



# BCA 2022 AMENDMENT 2 CAPABILITY REPORT FOR SSDA SUBMISSION

<b>CLIENT:</b>	TQM
<b>PROJECT NAME:</b>	LOTUS, HURSTVILLE MIXED USE DEVELOPMENT
<b>PROJECT ADDRESS:</b>	105 FOREST ROAD & 1A HILL ST, HURSTVILLE NSW 2220
<b>DATE:</b>	10 SEPTEMBER 2025
<b>PROJECT NO:</b>	250343

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## DOCUMENT CONTROL

REVISION NO.	ISSUE DATE	DESCRIPTION	PREPARED BY	VERIFIED BY
R01	30 July 2025	BCA Mark-ups	Jason Azzi Building Surveyor	Roland Allam Director
R02	10 September 2025	BCA Capability Report for SSDA Submission	Jason Azzi Building Regulations Consultant Bachelor of Planning, UNSW GradDip. Building Surveying, WSU Building Surveyor (BDC 3247)	Roland Allam Director / Building Regulations Consultant Masters in Building Surveying, WSU Bachelor of Civil Engineering with Architecture, UNSW Building Surveyor - Unrestricted (BDC 3372)

## 1.0 EXECUTIVE SUMMARY

AllCert Pty Ltd have been commissioned by TQM to provide a Building Code of Australia (BCA) 2022 Amendment 2 capability report to accompany a State Significant Development Application (SSDA). The project seeks detailed approval for a Mixed Use Development at 105 Forrest Road and 1A Hill Street, Hurstville (**the site**).

The legal description of the site is outlined in the table 1.

*Table 1. Legal Description*

PROPERTY ADDRESS	LOT / DP
1A Hill Street Hurstville	Lot A in DP421265
105 Forest Road, Hurstville	Lot B in DP421265

The assessment concludes that the proposed development is capable of achieving compliance with the Building Code of Australia (BCA) and relevant Standards, subject to the implementation of the compliance strategy outlined by **AllCert** in Section 4.0 of this report. This strategy will be documented in greater detail as part of the Construction Certificate process.

With the application of the proposed measures, the development is considered suitable for approval, with no outstanding BCA compliance matters of concern.

## 2.0 INTRODUCTION & PROJECT DESCRIPTION

This report has been prepared in support of a development at 105 Forest Road and 1A Hill Street, Hurstville (the site), including detailed approval for a Mixed Use Development. The project seeks to deliver a new Mixed Use Development comprising 189 residential units, commercial/retail ground floor and 5 levels of basement carparking within Hurstville. Specifically, the SSDA seeks approval for the following:

- 5 levels of basement carparking including storage areas.
- Ground floor commercial/retail level including a loading dock.
- 20 levels comprising of 189 of residential sole-occupancy units across 3 attached residential towers
  - Number of adaptable units: 33
  - Number of affordable housing units: 30
- Maximum building height of 87.6m
- Provision of 273 on-site parking spaces split across the site.
- Associated landscaping work and deep soil areas

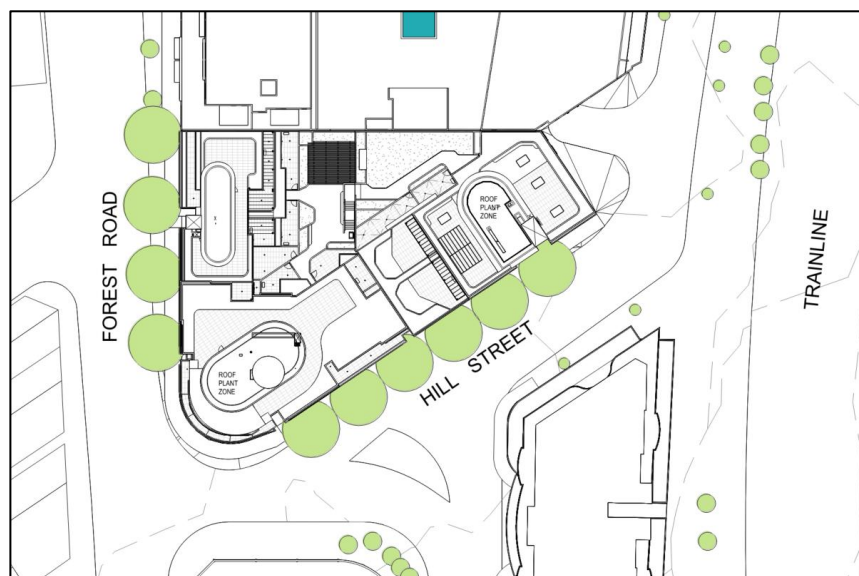


Figure 1 Proposed Site Plan

## 2.1 PURPOSE OF THE REPORT

This report has been prepared to accompany a State Significant Development Application (SSDA). The requirements relevant to the provisions of the Building Code of Australia 2022 Amendment 2.

## 2.2 PROJECT TEAM

The information and findings presented within this report was prepared by the following key personnel from AllCert:

- Roland Allam – Director
- Jason Azzi – Building Surveyor

## 2.3 BASIS OF THE REPORT

This report is based on:

- a) The architectural plans provided, as listed in the Appendix section
- b) Information provided by the client

- *The information provided by the client is intended for their use only, and it is in the opinion of this office that the documentation provided sufficient information to allow a detailed BCA report to be produced*
- c) Building Code of Australia (BCA), in accordance with Section 19 of the Environmental Planning & Assessment (Development Certification & Fire Safety) Regulation 2021
- d) Disability Discrimination Act (DDA)

It is important to note that for new building projects, the applicable version of the BCA is determined by the version in place at the time of lodging the Construction Certificate application with the Accredited Certifying Authority. Updates to the BCA typically occur on a three-year cycle, starting from May 1, 2016.

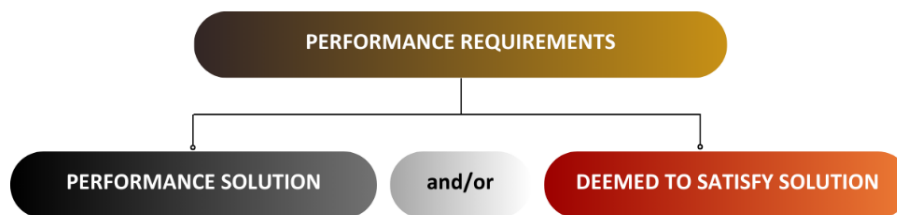
This report is for the exclusive use of the client and cannot be used for any other purpose without prior permission from AllCert Pty Ltd. The report is valid only in its entire form. 'AllCert accepts no responsibility for any loss suffered as a result of any reliance upon such assessment or report other than as being accurate at the date the report was issued'.

## 2.4 COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE

Compliance with the Building Code of Australia (BCA) is attained by adhering to its Performance Requirements. These requirements are outlined at the beginning of each section of the BCA and can be met through:

- a performance solution;
- a deemed-to-satisfy solution; or
- a combination of the two

as demonstrated in BCA Figure 3 below



*Figure 1: NCC Compliance Structure*

This report provides an assessment of the design against the Deemed-to-Satisfy (DTS) Provisions of the BCA.

