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BUILDING CONSULTANTS

## BCA Report

20-22 Atchison St  
St Leonards, NSW

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## Table of Contents

1.	Executive Summary	3
2.	Introduction	5
2.1	Brief	5
2.2	Scope	5
2.3	Methodology	5
2.4	Report Limitations	6
2.5	Documentation	6
2.6	Building Project Description	6
3.	Building Code Compliance Assessment	8
3.1	BCA Part A – General Provisions	8
3.2	BCA Part B – Structural Provisions	9
3.3	BCA Part C – Fire Resisting Construction and Compartmentation	9
3.4	BCA Part D – Access and Egress	16
3.5	BCA Part D4 – Access for People with Disabilities	20
3.6	BCA Part E – Fire Services & Equipment	21
3.7	BCA Part F – Health & Amenity	23
3.8	BCA Part G – Ancillary Provisions	27
3.9	BCA Part I – Special Use Buildings	28
3.10	BCA Part J – Energy Efficiency	28
4.	Performance Solutions	28
5.	Appendices	30

## Revision history

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02	Preliminary BCA Report	Dishana Liang 	Christina Chai 	22/09/2025
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## 20-22 Atchison St, St Leonards

### 1. Executive Summary

- (i) This report has been prepared to support a State Significant Development Application (SSDA) SSD-87486461 for the site at 20-22 Atchison Street, St Leonards (the site). The Minister for Planning, or their delegate, is the consent authority for the SSDA and this application is lodged with the NSW Department of Planning, Housing and Infrastructure (DPHI) for assessment.
- (ii) This report documents a preliminary review of the proposed mixed use development located at 20-22 Atchison St, St Leonards against the deemed-to-satisfy provisions of the National Construction Code (NCC) Building Code of Australia 2022 Volume One Amendment 2 (BCA).

Note that the proposed building is subject to the BCA in force at the day on which the application for building approval is made. A review against the current BCA (2022 Volume One Amendment 2) has been undertaken in this report given BCA 2025 has not yet been published. An updated review will need to be undertaken once BCA 2025 is in effect.

- (iii) Compliance with the BCA is achieved by satisfying the performance requirements of the BCA. The performance requirements can only be met by a:
  - a) Performance solution,
  - b) Deemed to satisfy solution, or
  - c) Combination of performance and deemed to satisfy solution.
- (iv) This report considers whether the design satisfies the Deemed-to-satisfy provisions of the BCA and where appropriate provides 'compliance comments' specific to the design.
- (v) The primary classifications within the proposed building are:
  - Class 2 – Residential
  - Class 5 – Office
  - Class 6 – Retail / Restaurant
  - Class 7a – Carpark
- (vi) The building structure shall be designed to resist loads and load combinations as prescribed in Part B of the BCA and relevant Australian Standards. The importance level of the building is determined as importance level 3.
- (vii) The building has a rise in storeys of 41 and as such, the minimum type of construction required is Type A.
- (viii) Various elements of the building structure including floors, walls, columns and beams are required to be fire rated in accordance with Specification 5 of the BCA relative to Type A construction.
- (ix) Provision of not less than two exits are required from each storey to meet minimum fire and life safety requirements. Additional exits may be required from the building (or part of the building) based on exit travel distance, distance between exits, classification, and the estimated population of the building.
- (x) Exits, exit stairways and passageways serving the building are required to be fire isolated and discharge directly to the street / an open space on the allotment with direct connection to the street.
- (xi) Exit pathways serving the building must have a minimum unobstructed width of 1m. Additional egress width may be required based upon the proposed population densities.



- (xii) Access is required to the building from:
- a) The main points of pedestrian entry at the allotment boundary; and
  - b) Another accessible building connected by a pedestrian link; and
  - c) Any required accessible carparking space on the allotment.
- (xiii) In the residential areas, access for people with a disability is required from the principal pedestrian entrance to the entrance door of each sole occupancy unit.
- Access is also required to and within all areas for use in common by the residents.
- (xiv) In the retail and commercial areas, access is required to and within all areas normally used by the occupants.
- (xv) The building requires the following fire safety systems:
- a) fire hydrant system;
  - b) fire hose reels to the carpark and retail tenancies;
  - c) portable fire extinguishers;
  - d) automatic sprinkler system;
  - e) fire control centre room;
  - f) smoke detection and alarm system;
  - g) occupant warning system;
  - h) emergency warning and intercom system;
  - i) stair pressurization system;
  - j) zone smoke control system to the retail / commercial areas;
  - k) emergency lifts
  - l) emergency lighting and exit signage
- (xvi) The building must be designed to satisfy the minimum energy efficiency requirements in accordance with the Part J of the BCA.
- (xvii) Where performance solutions are proposed by the design team, a separate assessment is required to be carried out. The performance solution will only comply with the BCA when the assessment methods used satisfactorily demonstrate compliance with the performance requirements.

A performance solution proposed will have no cause or effect until an assessment and determination of compliance with the Performance Provisions of the BCA has been completed by the Relevant Building Surveyor.

Design practitioners to advise of any performance solutions proposed.



## 2. Introduction

### 2.1 Brief

This report has been prepared to support a State Significant Development Application (SSDA) SSD-87486461 for the site at 20-22 Atchison Street, St Leonards (the site). The Minister for Planning, or their delegate, is the consent authority for the SSDA and this application is lodged with the NSW Department of Planning, Housing and Infrastructure (DPHI) for assessment.

