



BCA CAPABILITY STATEMENT

**13-17 Oxford Street & 2 Verona Street,
Paddington, Sydney**

Prepared For:
17 Oxford St Pty Ltd

Date: April 15, 2026

Report Reference:



Project Contacts

Client	17 Oxford St Pty Ltd
Project Address	13-17 Oxford Street & 2 Verona Street, Paddington, Sydney
Architect	TZG Architects
Project Reference	261066 13-17 Oxford Street & 2 Verona Street - BCA Capability Statement

Report Status

Report & Revision	R1.1
Date	April 15, 2026
Status	S.37 Submission Final
Author	Josh Harvey BDC2460 Building Surveyor - Unrestricted
Verifier	Jarryd Beckman BDC3126 Building Surveyor - Unrestricted

Revision History

Revision	R1.0	Date	April 9, 2026
Status	S.37 Submission (Draft)		

Copyright

© BCAlign 2026. All rights reserved.

No part of this report may be reproduced, distributed, or transmitted in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of BCAlign, except in the case of brief quotations used for reporting or review purposes and as otherwise permitted under the Copyright Act 1968 (Cth).

Disclaimer

This statement has been prepared by BCAlign with due care and professional skill, based on the information and documentation available at the time of review. It is intended solely for the client and the specific purpose stated. The statement should not be used for any other purpose without written consent from BCAlign. Responsibility for ensuring compliance with all applicable

legislation, codes, and statutory requirements rests with the client and project team. BCAAlign accepts no liability for use of this report by third parties.

1. Executive Summary

1.1 Introduction

An assessment has been undertaken for the proposed mixed-use development at 13-17 Oxford Street & 2 Verona Street, Paddington, Sydney comprising:

- The demolition of existing structures on site, with retention of the two-storey masonry façade at 17 Oxford Street.
- Construction of a seven-storey, mixed use infill affordable housing development comprising:
- Apartments located along the Oxford and Verona Street frontages including:
 - 47 market dwellings; and
 - 14 affordable housing dwellings, to be managed by a registered CHP for a minimum of 15 years.
- Four terraces on the existing 2 Verona Street lot.
- Cultural and creative uses (including cinema/bar) at basement and ground levels.
- Ground level retail.
- Two levels of basement car parking and associated landscaping including a central ground floor courtyard and rooftop communal open space

The above scope has been assessed against the applicable provisions of the Building Code of Australia 2022 Amendment 2, including the relevant Deemed-to-Satisfy (DtS) provisions, and the governing Building Regulations.

The fit-out of the Creative Cultural tenancy does not form part of this assessment. The Creative Cultural tenancy will be subject to a separate Development Application, at which time fit-out specific compliance will be assessed. This assessment addresses base building non-compliances and identifies Performance Solution pathways only.

1.2 Summary of BCA Parameters:

SUMMARY OF BCA PARAMETERS	
BCA Classification:	Class 2,6,7a & 9b
Rise in Storeys:	Fifteen (15)
Storeys Contained:	Eighteen (18)
Type of Construction:	A
Effective Height:	23.84m (Ground- Level 7)
Max. Fire Compartment Size:	1756m ²
Importance Level (Structural):	IL 3

Fire Engineering Performance Solutions Required

It is proposed that the identified non-compliances relating to fire safety provisions be addressed through Performance Solutions developed in accordance with the fire engineering process outlined in the A2G2 of the BCA and applicable regulatory frameworks.