### 3.0 DEVELOPMENT PROJECT OVERVIEW

The building project discussed in this report is situated at **105 FOREST ROAD AND 1A HILL STREET, HURSTVILLE** and involves the construction and operation of a new **MIXED USE DEVELOPMENT**. The proposed mixed use development includes the construction of 189 residential units, commercial/retail ground floor and 5 levels of basement carparking.

#### 3.1 BUILDING CLASSIFICATION/S

For the purposes of the Building Code of Australia (BCA) the development may be described as follows.

CLASS	LEVEL	DESCRIPTION
Class 2	Ground Levels 1-20	Residential Lobby Residential SOUs
Class 6	Ground	Retail
Class 7a	Basement Levels 1-5	Basement Carpark
Class 7b	Ground	Loading Dock
Class 9b	Level 1	Gymnasium
<b>OVERALL STOREYS CONTAINED</b>	27	
<b>RISE IN STOREYS</b>	22	
<b>TYPE OF CONSTRUCTION</b>	Type A Construction	
<b>EFFECTIVE HEIGHT (M)</b>	<25m (≈69.55m)	
<b>GENERAL FLOOR AREA AND VOLUME LIMITATIONS FOR TYPE A and C CONSTRUCTION</b>	The floor area and volume of the building remain within the prescribed limitations for Type A Construction	
<b>FIRE COMPARTMENTS</b>	Basement Levels 1-5 Ground Floor <sup>1</sup> : <ul style="list-style-type: none"> <li>- Loading Dock</li> <li>- Retail</li> <li>- Residential lobby's</li> </ul> Level 1: <ul style="list-style-type: none"> <li>- Residential SOUs)</li> <li>- Gymnasium</li> </ul> Levels 2-20 (Each level) Roof Terrace	
<b>CLIMATE ZONE</b>	Climate Zone 5 - warm temperate.	

Table 2: Building Classification(s)

<sup>1</sup> A performance solution may be provided to rationalize the FRL of the entire ground floor to achieve an FRL of not less than 120/120/120.

## 4.0 BCA COMPLIANCE SUMMARY


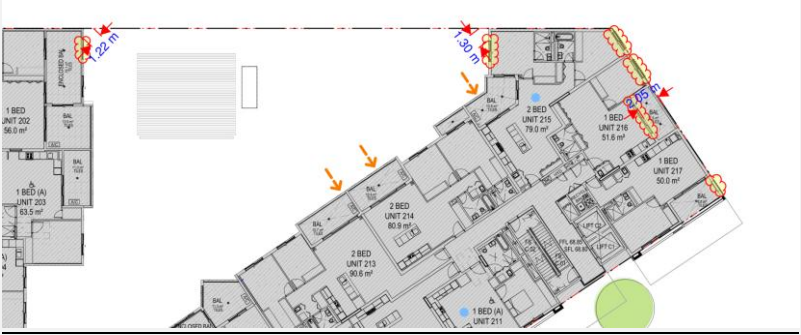
AllCert Pty Ltd have been commissioned by **TQM** to provide a Building Code of Australia (BCA) 2022 Amendment 2 capability report of the proposed development at **105 FOREST ROAD AND 1A HILL STREET, HURSTVILLE**. The proposed development includes the construction of 189 residential units, commercial/retail ground floor and 5 levels of basement carparking.

Following our detailed assessment of the documentation referenced in the Appendix section, a summarised list of non-compliances are listed in the table below.

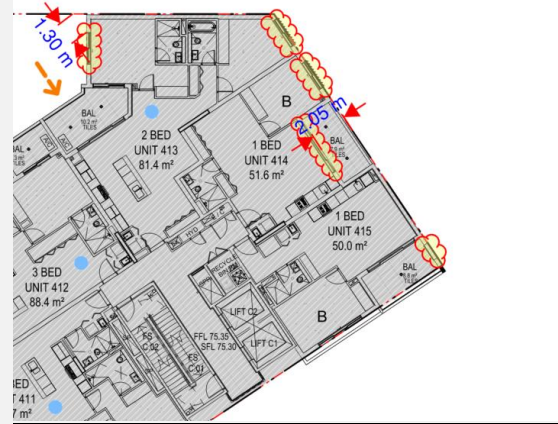
Table 3: BCA matters to be addressed

BCA COMPLIANCE COMMENTARY			
ITEM NO.	BCA CLAUSE	RELEVANT DEEMED-TO-SATISFY REQUIREMENTS	COMMENTARY
1.	C2D14	<p>Provide details of the ancillary building elements. All ancillary elements are to be of non-combustible construction.</p>	<p>An external wall disclosure statement will be required at the construction certificate stage to confirm compliance.</p> <p>It is in the opinion of this office that compliance with the requirements of this clause can be achieved.</p>

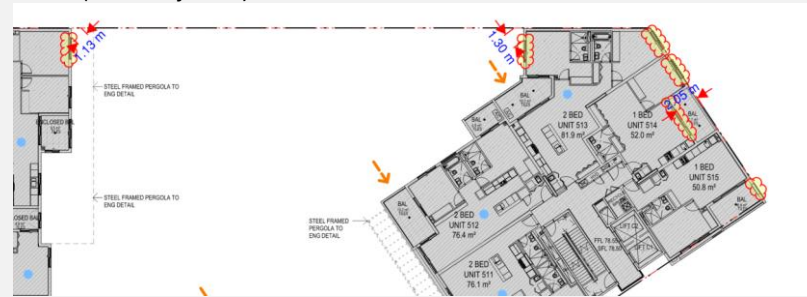
**BCA COMPLIANCE COMMENTARY**

<p>2.</p>	<p>C3D13 C3D14</p>	<p>The switch room must be fire separated achieving an FRL of 120/120/120 with doorways protected with a self-closing fire door achieving an FRL of --/120/30.</p> <p>This also applies to the comms rooms if it sustains emergency equipment operating in the emergency mode.</p>	<p>The architect is to confirm compliance with the requirements of this clause.</p> <p>It is in the opinion of this office that compliance with the requirements of this clause can be achieved.</p>
<p>3.</p>	<p>C4D3 C4D5</p>	<p><u>Levels 1 -9:</u> The openings clouded in yellow are within 3m of the side/rear boundary and require protection in accordance with C4D5 or, alternatively a performance solution is to be provided.</p> <p><i>Level 1</i></p>  <p><i>Level 2 (Level 3 reflected)</i></p>  <p><i>Level 4</i></p>	<p>Updated plans demonstrating compliance are to be provided or, alternatively, a performance solution by the Fire Safety Engineer will be required to address these non-compliances.</p>

BCA COMPLIANCE COMMENTARY



Level 5 (Level 6 reflected)

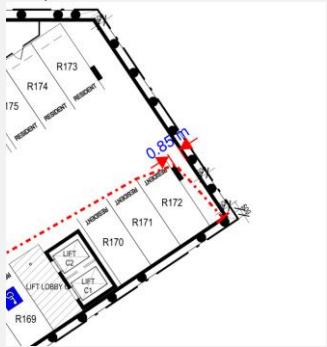



Level 7 (Level 8 and 9 reflected)