This report documents a preliminary review of the proposed mixed use development against the deemed-to-satisfy provisions of the Building Code of Australia 2022 Volume One Amendment 2 ("BCA").

Note that the proposed building is subject to the BCA in force at the day on which the application for building approval is made. A review against the current BCA (2022 Volume One Amendment 2) has been undertaken in this report given BCA 2025 has not yet been published. An updated review will need to be undertaken once BCA 2025 is in effect.

The report has been commissioned by Setia and may be referred to, by the project design team, for the purposes of establishing compliance with the BCA.

### 2.2 Scope

This report identifies compliance with the BCA on a preliminary level, based on drawings prepared by Cox Architects. This report outlines the general scope of the applicable BCA Provisions and does not represent a full compliance check.

This report addresses only the BCA requirements, which establishes a benchmark level of compliance for health and amenity, life safety and protection of adjacent property with respect to spread of fire.

The consideration of asset protection, continuity of use of the facility following a fire or other emergency incident or the consideration of extreme incidents is outside the scope of the BCA and therefore has not been addressed in this report.

### 2.3 Methodology

This report documents an assessment against the deemed-to-satisfy provisions of the BCA based on the design documentation submitted for review.

Aside from the deemed-to-satisfy provision, the BCA also allows for performance solutions to be prepared to meet the performance requirements. Where the design team consider that deemed-to-satisfy provisions may be inappropriate or impractical for the proposed building due to:

- a) The proposed structure, systems and services in the building.
- b) The design philosophy being pursued by the design team.
- c) The characteristics of the building use including the nature of the fire load and the proposed population levels.

An assessment of proposed performance solutions and departures from the deemed-to-satisfy provisions will be assessed by the Certifier subject to one or more of the following assessment methods being documented by the design team.

Acceptable assessment methods may include:

- a) Evidence in the form of documentation referred to in BCA Clause A2G2;
- b) Verification methods in a report format acceptable by the appropriate authority;



- c) Expert judgement in a report format acceptable by the appropriate authority; or
- d) Comparison with the deemed to satisfy provisions.

Acceptance of any performance solutions is at the discretion of the Certifier.

## 2.4 Report Limitations

This report has been prepared based on the available time allocated to conduct the review, and all reasonable attempts have been made to identify the main compliance matters pursuant to the BCA. This report does not represent a full compliance check, additional issues may be identified upon reception of further design documents.

JAZ Building Consultants accepts no responsibility for any loss suffered as a result of any reliance upon such assessment or report.

All due care and consideration have been applied in the preparation of this report, however no warranty or guarantee whether expressed or implied is made with respect to the contents of this report. JAZ Building Consultants accepts no responsibility or liability with respect to reliance upon this report by any third party.

Matters that fall outside the scope of this report include Occupational Health & Safety, Dangerous Goods and Materials Storage, Essential Safety Measures, and assessment against Commonwealth Disability Discrimination Act.

This report must not be used for any other purpose without prior permission from JAZ Building Consultants.

## 2.5 Documentation

Design documents reviewed as part of this report include the following:

- a) Architectural SSDA issue drawings Rev 1 dated 18/09/2025 prepared by Cox Architecture (Project No. 223107.00)

Extracts of the above documentation have been included in Appendix 'A' nominating areas of compliance/regulatory requirements as identified throughout this report.

## 2.6 Building Project Description

- 2.6.1 The application seeks development consent for an SSDA which will facilitate the redevelopment of the site for a shop top housing development using the recently introduced provisions under the Transit Oriented Development (TOD) reforms.

The project seeks consent for:

- Demolition of existing buildings on site and tree removal.
- Construction of a 40-storey shop top housing development comprising:
  - 4-storey mixed-use (commercial, residential and retail) podium with a retail tenancy at ground level (Atchison Street frontage).
  - 36 levels of residential apartments and residential amenities within the tower
  - Landscaping and public amenities along the Mitchell Street eastern elevation at ground level.
  - Consolidated vehicular and loading access from Atchison Lane
  - 5 storey basement accommodating car, bicycle and motorcycle parking, storage, plant and end of trip facilities (EOTF) for the commercial component.
- Amalgamation of Lot 1 in DP740017 and Lot 120 DP564606



- 10% of residential floor space to be used for affordable housing via monetary contribution.
- Storage areas, utilities and service provision.

Refer to Architectural Plans prepared by Cox Architecture appended to the Environmental Impact Statement.

2.6.2 The site occupies a strategic location in the St Leonards Crows Nest precinct and is in close proximity to the St Leonards railway station and Crows Nest Metro station and town centre.

The site is located at 20-22 Atchison Street, St Leonards. The site has primary frontage to Atchison Street to the south, Mitchell Street to the east and Atchison Lane to the north. The site is located within the North Sydney Local Government Area (LGA) and is located approximately 4.5km north of the Sydney CBD.

The site comprises two allotments described as Lot 1 in DP740017 and Lot 120 DP564606 with a total areas of 1374.4sqm. The site is located near the crest of a high ridgeline point, with Mitchell Street falling in elevation towards the north of the site and Atchison Street falls towards the east. The site location is outlined in Figure 1.



Figure 1 | Site Plan

Existing development to the site includes:

- 22 Atchison Street is currently occupied by a six storey commercial office building and 18-20 Atchison Street comprises a three-storey commercial building which is currently vacant. The building were constructed in the 1980s and has a primary frontage to Atchison Street and secondary vehicular access from Atchison Lane.
- 22 Atchison Street accommodates additional vehicular access from Mitchell Street.