ITEM	CLAUSE	DESCRIPTION	DESCRIPTION OF ISSUE
1.	C2D2, S5C8	Type A fire-resisting construction / Enclosure of shafts	The waste chute is not enclosed within a fire-rated shaft at Ground Level and instead opens into a room.
2.	C2D2	Type A fire-resisting construction	Rationalisation of fire resistance levels to Ground level from 240min (due to Class 7b- Loading dock use) to 120min. Rationalisation of fire resistance levels to Ground level from 180min (due to Class 6- retail use) to 120min
3.	C2D2	Type A fire-resisting construction	Omission of FRL to steel columns supporting the roof in lieu of achieving a 60/60/60 FRL.
4.	S5C16(b)(i)	Type A fire-resisting construction — roof lights	The proposed roof lights will be located less than 3 m from the boundary of the allotment, contrary to S5C16(b)(i).
5.	C3D11	Separation of lift shafts	Provision of the lift serving the Creative Cultural tenancy on Ground Level through to Basement Level 3 to not be provided within a fire isolated shaft.
6.	C4D3	Protection of openings in external walls	There are various openings adjoining the northwest allotment boundary (fire source feature) which are located within 3m and are technically required to be protected in accordance with BCA Clause C4D5. It is proposed to rationalise the method of protection.
7.	C4D12	Bounding construction: Class 2 and 3 buildings and Class 4 parts	Residential Lift 2 opening directly into Level 6 SOU 6.03 , 6.05 and 6.06 will not achieve the required insulation -/60/30 rating as per the requirements of Clause C4D12.
8.	D2D5	Exit travel distances	The following areas exceed the parameters of BCA Clause D2D5 and extended travel distance shall be rationalised via Fire Engineering: ▪ Basement Level 2: Measured up to 27m to a point of choice. ▪ Basement Level 1: Measured up to 28m to a point of choice. ▪ Ground Level (external common area): The distance to a single exit measured up to 45m in lieu of 30m. ▪ Ground Level Retail: The distance to a single exit measured up to 35m in lieu of 30m. ▪ Terraces Ground Level: Measured up to 14m to an exit in lieu of 12m.
9.	D2D9	Exit width not to diminish in direction of travel	The required egress width diminishes at ground level where the egress width is reduced to 1.49m in lieu of 2m.
10.	D2D12	Travel via fire-isolated exits	The fire stair discharge to the northeast allotment elevation discharges within the building. SOU 6.06 opens directly into the fire isolated stair.
11.	NSW D2D8(5)	Width of exits and paths of travel to exits (NSW variation)	The paths of travel connecting exits from the Basement Level 3 entertainment venue to a public road or open space on Ground Level will not be increased in width to accommodate the cumulative required egress width from each storey.

ITEM	CLAUSE	DESCRIPTION	DESCRIPTION OF ISSUE
12.	D2D4, NSW I4D50(b)	When fire-isolated stairways and ramps are required / NSW variation — non-fire-isolated stairways	Central non-fire isolated stair is proposed to connect 4 storeys in lieu of 3 extending from Basement Level 3 through to Ground Level.
13.	D2D14	Travel via non-fire-isolated exits	The non-fire isolated stair serving Basement Level 2 discharges on Ground floor, the distance from the last riser to the discharge door exceeds 20m (measured up to 31m). Additionally, the total distance from any point of the floor on B2 to the egress doorway on Ground Level will exceed 80m (measured up to 92m) The non-fire isolated stairway serving as a required exit from Level 7 does not provide a continuous means of travel by its own flights from every storey served to the level at which egress to road or open space is provided.
14.	E1D4, S17C6	Fire-fighting equipment / Sprinkler valve enclosures	Sprinkler valve room located on Basement Level 1 is not accessible directly from open space.
15.	E1D3	Fire hose reels	Fire hose reel will not be provided to areas which have a floor area of less than 100m ² and are fire separated from the remainder of the building. Portable fire extinguishers will be provided to these areas in lieu of fire hose reel coverage.
16.	E1D14	Fire extinguishers	Fire Extinguishers anticipated to be provided internally within Terraces in lieu of outside the SOU entry door.
17.	E1D17 & E2D21	Provisions for special hazards	The installation of EV charging stations & PV Panels will be addressed as a Special Hazard via BCA Clause E1D17 & E2D21.

BCA Performance Solutions Required

It is proposed that the identified non-compliances relating to BCA issues be addressed through Performance Solutions developed in accordance with the Performance Solution process outlined in the A2G2 of the BCA and applicable regulatory frameworks.