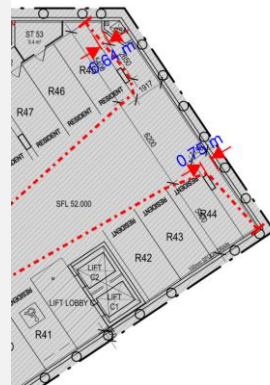
BCA COMPLIANCE COMMENTARY

<p>4.</p>	<p>C3D9</p>	<p><u>Level 1:</u> A fire wall with an FRL of 120/120/120 is to be provided between the class 9b gym and the class 2 residential SOUs.</p>		<p>Updated plans demonstrating compliance are to be provided or, alternatively, a performance solution by the Fire Safety Engineer will be required to address these non-compliances.</p>
<p>5.</p>	<p>Specification 5</p>	<p>Confirmation is required regarding whether the floor slabs within the wet areas of the commercial/retail (where provided) and residential wet areas are intended to have reduced thickness to allow for a set-down within the floors for waterproofing purposes, aiming to achieve falls between 1 in 50 to 1 in 80. Should this be the case, a performance solution will be necessary.</p>		<p>The design team is to provide the required information. Any required performance solution will be provided at the construction certificate stage.</p>
<p>6.</p>	<p>Specification 5</p>	<p><u>Residential Levels:</u> The bounding wall separation detail at the external wall is to be provided once coordination with the facade engineer has been finalised. Where compliance with clause C4D12 and Spec. 5 is not provided, a performance solution will be required.</p>		<p>The design team is to provide the required information. Any required performance solution will be provided at the construction certificate stage.</p>

BCA COMPLIANCE COMMENTARY

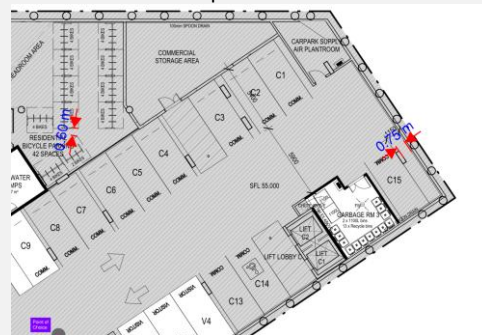
<p>7.</p>	<p>D2D8</p>	<p><b>Basement Level 4:</b> A 1000mm unobstructed width is required along the path of travel to an exit. 850mm width is identified on the plans.</p>  <p><b>Basement Level 3:</b> A 1000mm unobstructed width is required along the path of travel to an exit. 640mm and 750mm widths are identified on the plans.</p>  <p><b>Basement Level 2:</b> A 1000mm unobstructed width is required along the path of travel to an exit. 640mm and 750mm widths are identified on the plans.</p>	<p>Updated plans demonstrating compliance are to be provided or, alternatively, a performance solution by the Fire Safety Engineer will be required to address these non-compliances.</p>
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BCA COMPLIANCE COMMENTARY



**Basement Level 1:**

A 1000mm unobstructed width is required along the path of travel to an exit. 600mm and 750mm widths are identified on the plans.



8.

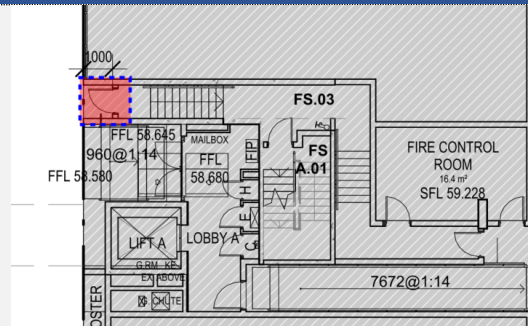
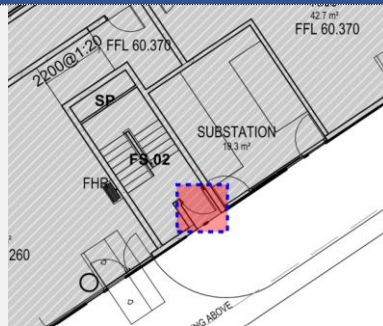
D2D12(3)

Ground Floor Level: The walls adjacent to the discharge points of the fire-isolated stairs (FS.02 and FS.03) are to have an FRL of not less than 60/60/60.

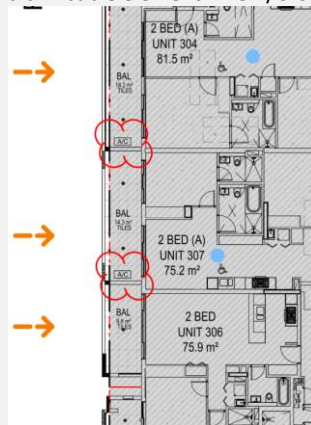
The architect is to confirm compliance with the requirements of this clause.

It is in the opinion of this office that compliance with the requirements of this clause can be achieved.

BCA COMPLIANCE COMMENTARY



**Balconies - Residential units:** The location of the condenser unit in proximity to the balustrade is considered a climbable element. The A/C is to be relocated or enclosed in a non-climbable enclosure.



The architect is to confirm compliance with the requirements of this clause.

It is in the opinion of this office that compliance with the requirements of this clause can be achieved.

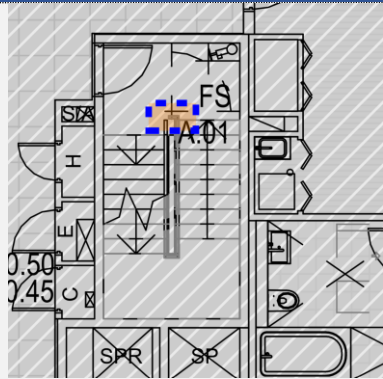
**Levels 3 – 6 - Fire-Isolated Stairway FS A.01:**

The handrail is to be continuous between stair flights in accordance with the requirements of this clause.  
 Note: Figure below is of Level 3 only – The non-compliance is reflected in levels 4-6.

The architect is to confirm compliance with the requirements of this clause.

It is in the opinion of this office that compliance with the requirements of this clause can be achieved.

BCA COMPLIANCE COMMENTARY



<p>11.</p>	<p>D3D25</p>	<p><u>Ground Floor Level – Retail tenancy R03:</u> A swinging door in a required exit must swing in the direction of egress if the floor area in that part of the building is more than 200m<sup>2</sup> in accordance with the requirements of this clause.</p> <p>The egress doors for retail tenancy R03, which has a floor area of 246.2m<sup>2</sup> (exceeding 200m<sup>2</sup>), do not swing in the direction of egress, contrary to the requirements of this clause.</p>	<p>Updated plans demonstrating compliance are to be provided or, alternatively, a performance solution will be required to address this non-compliance.</p>
<p>12.</p>	<p>D3D29</p>	<p>Residential levels: The following is required:</p> <ol style="list-style-type: none"> <li>A window opening must be provided with protection, if the floor below the window is 2 m or more above the surface beneath in the class 2 parts of the building.</li> </ol>	<p>The architect is to confirm compliance with the requirements of this clause.</p>