2.6.3 The primary classifications within the proposed building are:

- Class 2 – Residential apartment
- Class 5 – Office
- Class 6 – Retail / Restaurant
- Class 7a – Carpark

2.6.4 The following fire safety systems are required in the building:

- a) Fire hydrant system;
- b) Fire hose reels (to retail and carpark);
- c) Portable fire extinguishers;
- d) Automatic sprinkler system;
- e) Smoke detection and alarm system;
- f) Occupant warning system;
- g) Emergency warning and intercom system (EWIS);
- h) Stair pressurization system;
- i) Zone smoke control system (retail / commercial areas);
- j) Emergency lifts;
- k) Emergency lighting and exit signage

2.6.5 The following is a summary of the proposed building characteristics relative to compliance of the design with the requirements of BCA:

<b>Type of Construction:</b>	Type A
<b>Rise in Storeys:</b>	41
<b>Number of Storeys:</b>	46
<b>Effective Height:</b>	Approx. 136m
<b>Total Floor area (approximate only):</b>	B5 to B1 – 1373m <sup>2</sup> (each) Lower Ground - 1246m <sup>2</sup> Ground – 1050m <sup>2</sup> Level 1 – 1112m <sup>2</sup> Levels 2 to 3 – 945m <sup>2</sup> (each) Level 4 (double height space) - 605m <sup>2</sup> Levels 6 to 14 - 540m <sup>2</sup> (each) Levels 15 to 29 – 542 m <sup>2</sup> (each) Levels 30 to 38 – 541m <sup>2</sup> Level 39 – 570m <sup>2</sup> Roof Plant 295m <sup>2</sup> Total - 31501m <sup>2</sup>
<b>Allotment area:</b>	Approx. 1375 m <sup>2</sup>
<b>Automatic Sprinkler Protection Required:</b>	Yes

### 3. Building Code Compliance Assessment

#### 3.1 BCA Part A – General Provisions

3.1.1 Part A6 of the BCA prescribes the method by which the classification of the proposed building is determined. The classification of the building is based on the proposed functional uses of the building and as defined in Clauses A6G1 to A6G11 of the BCA.



3.1.2 The applicable classifications for this project are outlined in table 3.1.2 below.

**Table 3.1.2 | Building Classifications**

Level	Use	Building Classification
Basement 5 to Basement 1	Carpark	7a
Lower Ground	Carpark	7a
Ground	Residential Lobby, Office, Retail	2, 5, 6
Level 1	Office	5
Levels 2 to Roof	Residential	2

3.1.3 The use of the building, its construction, materials and system must comply with prescribed Australian Standards as outlined in Schedule 2 of the BCA, or otherwise have their use verified through validated test methods, calculation methods or research sources that is acceptable to the Relevant Building Surveyor<sup>5</sup> and in accordance with Part A of the BCA.

### 3.2 BCA Part B – Structural Provisions

3.2.1 Part B of the BCA prescribes the structural parameters for the building. The building structure is to be designed to resist loads and load combinations as prescribed in the relevant Australian Standards, including AS/NZS 1170.0 - AS/NZS 1170.4<sup>6</sup> as appropriate.

These parameters include:

- a) Importance Levels of Buildings and Structures
- b) Design Events for Safety
- c) Dead and live load combinations
- d) Wind loads
- e) Snow and ice loads (if applicable)
- f) Earthquake loads
- g) Flooding hazard (if applicable)

3.2.2 The importance level applicable to the building is importance level 3 as determined in accordance with table B1D3 of the BCA.

3.2.3 Construction materials and the forms of construction must comply with the relevant Australian Standards as applicable including consideration on design for fire safety, serviceability and durability.

3.2.4 Glazed balustrades and structures (curtain walls and the like) must be designed in accordance with AS 1288<sup>7</sup> and AS 1170 (as applicable).

### 3.3 BCA Part C – Fire Resisting Construction and Compartmentation

3.3.1 Part C of the BCA prescribes the fire resistance, structural stability, compartmentation and separation parameters for all buildings. The type of construction<sup>8</sup> determines the level of fire resistance of the building based on the rise in storeys and the building classification.

<sup>5</sup> Relevant Building Surveyor is the authority appointed pursuant to the Building Act 1993.

<sup>6</sup>AS/NZS 1170.0 - 2002 Structural Design Actions – General Principles 2002, Standards Australia, Sydney, 2002  
<sup>6</sup>AS/NZS 1170.1 - 2002 Structural Design Actions – Permanent, Imposed & Other Actions 2002, Standards Australia, Sydney, 2002  
<sup>6</sup>AS/NZS 1170.2 - 2021 Structural Design Actions – Wind Actions 2011, Standards Australia, Sydney, 2011  
<sup>6</sup>AS/NZS 1170.3 - 2003 Structural Design Actions – Snow and Ice Actions 2003, Standards Australia, Sydney, 2003  
<sup>6</sup>AS/NZS 1170.4 - 2007 Structural Design Actions – Earthquake Actions in Australia 2007, Standards Australia, Sydney, 2007

<sup>7</sup>AS 1288 – 2021 Glass in buildings, Standards Australia, Sydney, 2006

<sup>8</sup> Type of construction is the minimum type of fire resisting construction determined by Table C2D2 of the BCA.



- 3.3.2 The building has a rise in storeys of 41. Based on the number of storeys above ground level and the classification of the building, the minimum type of construction prescribed by the BCA is Type A.
- 3.3.3 The main building structure / super structure must be constructed of reinforced concrete walls, floors, columns and beams and/or equivalent material such as light weight construction which achieves the minimum fire-resistance levels (FRL)<sup>9</sup>.
- 3.3.4 The minimum fire resistance level (FRL) required for the proposed building, based on the requirements for Type A construction are generally as follows<sup>10</sup>.

