a carpark compartment to be further assessment at the construction certificate stage.
3. Bounding construction between residential sole occupant units (SOU) in class 2 parts are to generally achieve a FRL of 90/90/90 (loadbearing) or -/60/60 (non loadbearing).
4. The shaft associated with the garbage chutes is to be fire rated as applicable to table S5C11 and at the base will be unable to be sealed at the floor slab and therefore subject to a performance solution at the construction certificate stage.

### **Protection of Openings**

There are no openings exposed to a fire source feature that require protection in general.

Lift landing doors to the internal lifts must achieve an FRL not less than -/60/- in accordance with Clause C4D11 of the BCA and AS 1735.11.

All entry doors to residential units must be protected by self-closing -/60/30 fire doors as per clause C4D12.

### **Vertical Separation of openings**

The vertical protection of external openings to different storeys as per Clause C3D7 of the BCA is not required as it is proposed to provide an AS 2118 part 1 or 6 sprinkler system throughout. The form of sprinkler protection is to be verified at the construction certificate stage by the accredited practitioner (fire safety).

### **Fire sealing of penetrations**

All service penetrations must be sealed to the requirements of Clause C4D13, C4D14, C4D15 and specification 13 of the BCA.

### **Electrical Supply**

Electrical equipment is to be separated from the building in accordance with Clause C3D14 of the BCA.

The main switchboard and substation chamber are to be constructed to achieve a fire resistance level of 120/120/120 with any internal door being -/120/30 fire rated.

### **Protection of Equipment**

The following equipment is to be fire separated with construction complying with Clause C3D13 of the BCA.

- (i) lift motors and lift control panels; or
- (ii) a battery or batteries installed in the building that have a voltage exceeding 12 volts and a storage capacity exceeding 200kWh.

## 3.2 Access and Egress (Section D, BCA)

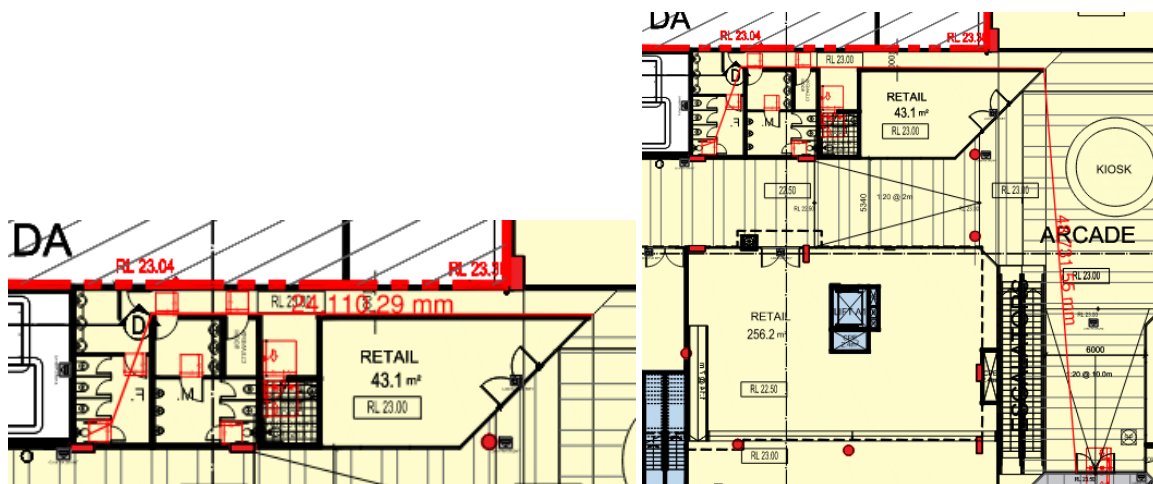
### Number of exits required

There is a requirement for a minimum of 2 exits for each above ground storey (excluding ground floor) and two exits to be provided from basement storeys and the design is considered generally compliant.