**BCA COMPLIANCE COMMENTARY**

		<p>b) A barrier with a height of less than 865 mm above the floor is required to a window where a child resistant release mechanism is required and the floor below the window is 4m or more above the surface beneath. The plans do not specify the above.</p>	<p>It is in the opinion of this office that compliance with the requirements of this clause can be achieved.</p>
13.	E1D4	<p>The plans are to identify the location of the sprinkler control valves and their encroachment into the path of travel with fire isolated stairways.</p>	<p>The architect is to confirm compliance with the requirements of this clause.</p> <p>It is in the opinion of this office that compliance with the requirements of this clause can be achieved.</p>
14.	E1D15 Specification 19	<p><u>Ground Floor Level – Fire Control Room:</u> The following is required to be provided on the plans:</p> <p>a) S19C7 – The fire control room is to have enclosing construction of concrete, masonry or the like, sufficiently impact resistant to withstand the impact of any likely falling debris, and with an FRL of not less than 120/120/120.</p> <p>b) S19C8 – the fire control room door openings must be fitted with a self-closing –/120/30 smoke sealed fire door.</p>	<p>The architect is to confirm compliance with the requirements of this clause.</p> <p>It is in the opinion of this office that compliance with the requirements of this clause can be achieved.</p>
15.	E1D17 E2D21	<p>Confirmation is required for the installation and/or the provision of EV Charging Facility and solar panels. If provided, the Fire Safety Engineer is to address these items as part of their Performance Solution report.</p>	<p>The design team is to confirm. Fire Safety Engineer is to address in their Performance solution report as required.</p>
16.	E3D3	<p>A stretcher facility must be provided Lift A and in at least 1 emergency lift in Lifts B and C to accommodate a raised stretcher with a clear space not less than 600m wide x 2m long x 1.4m high above floor level.</p>	<p>The architect is to confirm compliance with the requirements of this clause.</p> <p>It is in the opinion of this office that compliance with the requirements of this clause can be achieved.</p>

**BCA COMPLIANCE COMMENTARY**

<p>17.</p>	<p>E3D5</p>	<p>All lifts are required to be emergency lifts in accordance with this clause.</p>	<p>The architect is to confirm compliance with the requirements of this clause.</p> <p>It is in the opinion of this office that compliance with the requirements of this clause can be achieved.</p>
<p>18.</p>	<p>F2D2 F2D4</p>	<p>The plans are to confirm the wet areas will be constructed in accordance with these clauses, Specification 26 and AS3740-2021.</p>	<p>It is in the opinion of this office that compliance with the requirements of this clause can be achieved.</p>
<p>19.</p>	<p>F4D4</p>	<p><u>Ground Floor Level – Class 6 parts:</u> Provisions for sanitary facilities are to be incorporated within each retail tenancy as part of future fitouts, given there are no base building sanitary amenities available for tenant use</p>	<p>It is in the opinion of this office that compliance with the requirements of this clause can be achieved.</p>
<p>20.</p>	<p>F4D8</p>	<p><u>Residential Levels – Sanitary Compartments:</u> The plans indicate a number of sanitary compartments in various residential units and levels do not have a clear space of at least 1.2m between the closet pan and the doorway.  The plans are to be updated to show a clear space of at least 1.2 m between the closet pan and the doorway is required or alternatively, the door is to be readily removable from the outside of the sanitary compartment.</p>	<p>The architect is to confirm compliance with the requirements of this clause.</p> <p>It is in the opinion of this office that compliance with the requirements of this clause can be achieved.</p>

BCA COMPLIANCE COMMENTARY



**Basement Level 1** - Provide the use and the minimum headroom height in the area denoted as 'Low headroom area'. The head heights of this area are to comply with the requirements of this clause.



The architect is to confirm compliance with the requirements of this clause.

It is in the opinion of this office that compliance with the requirements of this clause can be achieved.

Confirmation is required that the natural light transmitting area of the window facing the balcony in the following units is not less than 10% of the floor area of the room in accordance with the requirements of this clause:

- a) Level 4 Unit 407 bedroom: The required that the natural light transmitting area of the window is 1.376m<sup>2</sup>



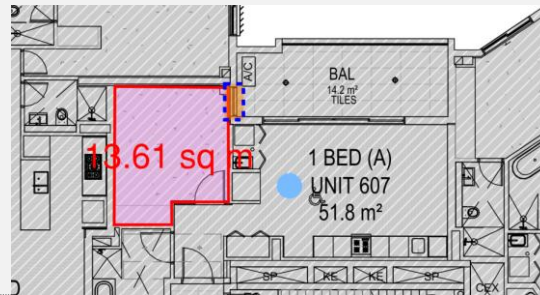
The architect is to confirm compliance with the requirements of this clause or alternatively, a performance solution can be provided by AllCert.

**BCA COMPLIANCE COMMENTARY**

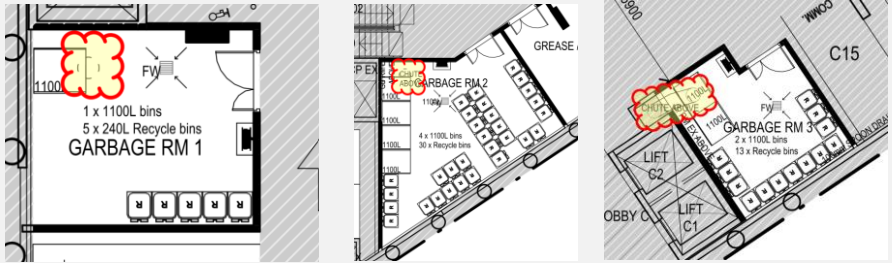
b) Level 5 Unit 507 bedroom: The required that the natural light transmitting area of the window is 1.509m<sup>2</sup>



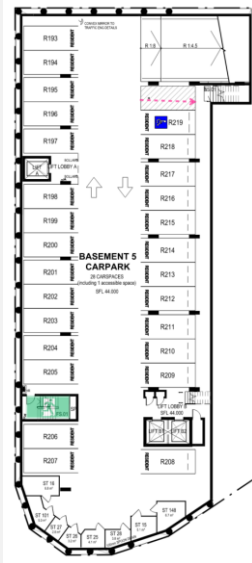
c) Level 6 Unit 607 bedroom: The required that the natural light transmitting area of the window is 1.361m<sup>2</sup>