**Table 3.3.4 | Required Fire Resistance Levels**

Building Element	Fire source feature	FRL Class 2	FRL Class 5, 7a	FRL Class 6
External walls Including any columns (Load-bearing)	Less than 1.5m 1.5m to <3m ≥ 3m	90/90/90 90/60/60 90/60/30	120/120/120 120/90/90 120/60/30	180/180/180 180/180/120 180/120/90
External walls (Non-load bearing)	Less than 1.5m 1.5m to <3m ≥ 3m	-/90/90 -/60/60 -/-/-	-/120/120 -/90/90 -/-/-	-/180/180 -/180/120 -/-/-
External column	load bearing non load bearing	90/-/- -/-/-	120/-/- -/-/-	180/-/- -/-/-
Common Walls and fire walls		90/90/90	120/120/120	180/180/180
Fire resisting lift and stair shaft	load bearing non load bearing	90/90/90 -/90/90	120/120/120 -/120/120	180/120/120 -/120/120
Internal walls (bounding public corridors, public lobbies and the like)	load bearing non load bearing	90/90/90 -/60/60	120/-/- -/-/-	180/-/- -/-/-
Between or bounding sole-occupancy units	load bearing non load bearing	90/90/90 -/60/60	120/-/- -/-/-	180/-/- -/-/-
Ventilating, pipe, garbage shaft etc	load bearing non load bearing	90/90/90 -/90/90	120/90/90 -/90/90	180/120/120 -/120/120
Other loadbearing internal walls, internal beams, trusses and columns		90/-/-	120/-/-	180/-/-
Floors		90/90/90	120/120/120	180/180/180
Roof		90/60/30*	120/60/30	180/60/30

\* The roof need not be fire rated if the building is sprinkler protected, provided the roof covering is non-combustible. However, where the plant serving the required stair pressurization equipment is located on the roof, the area providing support to the equipment must be fire rated to achieve a 120/120/120 FRL.

It is noted that a fire engineered performance solution is proposed to reduce the retail tenancy FRLs from 180 minutes to 120 minutes generally.

<sup>9</sup> Fire Resistance Level (FRL) means the grading periods in minutes for which fire resistance must be achieved.

<sup>10</sup> Specification S5C11 Table a-g, Building Code of Australia 2022



- 3.3.5 Parts of a building with different classifications i.e. retail tenancies and residential areas such as lobbies must be separated by fire walls complying with Table 3.3.4 above. Where the two classifications are required to have the same FRL fire walls may not be required.
- 3.3.6 The bike parking and residential storage areas have not been separately classified as class 7b as the floor area of these areas on each storey is less than 10%. However, this is subject to review by the Certifier. Where these areas are separately classified, they will be Class 7b and generally require a 4 hour fire rating, which can be reduced to 2 hours as a fire engineered performance solution.
- 3.3.7 Building elements providing direct lateral or vertical support to another building element which is required to be fire rated must achieve the same FRL as the part which it is supporting. i.e. columns supporting a slab that is required to be fire rated must achieve the FRL required of the slab in lieu of that required for the columns.
- 3.3.8 The following fire equipment and services rooms must be separated with fire resistant construction that achieves minimum FRL 120/120/120:
- Fire pump room, relay pump room and any access passageways to the room(s)
  - Lift motor rooms, lift control panels
  - Central smoke control plant
  - Emergency generators, electrical substations and main electrical switch rooms
  - Fire control room
  - Boilers
  - Gas meter rooms (subject to relevant authority requirements)
  - A battery system with a total voltage of 12 volts or more and a storage capacity of 200 kWh or more.
- 3.3.9 Loadbearing internal walls or loadbearing fire walls must be of concrete or masonry.
- 3.3.10 Where the FRL of a building element is proposed to be verified via the Standard Fire Test (AS 1530.4-2014), it must be identical to the prototype and confirmed in a report from an Accredited Testing Laboratory. Note that test reports referencing superseded versions of AS 1530.4 are not acceptable.

If testing has not been performed to the current referenced version of the standard, an assessment report by an Accredited Testing Laboratory confirming that the tested prototype was subjected to an equivalent or more severe test than the current AS 1530.4(2014) may be accepted.

- 3.3.11 The following building elements must be non-combustible:
- External walls, including all components incorporated in them including the facade covering, framing and insulation.
  - The flooring and floor framing of lift pits.
  - Non-loadbearing internal walls where they are required to be fire-resisting.
  - A shaft, being a lift, ventilating, pipe, garbage, or similar shaft that is not for the discharge of hot products of combustion, that is non-loadbearing

The above requirements do not apply to the following:

- Gaskets
- Caulking
- Sealants
- Termite management systems
- Glass, including laminated glass
- Thermal breaks associated with glazing or wall systems
- Damp-proof courses
- Compressible fillers and backing materials, including articulation joints (not wider than 50mm)
- Isolated construction packers and shims, blocking for fixing fixtures, fixing accessories and acoustic mounts



- j) Waterproofing materials applied to the external face, used below ground level and up to 250 mm above ground level
- k) Joint trims and joint reinforcing tape and mesh of a width not greater than 50 mm
- l) Weather sealing materials, applied to gaps not wider than 50 mm, used within and between concrete elements
- m) Wall ties and other masonry components complying with AS 2699 Part 1 and Part 3 as appropriate, and associated with masonry wall construction
- n) Reinforcing bars and associated minor elements that are wholly or predominately encased in concrete or grout
- o) A paint, lacquer or a similar finish or coating
- p) Adhesives, including tapes, associated with stiffeners for cladding systems
- q) Fire-protective materials and components required for the protection of penetrations.