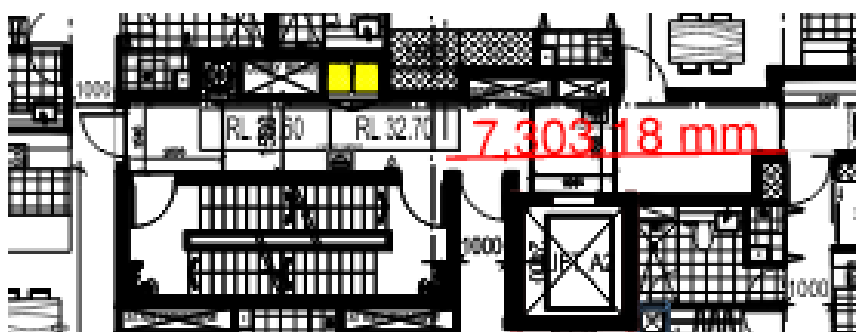
### Exit travel distances

Exit travel distances to a required exit or a point of choice between exits generally complies with Clause D2D5 with the following exceptions, where non compliant this is to be subject to performance solution:

- Ground level up to 25m to a point in choice in travel and up to 49m to an exit where alternate exits are available (40m max)

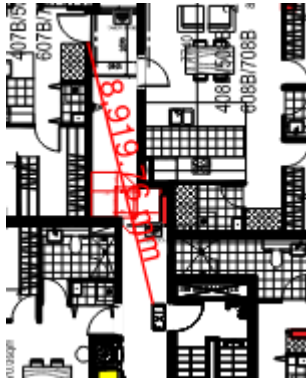


- Building A up to 7.3m to a point in choice in travel (6m max) on levels 2-7.

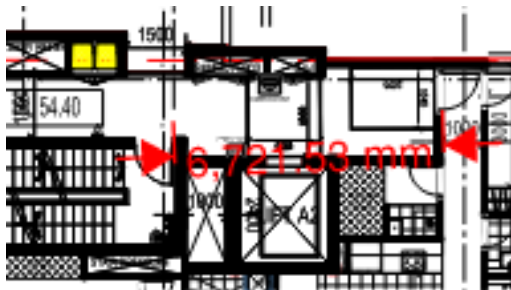




- Building B up to 9m to a point in choice in travel (6m max) on levels 2-7.



- Building A up to 6.7m to a point in choice in travel (6m max) on levels 8-10.



### **Distance between alternative exits**

Generally the distance between alternate exits is generally compliant to the basement levels and ground floor.

The following locations are generally non compliant and are to be subject to a performance solution as follow:

- Basement B1-B3 up to 67m between exits (60m max)
- Buildings A and B levels L2-L10 distance between alternate exits forming scissor stair arrangement less than 9m (4.6m in general)
- Level 1 from communal outdoor area up to 53m (45m max)

### **Fire isolated exits:**

All exit stairs are to be designed as fire isolated within the building. The plans generally detail compliance in this regard.

### **Travel via fire isolated exits**

The discharge of fire isolated exits will require occupants to pass by openings within 6m along the path of travel to the road. Based on the provision of alternate egress pathways this will be subject to a performance solution to omit the protection required for the openings.

### **Dimensions of exits**

Exits and paths of travel to exits are to comply with clause D2D7 of the BCA. Generally exits widths are 1m in width clear of any obstruction including hand rails or other fixtures. Reductions in width are available at doorways to not less than 750mm clear.

The required aggregate width based on the population determined in Section 2.2 of the report is generally compliant.

### **Construction of Stairways**

Goiings and risers are to be designed to comply with the provisions of Clause D3D14 of the BCA and to generally achieve a minimum going of 250mm and maximum rise of 190mm.

There is to be no step or ramp within the width of the door leaf to a door threshold unless it is an external door in which the maximum step is not to exceed 190mm. The plans generally detail compliance in this regard.

### **Handrails**

Handrails will be provided to stairways and ramps as required by Clause D3D22 of the BCA. For fire isolated stairs they are to be provided to one side of the flight, plans generally note compliance in this regard.

### **Barriers**

Barriers will be provided for all areas where it is possible to fall more than 1m from the floor level to a lower surface. In general balustrades are to have no gap that will permit a 125mm diameter sphere to pass through, balustrades protecting a difference in levels of over 4m must not have horizontal elements between 150mm and 760mm above the floor that facilitate climbing. The use of framed glass barriers is to comply with AS 1288-2021.