**MATTERS UNDER "PS" (PERFORMANCE SOLUTION)**

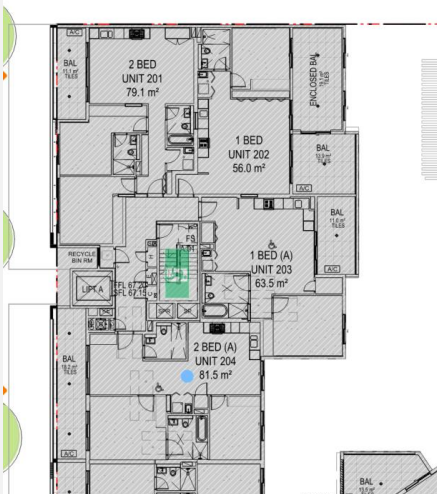
ITEM NO.	BCA CLAUSE	RELEVANT DEEMED-TO-SATISFY REQUIREMENTS	PROPOSED PATHS TO COMPLY
1.	C3D9 Specification 5	<p><u>Ground Floor Level:</u> This level contains the following classifications -</p> <ul style="list-style-type: none"> <li>• Class 2 Residential Lobby's – FRL 90 minutes</li> <li>• Class 6 Retail – FRL 180 minutes</li> <li>• Class 7b Loading Dock – FRL 240 minutes</li> </ul> <p>A performance solution is required to rationalise the FRL of this level to 120 minutes.</p>	A performance solution by the Fire Safety Engineer will be required to address this non-compliance.
2.	C4D3 C4D5	<p>It is noted a performance solution by AllCert was previously provided to permit natural light to habitable rooms in units on Levels 1 to 6 to be provided from openings located on the South-Eastern Boundary.</p> <p>The performance solution is to be updated to include the proposed additional storeys to the performance solution.</p>	A performance solution by AllCert will be provided to address this non-compliance.
3.	Specification 5	<p>A performance solution will be required to permit the garbage chute shafts within the garbage rooms on Basement Level 1 to remain unenclosed at the base.</p> 	A performance solution by the Fire Safety Engineer will be required to address this non-compliance.
4.	D2D3	<p>As the building has an effective height of more than 25m, a minimum of two (2) exits are required to serve each storey. Concessions apply in D2D3(2)(b). Based on our review of the plans, the following parts of the building are provided with only one (1) exit in lieu of two (2):</p> <p><u>Basement Level 5:</u> Only 1 exit is provided. Note: the stairway leading to Basement Level 4 is not considered an exit as it does not provide egress to open space or the road.</p>	A performance solution by the Fire Safety Engineer will be required to address these non-compliances.

MATTERS UNDER "PS" (PERFORMANCE SOLUTION)

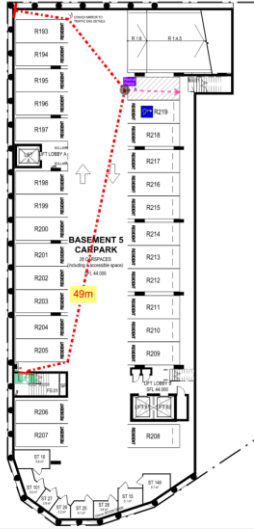


Levels 2 – 7:

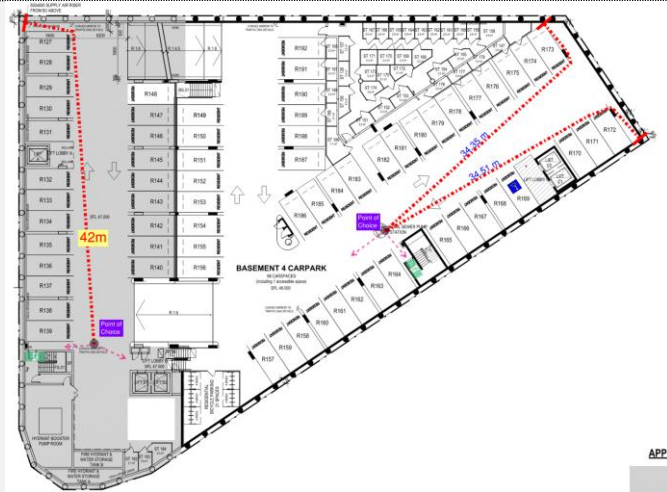
Only 1 exit is provided. Refer to the figure below showing the single exit design on Level 2.



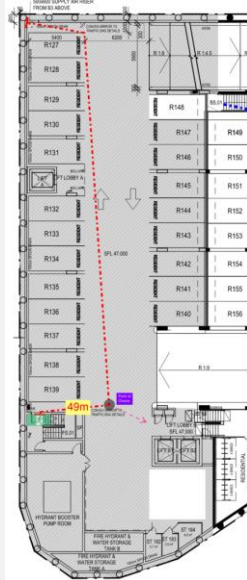
**MATTERS UNDER "PS" (PERFORMANCE SOLUTION)**

<p>5.</p>	<p>D2D5</p>	<p>The following extended travel distances have been identified:</p> <p><b>Basement Level 5:</b>          Extended travel distance is measured up to 49m in lieu of 40m to an exit.</p>  <p><b>Basement Level 4:</b>          a) Extended travel distance is measured up to 42m in lieu of 20m to a point of choice.</p>	<p>A performance solution by the Fire Safety Engineer will be required to address these non-compliances.</p>
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MATTERS UNDER "PS" (PERFORMANCE SOLUTION)



b) Extended travel distance is measured up to 49m in lieu of 40m to an exit.



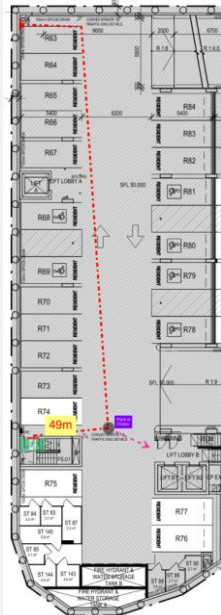
Basement Level 3:

**MATTERS UNDER "PS" (PERFORMANCE SOLUTION)**

a) Extended travel distance is measured up to 42m in lieu of 20m to a point of choice.



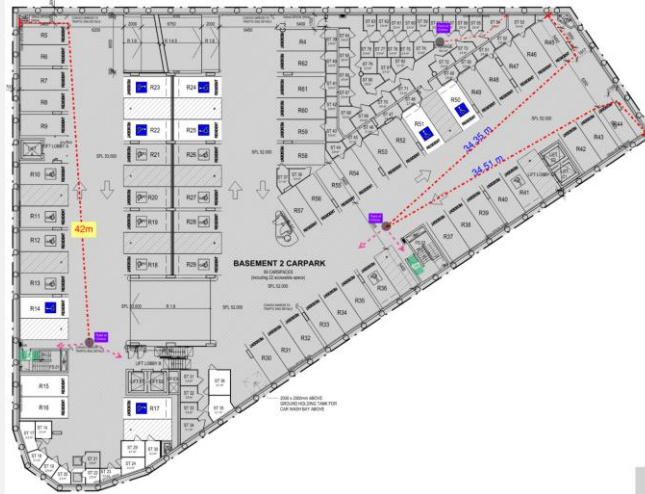
b) Extended travel distance is measured up to 49m in lieu of 40m to an exit.



MATTERS UNDER "PS" (PERFORMANCE SOLUTION)

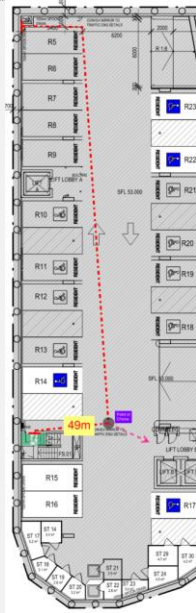
Basement Level 2:

a) Extended travel distance is measured up to 42m in lieu of 20m to a point of choice.



b) Extended travel distance is measured up to 49m in lieu of 40m to an exit

MATTERS UNDER "PS" (PERFORMANCE SOLUTION)



**Basement Level 1:**

- a) Extended travel distance of up to 41m in lieu of 20m to a point of choice.



**MATTERS UNDER "PS" (PERFORMANCE SOLUTION)**

b) Extended travel distance of up to 48m in lieu of 40m to an exit.