ITEM	CLAUSE	DESCRIPTION	DESCRIPTION OF ISSUE
1.	G1P1	Swimming Pool drainage	There are no Deemed-to-Satisfy Provisions for G1P1. Compliance must be achieved by way of a Performance Solution.
2.	F7D6	Sound insulation rating of walls	The lift landing door assemblies opening directly into the sole-occupancy units will be incapable of achieving the minimum Rw of 30 required by F7D6(2).

1.3 Statement of Compliance

BCAlign have undertaken a high-level assessment of the proposed design and confirm that the design is capable of achieving compliance with the Environmental Planning and Assessment Act 1979, the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 Part

3, Division 2, Clause 19, and the Building Code of Australia 2022 Amendment 2. This assessment is based on a review of the drawings listed in Appendix 1.

A number of detailed compliance matters are not fully resolved at this stage of design development, however nothing has been identified that would preclude lodgement of the S.37 Application or that would require modifications to the design to address BCA-related matters. Further detailed regulatory review will be required as the design progresses.

This statement should be read in conjunction with the Fire Engineering Statement prepared by E-Lab, Dated 15th April 2026, Rev P02598 and the BCA Compliance Report prepared by Jensen Hughes, Project Number 251949, Revision BCA 1.2, dated 21 November 2025. This statement constitutes an addendum to the Jensen Hughes report and should not be read in isolation. All findings, assessments and determinations contained within that report remain applicable unless expressly addressed or superseded herein.

2. Appendix 1- Referenced Drawings

DRAWING NUMBER	DRAWING NAME	REVISION	DATE	PREPARED BY
A 000	COVER PAGE	A	10/04/2026	TZG Architects
A 001	DRAWING LIST AND LEGEND	A	10/04/2026	TZG Architects
A 002	LOCATION PLAN	A	10/04/2026	TZG Architects
A 003	SITE ANALYSIS	A	10/04/2026	TZG Architects
A 004	SITE PLAN	-	10/04/2026	TZG Architects
A 050	EXCAVATION AND DEMOLITION PLAN - BASEMENT 3	A	10/04/2026	TZG Architects
A 051	EXCAVATION AND DEMOLITION PLAN - BASEMENT 1	A	10/04/2026	TZG Architects
A 052	EXCAVATION AND DEMOLITION PLAN - GROUND FLOOR	A	10/04/2026	TZG Architects
A 053	DEMOLITION PLAN - LEVEL 1	A	10/04/2026	TZG Architects
A 100	BASEMENT 3 PLAN	A	07/04/2026	TZG Architects
A 101	BASEMENT 2 PLAN	A	07/04/2026	TZG Architects
A 102	BASEMENT 1 PLAN	A	07/04/2026	TZG Architects
A 103	GROUND FLOOR PLAN	A	07/04/2026	TZG Architects
A 104	TERRACES GROUND FLOOR PLAN	A	07/04/2026	TZG Architects
A 105	LEVEL 1 FLOOR PLAN	A	07/04/2026	TZG Architects
A 106	LEVEL 2 FLOOR PLAN	A	07/04/2026	TZG Architects
A 107	LEVEL 3 FLOOR PLAN	A	07/04/2026	TZG Architects
A 108	LEVEL 4 FLOOR PLAN	A	07/04/2026	TZG Architects
A 109	LEVEL 5 FLOOR PLAN	A	07/04/2026	TZG Architects
A 110	LEVEL 6 FLOOR PLAN	A	07/04/2026	TZG Architects
A 111	LEVEL 7 ROOFTOP FLOOR PLAN	A	07/04/2026	TZG Architects
A 200	NORTH ELEVATION - OXFORD STREET	A	10/04/2026	TZG Architects
A 201	SOUTH ELEVATION - MARSHALL STREET	A	10/04/2026	TZG Architects
A 202	EAST ELEVATION - VERONA STREET	A	10/04/2026	TZG Architects
A 203	WEST ELEVATION	A	10/04/2026	TZG Architects
A 204	NORTH ELEVATION AND SECTION - TERRACES	A	10/04/2026	TZG Architects
A 205	SOUTH ELEVATION AND SECTION - COURTYARD	A	10/04/2026	TZG Architects
A 206	WEST ELEVATION AND SECTION - COURTYARD	A	10/04/2026	TZG Architects
A 207	SECTION - CULTURAL CREATIVE & COURTYARD	-	10/04/2026	TZG Architects
A 208	SECTION - LOADING DOCK & TERRACES	-	10/04/2026	TZG Architects
A 209	ELEVATIONS - ROOFTOP STRUCTURES	-	10/04/2026	TZG Architects
A 600	MATERIALS AND FINISHES SCHEDULE	A	10/04/2026	TZG Architects
A 601	MATERIALS AND FINISHES SCHEDULE	-	10/04/2026	TZG Architects