### **Egress Doors**

All exit doors swing in the direction of egress and are required to be provided with the appropriate hardware in accordance with clause D3D26 of the BCA, the latches will be downward or pushing action on a single device located between 900-1100mm above floor level.

It is noted that the exit doors to the retail tenancies are proposed to swing inwards and are to be subject to a performance solution.

### **Protection of openable windows**

Openable windows in bedrooms where the floor is more than 2m above the surface beneath and with a sill height below 1.7m require restricted openings or protection in accordance with clause D3D29 of the BCA, measures to restrict the window opening may include security mesh or to restrict the opening to not permit a 125mm diameter sphere to pass through.

Where the window opening is restricted calculations are to be provided at Construction Certificate stage that sufficient natural ventilation is provided by clause F6D7. For all windows not in bedrooms where the fall exceeds 4m from floor level to the surface below the sill height is to be minimum 865mm above floor level or a balustrade or similar provided in front of the opening.

### **Access for people with a disability**

The proposed building is required to comply with the following:

- The Disability (Access to Premises — Buildings) Standards 2010;
- Part D3 of BCA;
- Australian Standard AS 1428.1-2009, AS/NZS 1428.4.1-2009, AS/NZS 2890.6-2009

The following areas are identified with respect to further review for accessibility:

1. Lifts are to comply with AS 1735.12 and have an internal lift car dimension of 1600 x 1400mm and a clear doorway opening width of 900mm (refer to requirements for stretcher facilities also)
2. Fire isolated exits are to have a handrail to one side being 30-50mm in diameter and have contrasting nosings being 50-75mm wide as per clause 11.1(f)&(g) of AS 1428.1-2009.
3. Internal (non fire isolated) and external stairs are to be provided with handrails to both sides and tactile ground surface indicators top and bottom.
4. A total of 3 accessible parking spaces are to be provided for the retail uses (based on a total of 132 spaces allocated for the class 6 retail uses)

## **3.3 Services and Equipment (Section E, BCA)**

### **Hydrant Systems**

The building is required to be provided with a system of hydrant coverage in accordance with the provisions of Clause E1D2 of the BCA and AS 2419.1-2021.

The design of the hydrant service is subject to input from an accredited practitioner (fire safety).

### **Hose Reel Systems**

The building is to be provided with a fire hose reel system in accordance with the provisions of Clause E1D3 of the BCA and AS 2441-2005, this system must cover the basements and ground of the development. Locations of fire hose reels are required to be located 4m from an exit. The design of the hose reel service is subject to input from an accredited practitioner (fire safety).

### **Portable Fire Extinguishers**

Fire extinguishers are to be provided in accordance the provisions of Clause E1D14 of the BCA and AS2444 - 2001. There is to be a type ABE 2.5kg extinguisher located within 10m of the entry door to every residential SOU within the common corridors and provided relative to specific risks.

### **Exit and Emergency Lighting**

Emergency lighting will be provided throughout the building in accordance with Part E4 of the BCA and AS/NZS 2293.1.2018.

### **Lifts**

A sign must be provided in accordance with Clause E3.3 of the BCA warning against the use of lifts in a fire. Compliance with Specification E3.1 is required for an electric or electrohydraulic lift installation. Every passenger lift is to be provided with handrails, minimum internal floor dimensions, clear door opening dimensions and car control buttons in accordance with AS1735.12 and be fitted with a series of sensory devices per clause E3.6 of the BCA.

The lifts are to incorporate stretcher facilities and fire service controls as the building exceeds 12m in effective height.

Emergency lifts are required, in this regard all lifts are to be emergency lifts.

### **Sprinklers**

The building is to be provided with a sprinkler system in accordance with the provisions of Clauses E1D6 and E1D9, Specification 17 and 18 of the BCA. The design of the sprinkler service is subject to input from an accredited practitioner (fire safety) and to comply with AS 2118.1-2017 or AS 2118.6-2012.