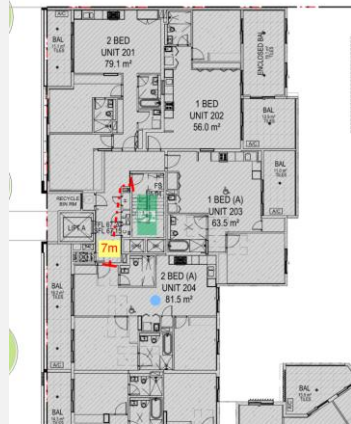


**Levels 1 – 6:**

Extended travel distance of up to 7m in lieu of 6m to an exit.

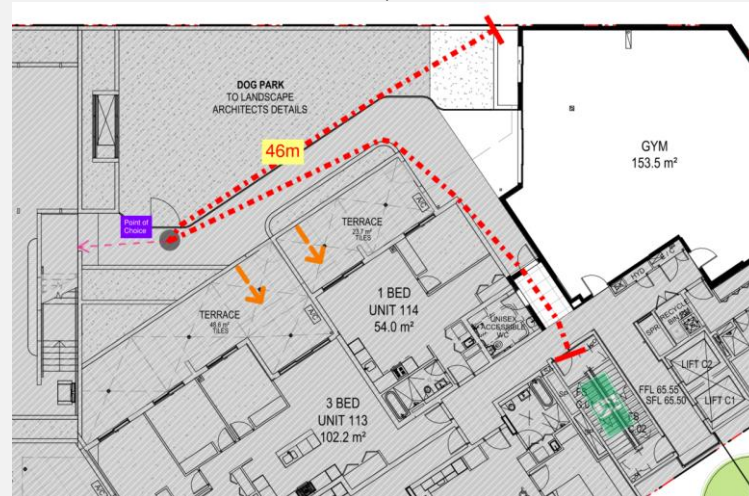
Note: Figure below is of Level 1 only – The non-compliance is reflected in levels 2-6.

MATTERS UNDER "PS" (PERFORMANCE SOLUTION)



Level 1:

Extended travel distance is measured up to 46m in lieu of 20m to an exit.



Levels 2 and 3:

Extended travel distance of up to 7.5m in lieu of 6m to an exit.

Note: Figure below is of Level 2 only – The non-compliance is reflected in level 3.

**MATTERS UNDER "PS" (PERFORMANCE SOLUTION)**

		<p>The diagram is a floor plan of a building section. It shows several units: UNIT 208 (77.6 m²), UNIT 209* (115.8 m², 3 BED), and a 2 BED unit. Fire safety exits are labeled FS.B.01 and FS.B.02. A red dashed line indicates a distance of 7.5m between two exits. Other labels include FFL 67.20, SFL 67.15, LIFT B1, and LIFT B2.</p>	
<p>6.</p>	<p>D2D6</p>	<p>The following non-compliant distances between alternative exits have been identified:</p> <p><u>Basement Level 5:</u> The distance between alternative exits (FS.01 on basement Level 5 and FS.02 on Basement Level 4) is up to 78m in lieu of 60m.</p>	<p>A performance solution by the Fire Safety Engineer will be required to address these non-compliances.</p>

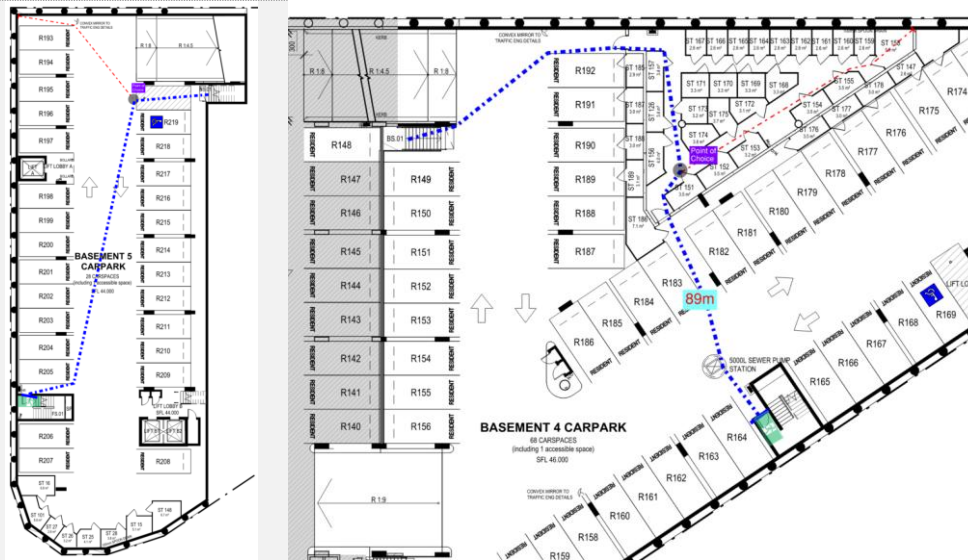
MATTERS UNDER "PS" (PERFORMANCE SOLUTION)



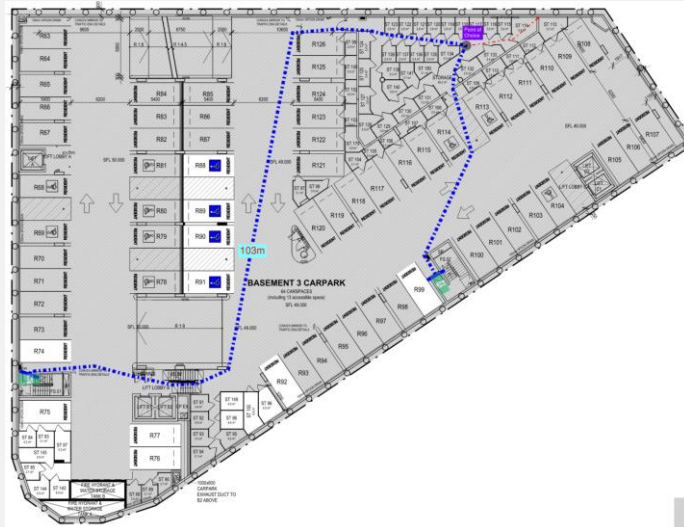
**Basement Level 4:**

Distance between alternative exits (FS.02 on Basement level 4 and FS.01 on basement level 5) is measured up to 89m in lieu of 60m.

MATTERS UNDER "PS" (PERFORMANCE SOLUTION)



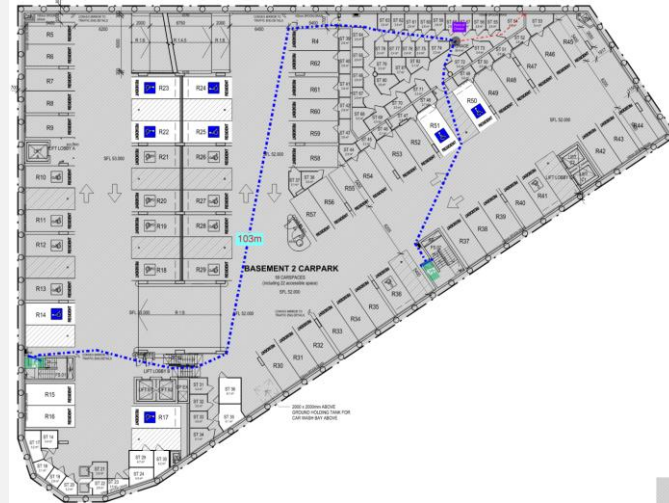
Basement Level 3:  
Distance between alternative exits is measured up to 103m in lieu of 60m.