The provision of a green wall attached to the external wall on the Level 4 amenities area will be subject to a fire engineered performance solution.

3.3.12 The following materials, when entirely composed of itself, are deemed non-combustible:

- a) Concrete
- b) Steel, including metallic coated steel
- c) Masonry, including mortar
- d) Aluminium, including aluminium alloy
- e) Autoclaved aerated concrete, including mortar
- f) Iron
- g) Terracotta
- h) Porcelain
- i) Ceramic
- j) Natural stone
- k) Copper
- l) Zinc
- m) Lead
- n) Bronze
- o) Brass

3.3.13 The following materials may be used wherever a non-combustible material is required:

- a) Plasterboard.
- b) Perforated gypsum lath with a normal paper finish.
- c) Fibrous-plaster sheet.
- d) Fibre-reinforced cement sheeting.
- e) Pre-finished metal sheeting having a combustible surface finish not exceeding 1 mm thickness and where the Spread-of-Flame Index of the product is not greater than 0.
- f) Sarking-type materials that do not exceed 1 mm in thickness and have a Flammability Index not greater than 5.
- g) Bonded laminated materials where—
  - (i) each lamina, including any core, is non-combustible; and
  - (ii) each adhesive layer does not exceed 1 mm in thickness and the total thickness of the adhesive layers does not exceed 2 mm; and
  - (iii) the Spread-of-Flame Index and the Smoke-Developed Index of the bonded laminated material as a whole do not exceed 0 and 3 respectively.

3.3.14 Where bonded laminated cladding panels are proposed externally to a Type A building, all layers of the cladding panels must be mechanically supported or restrained to the supporting frame.



3.3.15 The following materials are exempted:

- a) A laminated glass system
- b) Layers plasterboard product
- c) Perforated gypsum lath with a normal paper finish
- d) Fibrous-plaster sheet
- e) Fibre-reinforced cement sheeting
- f) A component of a garage door

3.3.16 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 one of the following:

- a) An ancillary element that is non-combustible
- b) A gutter, downpipe or other plumbing fixture or fitting
- c) A flashing
- d) A grate or grille not more than 2m<sup>2</sup> in area associated with a building services
- e) An electrical switch, socket-outlet, cover plate or the like
- f) A light fitting
- g) A required sign
- h) A sign other than one provided under (a) or (g) that—
  - (i) Achieves a group number of 1 or 2; and
  - (ii) Does not extend beyond one storey; and
  - (iii) Does not extend beyond one fire compartment; and
  - (iv) Is separated vertically from other signs permitted under (h) by at least 2 storeys
- i) An awning, sunshade, canopy, blind or shading hood other than one provided under (a) that—
  - (i) Meets the relevant requirements of Table 4 of Specification 7 as for an internal element; and
  - (ii) Serves a storey at ground level or immediately above a storey at ground level; and
  - (iii) Does not serve an exit, where it would render the exits unusable in a fire
- j) A part of a security, intercom or announcement system
- k) Wiring
- l) AS4654.2 waterproofing materials applied to an adjacent floor surface or a roof surface
- m) Collars, sleeves and insulation associated with service installations
- n) Screens applied to vents, weepholes and gaps comply with AS3959
- o) Wiper and brush seals associated with doors, windows or other openings
- p) A gasket, caulking, sealant or adhesive directly associated the above elements.

3.3.17 The passenger and emergency lifts are to be separated from the remainder of the building by a shaft construction that achieves a minimum FRL of 120/120/120.

3.3.18 The fire isolated stairways are to be separated from the remainder of the building by shaft construction achieving a minimum FRL 120/120/120. The scissor stairs must be separated into two fire isolated shafts, which includes a wall constructed between the different scissor flights with a minimum FRL of 120/120/120.

3.3.19 The garbage room (connected to the garbage chute) on Basement 1 level is required to be fire separated from the remainder of the building by a construction achieving an FRL of 120/120/120. The door leading into the garbage chute room must be a -/120/30 fire door. Bin chute doors on residential levels shaft must be provided with a non-combustible hopper.

3.3.20 The following equipment are located in paths of travel to an exit must be enclosed in non-combustible construction with smoke seals to enclosure doors:

- a) Electricity meters, distribution boards or ducts; or
- b) Central telecommunications distribution boards or equipment; or
- c) Electrical motors or other motors serving equipment in the building.



- 3.3.21 Where the space beneath a non-fire-isolated stair is to be enclosed, the space must be fire separated by construction achieving an FRL of 60/60/60. Any openings into the enclosure must be provided with self-closing -/60/30 fire door.
- 3.3.22 Where a path of travel from the point of discharge of a fire-isolated exit is within 6.0 m of any part of an external wall of the building, that part of the wall must have an FRL of not less than 60/60/60 and any openings protected internally by wall-wetting sprinklers in accordance with BCA Clause C4D5.
- 3.3.23 Residential corridors greater than 40m in length must be separated into intervals of not greater than 40m by smoke proof construction, including smoke doors complying with BCA Specification 12.

Corridors on Level 2 and 3 will require additional smoke walls to meet this.