### **Smoke Hazard Management**

The building is to be provided with the following fire and smoke detection measures:

- Class 2: An automatic smoke detection and alarm system in accordance with clause E2D8 and Specification 20 and AS 1670.1-2018 and AS 3786-2014.
- Class 7a: car park mechanical exhaust system to comply with clause E2D12 and clause 5.5 of AS 1668.1-2015 and AS 1668.2-2012.
- All stairs serving storeys exceeding 25m in effective height and basement levels exceed 2 storeys connected are to have automatic pressurization as per AS/NZS 1668.1-2015.
- The class 6 part to the ground floor (including mall) is to be provided with a smoke exhaust system complying with specification 21 and AS/NZS 1668.1-2015.
- The class 6 and 7b parts are to be provided with a zone pressurization system complying with AS/NZS 1668.1-2015. NOTE this system is likely to be subject to a performance solution given the configuration of the building will not readily permit a compliant system design.

### **Sound System and Intercommunication System for Emergency Purposes**

The new building parts are to be provided with a EWIS system installed throughout in compliance with Clause E4D9 of the BCA and AS 1670.4-2018. There are to be WIP phone points and manual call points provided unless subject to an alternate solution.

Compliance can be readily achieved and is subject to design from input from an accredited practitioner (fire safety)

### **Fire Control Centre**

As the building has an effective height exceeding 25m there is to be a fire control centre provided as per Clause E1D15 and Specification 19 of the BCA. The fire control centre will include the FIP, EWIS Panel and fire fan control panel to a single location that is located not more than 300mm change of level from ground level and is in a location used for no other purpose.

### 3.4 Health and Amenity (Section F, BCA)

#### **Damp and Weatherproofing**

Adequate measures will be employed to ensure compliance Part F3 of the BCA is achieved in terms of weatherproofing, this is to include compliance with AS 4654.2-2012 in respect of waterproofing of external balconies and roof. It is advised that the building façade must be designed to comply with F3D5 or where not incorporating a DTS outcome as a performance solution against the performance solution F3P1.

#### **Sanitary and Other facilities**

Within each apartment there is to be facilities for cooking, washing and laundry facilities comprising a wash tub and space for a washing machine and either a clothes line min 7.5m long or space for a heat operated dryer in the same room as the washing machine.

Facilities will be provided in accordance with the provisions of Part F4 of the BCA for the commercial uses of the building:

Total facilities required:

Males = 2 pans, 3 urinals, 3 hand basins

Females = 5 pans, 3 hand basins

A unisex accessible facility is to be provided at the bank of sanitary facilities which may be counted once for each sex in term of total sanitary facilities.

#### **Ceiling Heights**

The following minimum building ceiling heights must be maintained.

- Common kitchen, laundry or the like – 2.1m
- Corridor, passageway or the like – 2.1m
- Bathroom, shower, sanitary compartment or the like – 2.1m
- Habitable rooms including common areas and office spaces – 2.4m
- Stairways – 2.0m
- Car parking areas – 2.2m (for disabled accessible spaces min 2.5m)



### **Natural and Artificial Lighting**

Natural lighting is to be provided class 2 sole occupancy units to habitable rooms and is to be not less than 10% of the floor area of the room concerned based on the light transmitting area of the glazing element (eg exclusive of framing elements), artificial lighting may be provided throughout other parts in accordance with the provisions of Clause F6D5 of the BCA and AS 1680.0.

### **Ventilation**

The building is required to be provided with ventilation in accordance with the provisions of Clause F6D6 of the BCA. Ventilation may be provided by natural means or a mechanical system complying with AS 1668.2-2012. Where natural ventilation is proposed the minimum free area for compliance is to be not less than 5% of the floor area of the room.

### **Sound Transmission and Insulation**

The floor separating the residential units and separating the sole occupancy units from public areas must achieve a sound insulation rating of  $R_w+C_{tr}$  (airborne) of not less than 50 and an  $L_{n,w}+C_i$  (impact) not more than 62.

Walls separating units must achieve a sound insulation rating of  $R_w+C_{tr}$  (airborne) of not less than 50.

Walls separating units from plant rooms, lift shafts, stairways corridors or other public areas must have an insulation rating of  $R_w$  (airborne) not less than 50.

Walls separating a bathroom, sanitary compartment, laundry or kitchen in one sole occupancy unit from a habitable room in another or separating a unit from a lift shaft must be of discontinuous construction.