**MATTERS UNDER "PS" (PERFORMANCE SOLUTION)**

**Basement Level 2:**

Distance between alternative exits is measured up to 103m in lieu of 60m.



**Basement Level 1:**

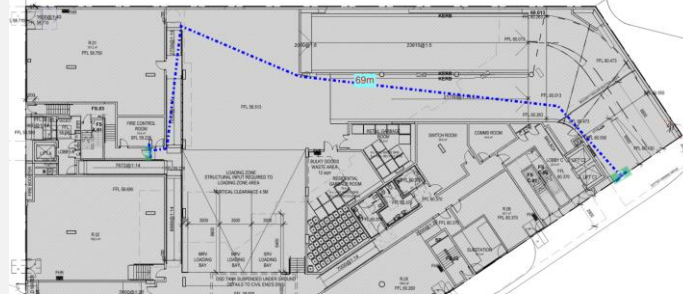
Distance between alternative exits is measured up to 78m in lieu of 60m.



MATTERS UNDER "PS" (PERFORMANCE SOLUTION)

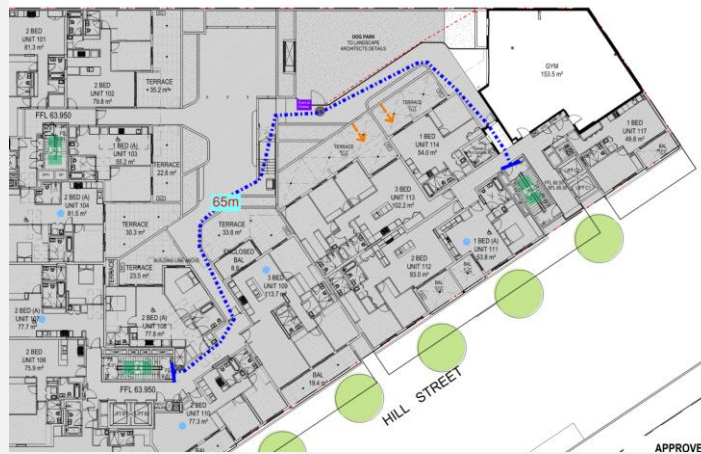
Ground Floor Level:

Distance between alternative exits is measured up to 69m in lieu of 60m.



Level 1:

Distance between alternative exits is measured up to 65m in lieu of 45m.



Exits that are required as alternative means of egress must be located so that alternative paths of travel do not converge such that they become less than 6m apart.

Ground Floor: Level:

The plans show the alternative paths of travel from the residential levels above converge in two locations on the ground floor to become less than 6m apart, contrary to the requirements of this clause. These locations are identified in the below figure.

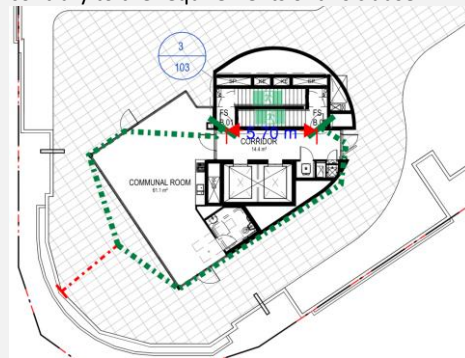
A performance solution by the Fire Safety Engineer will be required to address this non-compliance.

MATTERS UNDER "PS" (PERFORMANCE SOLUTION)



**Roof Terrace:**

The plans show the alternative paths of travel from the roof terrace converge to become less than 6m apart, contrary to the requirements of this clause.



Exits that are required as alternative means of egress must be not less than 9m apart. The following non-compliance have been identified:

**Levels 2 – 10 - Fire Stairways FS C.01 and FS C.02:**

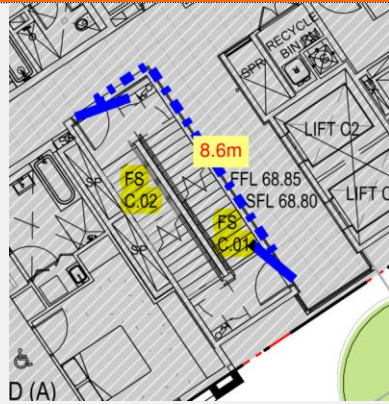
The plans identify the distance between the alternative exits FS C.01 and FS C.02 is 8.6m, contrary to the requirements of this clause.

Note: Figure below is of Level 2 only – The non-compliance is reflected in levels 3-10.

A performance solution by the Fire Safety Engineer will be required to address this technical non-compliance.

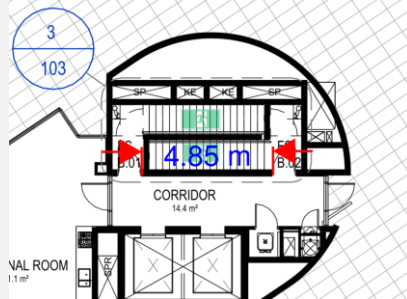
8. D2D6

MATTERS UNDER "PS" (PERFORMANCE SOLUTION)



Roof Terrace – Fire Stairways FS B.01 and FS B.02:

The plans identify the distance between the alternative exits FS B.01 and FS B.02 is 4.85m approximately, contrary to the requirements of this clause.



9.	D2D12(2)	<p><b>Ground Floor level:</b> The fire stairs FS A.01 and FS.03 as well as FS B.01 and FS B.02 from the residential levels do not provide independent egress from each storey served by their own way of its own fire-isolated passageway to the road or open space, contrary to the requirements of D2D12(2). The fire isolated passageway of FS A.01 is combined with FS.03 and the fire isolated passageway for FS B.01 is combined with FS B.02.</p>	<p>A performance solution by the Fire Safety Engineer will be required to address these non-compliances.</p>
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**MATTERS UNDER "PS" (PERFORMANCE SOLUTION)**

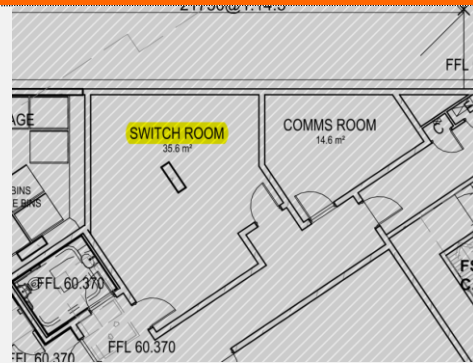
<p>10.</p>	<p>D2D12(2)</p>	<p><b>Ground Floor Level:</b> A performance solution is required as the fire-isolated stairs (FS.02 and FS.03) do not discharge directly to open space or a covered area open for at least 1/3 of its perimeter.</p>	<p>A performance solution by the Fire Safety Engineer will be required to address these non-compliances.</p>
<p>11.</p>	<p>D2D15(4)</p>	<p><b>Ground Floor Level:</b> The discharge point of alternative exits must be located as far apart as practical. The following non-compliance have been identified:</p> <ol style="list-style-type: none"> <li>Lobby A and fire-isolated passageway FS.03 are alternative exits serving the ground floor level and discharge within 3m of each other.</li> <li>Fire isolated stairways FS C.01 and FS C.02 are alternative exits serving the residential levels and discharge within 1m of each other.</li> </ol>	<p>A performance solution by the Fire Safety Engineer will be required to address these non-compliances.</p>