- 3.3.24 The building must be separated from adjoining properties including consideration of openings and exposure of the building to and from a fire source feature<sup>11</sup>. Openings in external walls that require a fire rating must be protected in accordance with one of the following methods under BCA Clause C4D5 as appropriate:
- Self-closing -/60/30 fire doors;
  - Internal or external wall wetting sprinklers to automatic closing or fixed in the closed position windows;
  - /60/- fire windows; or
  - /60/- automatic fire shutters

This applies if distance between opening and fire-source feature to which it is exposed is less than-

- 3m from a side / rear boundary;
- 6m from the far boundary of a road; or
- 6m from another building on the allotment

Refer marked plans for openings less than 3m from the western boundary which will require protection.

As per early advice from the fire safety engineer, openings located at the west boundary will need to meet Deemed-to-Satisfy requirements (fixed windows with external wall wetting sprinklers). A fire engineered performance solution may be justified for the other openings.

- 3.3.25 No service penetration is permitted within fire-isolated exits/passageway unless directly serving the stair itself e.g. water supply for fire services, electrical services associated with lighting serving the stair. Fire service test drain is permitted within the fire isolated stair shaft.
- 3.3.26 Services that are not contained in fire resisting shaft in accordance with Table 3.3.4, must be protected by an approved/tested proprietary system to seal the penetrations in floors, walls, ceilings and other building elements that are required to be fire rated. Designers of all disciplines will be required to prepare a penetration schedule in accordance with AS4072.1 to document all method of fire sealing and supplemented by a test report under AS1530.4.
- 3.3.27 Construction joints and the like between building elements required to be fire-rated, must be protected using a system/product which has been tested in accordance with AS4072.1 and AS 1530.4<sup>12</sup> and found to achieve the required FRL. The protection may differ from a tested prototype where the variation is in accordance with Section 4 of AS4072.1.
- 3.3.28 Materials used as a finish or lining, i.e. carpet, timber wall linings and similar, must achieve the prescribed Fire Hazard Properties outlined in Specification 7 of the BCA. Test reports prepared by a NATA accredited test laboratory indicating compliance must be provided as per the following -

<sup>11</sup> Fire Source feature means side or rear boundary, another building and or far boundary of the street

<sup>12</sup> AS 1530.4 - 2014 Fire Resistance Tests on Elements of Construction, Standards Australia, Sydney, 2014





Building Element:	Protection to doorway:
Smoke separation within the residential corridor	Smoke doors that is <ul style="list-style-type: none"><li>▪ self-closing; or</li><li>▪ where fitted a hold open device, leaves are closed automatically with automatic closing operation initiated by a smoke detector installed as per AS 1670.1</li></ul>

### 3.4 BCA Part D – Access and Egress

3.4.1 Part D of the BCA prescribes the minimum requirement for access and egress to a building.

3.4.2 Based on the proposed building having an effective height of more than 25m, each storey requires not less than two (2) exits.

3.4.3 The maximum distance of travel to an exit must not exceed limits under BCA Clause D2D5, as outlined below:

- a) **Class 2 SOUs**– The entrance doorway of units must be not more than 6m from an exit or a point where alternative exits are available
- b) **Class 2 areas not within an SOU, 5, 6 and 7a** – no point of the floor must be 20m from an exit, or a point where different directions to 2 exits is available in which case the maximum distance to one of those exits must not exceed 40m.

The following extended travel distances will be required to be addressed as a fire engineered performance solution:

- Basement 1 to 4– up to 24m to a point of choice / exit
- Lower Ground – up to 30m to a point of choice / exit
- Level 2 and 3 – up to 8m to a point of choice / exit

3.4.4 The alternative exits must be distributed:

- a) as uniformly as practicable within each storey, and
- b) not less than 9m, and
- c) not more than 45m apart on residential levels, and
- d) not more than 60m apart.

The distance between the scissor stairs is less than 9m which does not comply with BCA D2D6 and will be addressed as a fire engineered performance solution.

3.4.5 A stair serving a storey that is below the lowest storey providing direct access to a road or open space, must not have a direct connection with a stair that serves a storey above that level.

The current stair arrangement meets this requirement.

3.4.6 All exit paths are required to have a minimum width of 1m clear of any obstruction.

In particular, ensure compliance to the following locations:

- a) Unobstructed width in fire isolated stair on landings where hydrants are installed; and
- b) Clearance between handrails in stairs

A fire engineered performance solution will be required to allow reduction in width to the pathways serving the basement storage cages to 750mm.

3.4.7 Doors opening into exits i.e. fire isolated stairs, passageways etc. must not encroach more than 500mm on the required width of the exit.



3.4.8 Each fire isolated exit must provide independent egress from each storey served and discharge directly, or by way of its own fire-isolated passageway to a road or open space. Convergence of exits discharge level (i.e. the stair from above converges with the stair from below) will be required to be addressed as a fire engineered performance solution.

The discharge point of alternative exits must be located as far apart as practicable. A performance solution from the fire safety engineer will be required to address the discharge point of both fire isolated stairs being adjacent each other.

3.4.9 A door from a room must not open directly into a fire-isolated stair unless it is from:

- a) A public corridor, public lobby or the like; or
- b) A sole-occupancy unit occupying all of a storey; or
- c) A sanitary compartment, airlock or the like.

3.4.10 Access and egress from plant rooms, lift machine rooms and lift pits must be provided via a stairway compliant with BCA D3D23 or AS 1657<sup>19</sup> as applicable.