3. Appendix 2 – Essential Fire Safety Measures

MEASURE	STANDARD OF PERFORMANCE
Access Panels, Doors and Hoppers to Fire Resisting Shafts	BCA 2022 Amendment 2 Clause C4D14 and tested prototypes (AS 1530.4 - 2014)
Automatic Fail-Safe Devices	Scheduled devices release upon trip of smoke detection, fire detection and sprinkler activation in accordance with BCA 2022 Amendment 2 Clause D3D26.
Automatic Fire Detection and Alarm System (Smoke Detection System)	BCA 2022 Amendment 2 S20C4 and AS 1670.1 - 2018
Automatic Fire Detection and Alarm System (Smoke Detection System to Operate Zone Smoke Control Or Stair Pressurisation System)	BCA 2022 Amendment 2 S20C6 and AS 1670.1 - 2018
Automatic Fire Detection and Alarm System (Smoke Detection System to Automatically Shutdown Air-Handling System)	BCA 2022 Amendment 2 S20C6 and AS 1670.1 - 2018
Automatic Fire Detection and Alarm System (Smoke Detection System to Activate Smoke Exhaust System)	BCA 2022 Amendment 2 S20C6 and AS 1670.1 - 2018
Automatic Fire Suppression Systems (Sprinklers)	BCA 2022 Amendment 2 Specification 17 and AS 2118.1 - 2017
Emergency Lighting	BCA 2022 Amendment 2 Clause E4D2, E4D4 and AS/NZS 2293.1 - 2018
Emergency Warning and Intercommunication System	BCA 2022 Amendment 2 Clause E4D9, Specification 31 and AS 1670.4 - 2018
Exit Signs	BCA 2022 Amendment 2 Clause E4D5, NSW E4D6, E4D7, E4D8 and AS/NZS 2293.1 - 2018
Fire Alarm Monitoring System	BCA 2022 Amendment 2 S20C8 and AS 1670.3 - 2018
Fire Control Centre	BCA 2022 Amendment 2 Specification 19
Fire Dampers	BCA 2022 Amendment 2 Clause C4D15 and AS 1668.1 - 2015 (AS 1682.1 - 2015 and AS 1682.2 - 2015)
Fire Doors	BCA 2022 Amendment 2 Specification 12 and AS/NZS 1905.1 - 2015
Fire Hydrants Systems	BCA 2022 Amendment 2 Clause E1D2 and AS 2419.1-2021
Fire Seals Protecting Opening in Fire Resisting Components of The Building	BCA 2022 Amendment 2 Clause C4D15, Specification 13, AS 1530.4 - 2014, AS 4072.1 - 2005 and installed in accordance with the tested prototype.