**MATTERS UNDER "PS" (PERFORMANCE SOLUTION)**

<p>13.</p>	<p>E1D2</p>	<p>A performance solution is required to permit the booster assembly to not be within the facade of the building containing the principal pedestrian entry and to be more than 20m from the principal pedestrian entry.</p> <p>Note: This is a technical non-compliance as there are 3 lobby's considered principal pedestrian entrances located on Forrest Rd and Hill Street</p>	<p>A performance solution by the Fire Safety Engineer will be required to address this non-compliance.</p>
<p>14.</p>	<p>E1D4</p>	<p><u>Ground Floor Level:</u> A performance solution to omit fire sprinkler coverage within the electrical switch room is to be provided.</p>	<p>A performance solution by the Fire Safety Engineer will be required to address this non-compliance.</p>

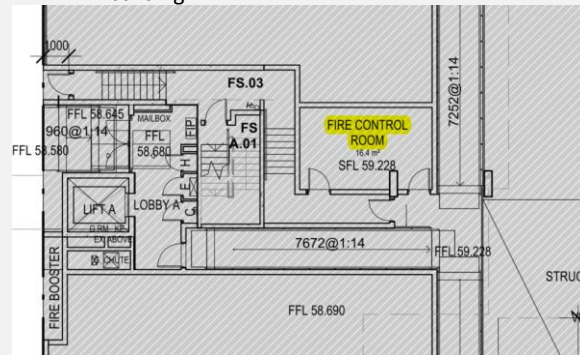
MATTERS UNDER "PS" (PERFORMANCE SOLUTION)



Ground Floor Level – Fire Control Room:

The following non-compliances have been identified:

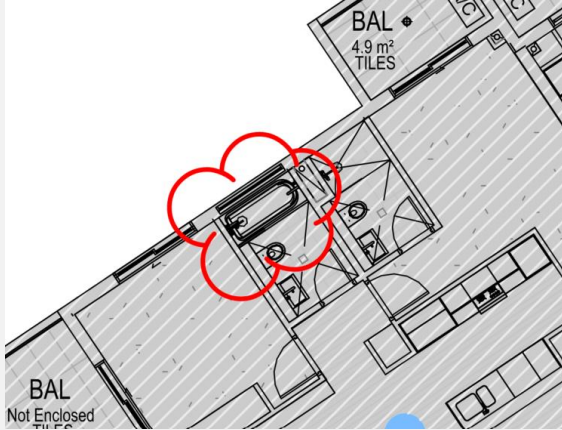
- a) S19C4 – Location of fire control centre: A fire control centre must be located in a building that egress from any part of its floor, to a road or open space, does not involve changes in level which in aggregate exceed 300 mm. Egress from one of the fire control doors leads into FS.03 which includes stairways to reach the road. This is contrary to the requirements of this clause
- b) S19C9 – Doors to a fire control room: The doors to the fire control room must open into the room, be lockable and located so that persons using escape routes from the building will not obstruct or hinder access to the room.
- c) S19C9 – Doors to a fire control room: The fire control room must be accessible from the front entrance of the building. The fire control room is not accessible for the front entrance of the building.



15. E1D15  
Specification  
19

A performance solution by the Fire Safety Engineer will be required to address these non-compliances.

**MATTERS UNDER "PS" (PERFORMANCE SOLUTION)**

<p>16.</p>	<p>F2D2</p>	<p><u>Levels 6 - 9 - Bathrooms:</u>            Confirmation is required if there is a combined bath and shower within the bathroom in the units listed below. If confirmed, a performance solution is required for any window opening within the combined bath and shower area.</p> <ul style="list-style-type: none"> <li>• Unit 612, 712, 812 and 912</li> </ul> <p>Note: Figure below is Unit 612 only – The non-compliance is reflected in the other units noted.</p> 	<p>A performance solution by the waterproofing consultant is to be provided to address this non-compliance.</p>
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## 5.0 CONCLUSION

The primary purpose of this report is to assess the architectural plans and identify non-compliance matters in comparison to the current Deemed-to-Satisfy provisions of the BCA 2022 Amendment 2 Volume One, to accompany the SSDA submission for the subject site at 105 Forest Road and 1A Hill Street, Hurstville.

The report outlines specific areas requiring further detail or resolution at the Construction Certificate stage. This includes elements where Performance Solutions will be required to demonstrate compliance with the relevant Performance Requirements of the BCA.

With the implementation of these mitigation measures and the preparation of supporting Performance Solutions, the remaining non-compliances are considered appropriate and manageable. It is the opinion of this office that the proposed development is capable of achieving compliance with the requirements of BCA 2022 Amendment 2 Volume One.

## 6.0 APPENDIX A – REFERENCED DOCUMENTATION

The findings published in the report is based on a desktop assessment of the architectural and service plans, prepared by **DWA**, Project No.: **2867**, drawings:

DRAWING TITLE	DRAWING NO.	REVISION	DATED
Site Plan	1.00	H	01/09/2025
Basement 5 Floor Plan	1.01	H	01/09/2025
Basement 4 Floor Plan	1.02	H	01/09/2025
Basement 3 Floor Plan	1.03	H	01/09/2025
Basement 2 Floor Plan	1.04	H	01/09/2025
Basement 1 Floor Plan	1.05	H	01/09/2025
Ground Floor Plan	1.06	H	01/09/2025
Level 1 Floor Plan	1.07	H	01/09/2025
Level 2 Floor Plan	1.08	H	01/09/2025
Level 3 Floor Plan	1.09	H	01/09/2025
Level 4 Floor Plan	1.10	H	01/09/2025
Level 5 Floor Plan	1.11	H	01/09/2025
Level 6 Floor Plan	1.12	H	01/09/2025
Level 7 Floor Plan	1.13	H	01/09/2025
Level 8 Floor Plan	1.14	H	01/09/2025
Level 9 Floor Plan	1.15	H	01/09/2025
Level 10 Floor Plan	1.16	H	01/09/2025
Level 11&12 Floor Plan	1.17	H	01/09/2025
Level 13&14 Floor Plan	1.18	H	01/09/2025

DRAWING TITLE	DRAWING NO.	REVISION	DATED
Level 15&16 Floor Plan	1.19	H	01/09/2025
Level 17&18 Floor Plan	1.20	H	01/09/2025
Level 19&20 Floor Plan	1.21	H	01/09/2025
Roof Terrace Floor Plan	1.22	H	01/09/2025
Roof Plan	1.23	H	01/09/2025
Street Elevations	2.01	H	01/09/2025
Forest Road Elevations	2.02	H	01/09/2025
Hill Street Elevations	2.03	H	01/09/2025
East & South East Elevations	2.04	H	01/09/2025
Block B – South Elevations	2.05	H	01/09/2025
Block C – North Elevations	2.06	H	01/09/2025
Site Sections	3.01	H	01/09/2025
Site Sections	3.02	H	01/09/2025
Site Sections	3.03	H	01/09/2025
Sections A-A	3.04	H	01/09/2025
Sections B-B	3.05	H	01/09/2025
Section C-C	3.06	H	01/09/2025