3.4.11 Stairways to comply with BCA Clauses D3D14 and D3D15, including –

- a) Not more than 18 risers nor less than 2 risers in each flight;
- b) Consistent going and riser dimensions throughout a flight as per Table 3.4.11 below;
- c) Non-slip treads / landing or adequate non-skid strip to the nosing of tread / landing complying with the requirements set out in Table 3.4.12 when tested in accordance with AS 4586<sup>20</sup>;
- d) Treads and landings to be provided with a luminance contrast strip to the edge of the nosing in accordance with AS 1428.1;
- e) Treads to be of solid construction;
- f) Risers to be solid and not contain any openings

**Table 3.4.11 | Riser and Going Dimensions**

Location	Riser (R)		Going (G)		Quantity (2R + G)	
	Max	Min	Max	Min	Max	Min
Stairways	190	115	355	250	700	550
Landings	750mm					

Also refer Access Report for accessibility requirements relating to stairs.

3.4.12 The following minimum slip resistance ratings are required to stairs and ramps:

**Table 3.4.12 | Slip Resistance Classification**

Application	Surface Conditions	
	Dry	Wet
Ramp steeper than 1:14	P4 or R11	P5 or R12
Ramp steeper than 1:20 but not steeper than 1:14	P3 or R10	P4 or R11
Tread or landing surface	P3 or R10	P4 or R11
Nosing or landing edge strip	P3	P4

<sup>19</sup> AS 1657-2018 Fixed platforms, walkways, stairways and ladders – Design, construction and installation, Standards Australia, Sydney, 2018

<sup>20</sup> AS 4586-2013 Slip resistance classification of new pedestrian surface materials, Standards Australia, Sydney, 2013



3.4.13 Balustrades (barriers) must be provided to any stairway, ramp, floor, corridor, hallway, balcony or the like if its level above the surface beneath is more than 1m.

General requirements for balustrades are as follows:

- a) Minimum height of 865mm above the nosings; and
- b) Minimum height of 1m above finished floor level of landings or balconies or the like; and
- c) Spacing between balusters must not exceed 125mm; and
- d) On floors more than 4m above the surface beneath, any horizontal or near horizontal elements within the balustrade between 150-760mm above the floor must not facilitate climbing; and
- e) Where a barrier is fixed to a vertical face forming an edge of a landing, balcony, deck, stairway or the like, the opening between the barrier and the face must not exceed 40mm.

Requirements for balustrades within the fire-isolated stairways are as follows:

- a) Any opening to be no more than 300mm; or
- b) Horizontal rails with spacing not more than 460mm; with the bottom rail to be no more than 150mm above the nosing line.

3.4.14 Handrails must be provided as follows:

- a) Fixed at a height of not less than 865mm measured above the nosing line.
  - b) Continuous between stair flight landings and have no obstruction to break a handhold.
- Also refer Access Report for accessibility requirements relating to stairs.

3.4.15 Required exit doors must swing in the direction of egress unless it serves an area of less than 200m<sup>2</sup>, and is the only required exit door from that space and provided with a hold open device.

A fire engineered performance solution will be required to allow the doors serving commercial lobby to swing against the direction of egress.

3.4.16 A door (other than the entry door to the apartments) in a required exit or in the path of travel to a required exit must be readily openable without a key from the side that faces a person seeking egress, by a single hand downward or pushing action on a single device located 900 – 1100mm from the floor. Doors fitted with security devices, i.e. magnetic lock, electric strike etc. to release in fire mode to allow free egress in the event of an emergency.

3.4.17 A power operated door in the path of travel to a required exit must be able to be opened manually under a force of not more than 110 N if there is a malfunction or failure of the power source.

3.4.18 Doorways throughout a fire isolated exit that serves any storey above an effective height of 25m must either:


- a) not be locked from the inside; or
- b) be provided with a fail-safe device that automatically unlocks the door upon the activation of a fire alarm, and one of the following:
  - i. On at least every fourth storey, the doors must not be locked from the inside and a sign is to be fixed on such doors stating that re-entry is available; or
  - ii. An intercommunication system, or an audible or visual alarm system is to be installed and operated from within the enclosure is provided near the doors and a sign is to be fixed adjacent to such doors explaining its purpose and method of operation.

A fire engineered performance solution will be required for any variations to the above.



- 3.4.19 Thresholds of doorways must not contain a step or ramp any closer than the width of the door leaf unless:
- In a building required to be accessible - the door opens to a road or open space and contains a threshold ramp complying with AS 1428.1(2009)
  - In other cases - the door opens to a road or open space and the step/sill is not more than 190mm.
- 3.4.20 Statutory signage is required to all fire safety doors and fire service equipment. The wording must have contrasting colour to the background.