The doorway separating to sole occupancy unit from the public area must have an  $R_w$  not less than 30. Soil, waste & stormwater services must be separated by construction having an  $R_w+C_{tr}$  (airborne) not less than:

- 40 if the room is a habitable room
- 25 if the room is a non-habitable room

### 3.5 Ancillary Provisions (Section G, BCA)

#### **Cleaning of Windows**

As per NSW Clause G1D5 a building must provide for a safe manner of cleaning any windows located 3 or more storeys above ground level.

This is satisfied where—

- (i) the windows can be cleaned wholly from within the building; or
- (ii) provision is made for the cleaning of the windows by a method complying with the Work Health and Safety Act 2011 and regulations made under that Act.

### 3.6 Energy Efficient Construction (Section J, BCA)

#### **Building Fabric**

Parts of the building forming an envelope to a conditioned space are to achieve the minimum construction requirements for insulation R-Values required by BCA Part J4 for the class 6 parts and for the class 2 apartments BASIX applies as does clause J4D3. It is noted that in general there are no conditioned spaces for the class 7a part.

#### **Building Sealing**

Openings in the building such as doors, windows, exhaust fans and ventilation systems forming part of an envelope to a conditioned space must be sealed to the requirements of Part J5 of the BCA to prevent loss of conditioned air.

In that regard, all external doorways and windows must be fitted with a draft seal, exhaust fans to have dampers, there are to be tight fitting skirting boards, cornices and architraves. The requirement for seals does not apply to fire doors fitted between the fire-isolated stairways in the conditioned areas of the building.

#### **Air-conditioning and Ventilation System**

The design of all mechanical air-conditioning and ventilation systems must achieve compliance with Part J6 of the BCA with regard to input power and efficiency features and applies to the building.

#### **Artificial Lighting and Power**

The building is to maintain maximum lighting power levels and control systems as applicable. The design of lighting systems must comply with BCA Part J7 to the 6 and class 7a parts of the building.

### **Hot Water Supply**

Hot water supply systems will be installed in accordance with Part J8 of the BCA and AS/NZS 3500.4 and incorporate insulation to inlet and outlet lines of hot water storage units.

### **Access for Maintenance and on-site distributed energy resources**

The building is to have facilities for maintenance and energy monitoring in compliance with BCA Part J9 and the NSW variations.

## 4.0 Fire Safety and Other Measures

### 4.1 Proposed Fire Safety Measures

In terms of the proposed works the following general fire safety measures are proposed to be installed;

Fire Safety Measure	Standard of Performance
Access panels, doors and hoppers to fire-resisting shafts	BCA 2022 Clause C4D14
Automatic fire detection and alarm system	BCA 2022 Clause E2D8, E2D9, Spec. 20, AS 1670.1-2018, AS 3786-2014
Automatic fire suppression system	BCA 2022 Clause E1D6, E1D9, Spec. 17 & 18
Emergency lighting	BCA 2022 Clause E4D2 & E4D4, AS 2293.1-2018
Emergency lift	BCA 2022, Clause E3D5
Emergency Warning and Intercom Systems	BCA 2022, Clause E4D9, Spec 31, AS 1670.4 – 2018
Exit and directional signage	BCA 2022 Clause E4D5, (NSW E4D6) & E4D8, AS 2293.1-2018
Fire dampers	BCA 2022 Clause C4D15, AS/NZS 1668.1-2015, AS 1682.2-1990
Fire doorsets	BCA 2022 Clause C3D13, C3D14, C4D5, C4D9, C4D14, AS 1905.1-2015
Fire hydrant systems	BCA 2022 Clause E1D2, AS 2419.1-2021
Fire hose reel systems	BCA 2022 Clause E1D3, AS 2441-2005
Fire seals (protecting openings and service penetrations in fire resisting components of the building)	BCA 2022 Clause C4D15, Spec 13, Manufacturer's specifications
Fire control centre	BCA 2022, Clause E1D15, Specification 19
Lightweight construction	BCA 2022 Clause C12D9, Spec 6, Manufacturer's specifications
Lifts serving storeys above 12m effective height (stretcher facilities, fire service controls)	NCC 2022, Clause E3D3, E3D9, E3D11, E3D12
Mechanical air handling systems	BCA 2022 Clause E2D12, AS/NZS 1668.1-2015, AS 1668.2-2012 (clause 5.5 car park exhaust operation)
Openings in fire-isolated lift shafts	BCA 2022 Clause C4D11, AS 1735.11-1986
Portable fire extinguishers	BCA 2022 Clause E1D14, AS 2444-2001
Pressurisation systems (fire isolated stairs)	BCA 2022 Clause E2D4, AS/NZS 1668.1-2015
Smoke exhaust	BCA 2022 Clause E2D14, AS/NZS 1668.1-2015
Smoke control – zone pressurisation system	BCA 2022 Clause E2D6, AS/NZS 1668.1-2015
Fire engineered solutions	TBA
Warning and operational signs	BCA 2022 Clause D3D28, D4D7, E3D4, Section 108 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