MEASURE	STANDARD OF PERFORMANCE
Fire Engineering Performance Solution Report	Fire Engineering Performance Solution Report Prepared by.... Dated.... Revision....
Hose Reel System	BCA 2022 Amendment 2 Clause E1D3 and AS 2441 - 2005
Lightweight Construction	BCA 2022 Amendment 2 Specification 6, Clause A2G3 and AS 1530.4 - 2014
Mechanical Air Handling System (Automatic Shut Down Of Air-Handling System)	BCA 2022 Amendment 2 Clause E2D3 and AS 1668.1 - 2015
Mechanical Air Handling System (Automatic Air Pressurisation System)	BCA 2022 Amendment 2 Clause E2D4, E2D8, E2D9 and AS 1668.1 - 2015
Mechanical Air Handling System (Carpark Mechanical Ventilation System)	BCA 2022 Amendment 2 Clause E2D12, 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
Mechanical Air Handling System (Automatic Smoke Exhaust System)	BCA 2022 Amendment 2 Specification 21
Portable Fire Extinguishers	BCA 2022 Amendment 2 Clause E1D14 and AS 2444 - 2001
Wall Wetting Sprinkler and Drencher Systems	BCA 2022 Amendment 2 Clause C4D5, Specification 31
Warning and Operational Signs	BCA 2022 Amendment 2 Clauses, D2D22, NSW D3D24, D3D28, D4D7 E3D4, E3D11, E3D12 and E1D15

Note: The fire safety schedule will be updated during the design development phase as Performance Solutions are resolved and construction documentation is finalised.

4. Appendix 3 – Fire Resistance Levels

Type A Construction

Table 1 S5C11a: Type A construction: FRL of loadbearing parts of external walls

Distance from a fire-source feature	FRL (in minutes): Structural adequacy/ Integrity / Insulation			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Less than 1.5 m	90/90/90	120/120/120	180/180/180	240/240/240
1.5 to less than 3 m	90/60/60	120/90/90	180/180/120	240/240/180
3 m or more	90/60/30	120/60/30	180/120/90	240/180/90

Table 2 S5C11b: Type A construction: FRL of non-loadbearing parts of external walls

Distance from a fire-source feature	FRL (in minutes): Structural adequacy / Integrity / Insulation			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
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	–/–/–	–/–/–	–/–/–	–/–/–

Table 3 S5C11c: Type A construction: FRL of external columns not incorporated in an external wall

Column type	FRL (in minutes): Structural adequacy / Integrity / Insulation			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Loadbearing	90/–/–	120/–/–	180/–/–	240/–/–
Non-loadbearing	–/–/–	–/–/–	–/–/–	–/–/–

Table 4 S5C11d: Type A construction: FRL of common walls and fire walls

Wall type	FRL (in minutes): Structural adequacy / Integrity / Insulation			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Loadbearing or non-loadbearing	90/90/90	120/120/120	180/180/180	240/240/240

Table 5 S5C11e: Type A construction: FRL of loadbearing internal walls

Location	FRL (in minutes): Structural adequacy / Integrity / Insulation			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Fire-resisting lift and stair shafts	90/90/90	120/120/120	180/120/120	240/120/120
Bounding public corridors, public lobbies and the like	90/90/90	120/–/–	180/–/–	240/–/–
Between or bounding sole-occupancy units	90/90/90	120/–/–	180/–/–	240/–/–
Ventilating, pipe, garbage, and like shafts not used for the discharge of hot products of combustion	90/90/90	120/90/90	180/120/120	240/120/120

Table 6 S5C11f: Type A construction: FRL of non-loadbearing internal walls

Location	FRL (in minutes): Structural adequacy / Integrity / Insulation			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Fire-resisting lift and stair shafts	–/90/90	–/120/120	–/120/120	–/120/120
Bounding public corridors, public lobbies and the like	–/60/60	–/–/–	–/–/–	–/–/–
Between or bounding sole-occupancy units	–/60/60	–/–/–	–/–/–	–/–/–

Location	FRL (in minutes): Structural adequacy / Integrity / Insulation			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
Ventilating, pipe, garbage, and like shafts not used for the discharge of hot products of combustion	–/90/90	–/90/90	–/120/120	–/120/120

Table 7 S5C11g: Type A construction: FRL of other building elements not covered by Tables S5C11a to S5C11f

Building element	FRL (in minutes): Structural adequacy / Integrity / Insulation			
	Class 2, 3 or 4 part	Class 5, 7a or 9	Class 6	Class 7b or 8
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