## 5.0 Conclusion

Following an assessment of the proposed building it is considered that the proposed building is capable of compliance with the provisions of BCA 2022 and is subject to detailed design development at the time of seeking consent for construction.

## 6.0 Referenced plans

Plans prepared by Tony Owen Partners:

### ARCHITECTURAL DRAWING SET ISSUE DATE (FOR DA SUBMISSION): DECEMBER 2024

#### DRAWING NO - DRAWING TITLE

A000 - Cover Sheet

#### Site Analysis

A001 - Location Plan  
A002 - Site Aerial View  
A003 - Survey Drawings by Urbanex Surveyors  
A004 - Site Photos 1  
A005 - Site Photos 2  
A006 - Neighbor Buildings  
A007 - Site Analysis Diagrams  
A008 - LEP Planning Controls  
A009 - LEP Maps  
A010 - DCP Vision 1  
A011 - DCP Vision 2  
A012 - DCP Maps  
A013 - DCP Building Depth and Setback  
A014 - Completed Buildings  
Current LEP/DCP Height Map  
+30% Affordable Housing Bonus  
A015 - Completed Buildings  
Current LEP/DCP Height Map  
+30% Affordable Housing Bonus - 3D  
A016 - DCP Current Status - Streetscape  
A017 - DCP Current Status - Open Space  
A018 - DCP Current Status - Circulation Space  
A019 - DCP Current Status - Traffic Circulation  
A020 - DCP Current Status - Retail Activation  
A021 - DCP Current Status - Land Use  
A022 - Design Principles - Opportunities  
A023 - Design Principles - Constraints  
A024 - Design Principles - Ground Floor  
A025 - Design Principles - Access  
A026 - Design Principles - Massing & Green Space  
A027 - Design Principles - Building Massing  
A028 - Design Principles - Building Heights  
A029 - Proposed Building Envelope - Setbacks

#### Floor Plans

**scale 1:100@A3; 1:200@A1**

A100 - B3 Floor Plan  
A101 - B2 Floor Plan  
A102 - B1 Floor Plan  
A103 - B1 Mezzanine Floor Plan  
A104 - Ground Floor Plan  
A105 - L1 Plan  
A106 - L2-L3 Plan  
A107 - L4-L7 Plan  
A108 - L8-L9 Plan  
A109 - L10 Plan  
A110 - Roof Plan

#### Facade Studies And Photomontage

A150 - Building Articulation  
- Vertical Division  
A151 - Building Articulation  
- Facade Expression by Orientation  
A152 - Facade Generation Process  
- North & East  
A153 - Facade Generation Process  
- West & South  
A154 - Facade Concepts - Option 1  
A155 - Facade Concepts - Option 2  
A156 - Facade Concepts - Option 3  
A157 - Facade Concepts - Option 4  
A158 - Perspective 1  
A159 - Perspective 2  
A160 - Perspective 3

#### Elevations

**scale 1:250@A3; 1:125@A1**

A200 - Building A & B - West Elevation  
A201 - Building A & B - East Elevation  
A202 - Building B - North Elevation  
A203 - Building B - South Elevation  
A204 - Building A - North Elevation  
A205 - Building A - South Elevation

#### Sections

**scale 1:400@A3; 1:200@A1**

A300 - Section A-A

**scale 1:250@A3; 1:125@A1**

A301 - Section A-A  
A302 - Section B-B  
A303 - Section C-C  
A304 - Ramp A Section E-E  
A305 - Ramp B Section D-D