**Table 3.4.20 | Statutory Signage**

Signage Location	Signage
<b>General Signage</b>	
Door to fire isolated stair	FIRE SAFETY DOOR DO NOT OBSTRUCT DO NOT KEEP OPEN (minimum 20mm)
Door from fire isolated exit leading to outside	FIRE SAFETY DOOR DO NOT OBSTRUCT (minimum 20mm)
Lift	DO NOT USE LIFTS IF THERE IS A FIRE (10mm) or; Do not use lifts if there is a fire (8mm)
Liftwell Entry Door	DANGER LIFTWELL – ENTRY OF UNAUTHORISED PERSONS PROHIBITED – KEE CLEAR AT ALL TIMES (minimum 35mm high)
Access door to roof or other plant areas	Access for authorized personnel only (or similar wording)
<b>Braille &amp; Tactile Signage</b>	
Door to fire isolated stairs and required exit doors on Ground Floor	Braille and tactile signage stating “Exit” and “Level”.
Manual controls to power operated doors (where applicable)	Braille and tactile signage to identify manual control to power operated doors, in accordance with BCA S15C3 and S15C6
Sanitary Facilities	In accordance with BCA D4D7 and Clause 8 of AS1428.1(2009)  
Areas containing a hearing augmentation system	Include the international symbol for deafness and identify the type of hearing augmentation, and area covered within the room and where to collect receivers (where applicable)
To indicate accessible entry point	To entries not provided with access for people with a disability, in accordance with Clause 8 of AS1428.1(2009)
<b>Fire Services</b>	
Fire Indicator Panel	FIRE INDICATOR PANEL (minimum 50mm)
Fire hose reel enclosure	FIRE HOSE REEL (minimum 50mm)
Fire hydrant enclosure	FIRE HYDRANT (minimum 50mm)



Signage Location	Signage
Booster assembly	FIRE HYDRANT BOOSTER, FIRE HYDRANT AND SPRINKLER BOOSTER, COMBINED HYDRANT AND SPRINKLER BOOSTER (as applicable) (50mm high) FH symbol (100mm diameter)
Fire extinguisher	In accordance with AS2444(2001)
Sprinkler control valve	SPRINKLER CONTROL VALVE INSIDE (minimum 35mm high)

3.4.21 The following openable windows are required to be protected in accordance with BCA D3D29 –

- a) Bedroom windows: where the sill height is less than 1700mm above FFL and the fall is greater than 2m to the surface below; and
- b) All other windows: where the sill height is below 865mm above the FFL and the fall is greater than 4m

Bedroom windows nominated in a) above must be protected in accordance with –

- Where the openable part of the bedroom window is less than 865mm above FFL, the window opening must be protected with a child resistant restriction device or screen and a barrier of not less than 865mm high above the FFL; and
- Where the openable part of a window not in a bedroom is less than 865mm above FFL, the window opening must be protected with a barrier of not less than 865mm above the FFL.

The openable portion of the windows nominated in b) above, must be protected with -

- a device capable of restricting the window opening or
- a screen with secure fittings

The device or screen required in a) or b) must:

- i. restrict the passage of a 125mm sphere through the opening or screen;
- ii. resist an outward horizontal action of 250N against the –
  - window restrained by a device, or
  - screen protecting the opening; and
- iii. have a child resistant release mechanism if the screen or device is able to be removed, unlocked or overridden.

A barrier required above must not –

- i. permit a 125mm sphere to pass through it; and
- ii. have any horizontal or near horizontal elements between 150-760mm above FFL that may facilitate climbing

Where a barrier required to an openable window in a fire isolated stair, ramp or other area used primarily for egress purposes, the opening must not permit a 300mm sphere to pass through it, in lieu of 125mm.

### 3.5 BCA Part D4 – Access for People with Disabilities

Refer separate Access Report



### 3.6 BCA Part E – Fire Services & Equipment

3.6.1 Part E of the BCA prescribes the requirements for fire services and equipment which provides facilities to the attending fire service or brigade to conduct search, rescue and firefighting operations.

3.6.2 The building is required to be provided with the following fire safety systems:

- a) Fire hydrant system;
- b) Fire hose reels (to retail and carpark);
- c) Portable fire extinguishers;
- d) Automatic sprinkler system;
- e) Smoke detection and alarm system;
- f) Occupant warning system;
- g) Emergency warning and intercom system (EWIS)
- h) Stair pressurization system;
- i) Zone smoke control system (retail / commercial areas)
- j) Emergency lifts
- k) Emergency lighting and exit signage

3.6.3 Fire Hydrants must be provided in accordance with AS 2419<sup>23</sup>. Internal hydrants (on each fire stair landing) must be provided to achieve full floor area coverage.

Full hydrant coverage must be provided so that all parts of the floor are not more than 40m from an internal fire hydrant, 70m from an external hydrant.

As the building has an effective height of more than 135m, the hydrant system must be designed via a performance-based fire engineering solution, subject to the approval of the fire brigade.

3.6.4 Fire hose reel coverage is required to the carpark and retail tenancies in accordance with AS 2441(2001).

Fire hose reels are not permitted to pass through fire and smoke doors such as through smoke lobbies.

A fire engineered performance solution will be required to allow omission of fire hose reel coverage to the following areas:

- Smoke lobbies
- Fire separated bike and residential storage rooms
- Fire separated residential bin chute room on Lower Ground level
- Retail tenancies

3.6.5 The building must be fully sprinkler protected throughout in accordance with AS 2118<sup>24</sup>.

The sprinkler system must be connected to and activate the Emergency Warning and Intercom System (EWIS).

Any variations (such as omission of sprinkler head at the top of the lift shafts) will be subject to review by the fire safety engineer.

3.6.6 The building must be provided with an automatic smoke detection and alarm system complying with Specification 20 of the BCA.

Hard-wired smoke alarms in accordance with AS 3786<sup>26</sup> are required within apartments.

3.6.7 Portable fire extinguishers to be provided adjacent emergency services switchboards and high hazard areas (plant rooms) in accordance with AS 2444<sup>27</sup>.

<sup>23</sup> AS 2419.1 - 2021 Fire Hydrant Installations, Standards Australia, Sydney, 2005

<sup>24</sup> AS 2118.1 - 2017 Automatic Fire Sprinklers, Standards Australia, Sydney, 2017

<sup>26</sup> AS 3786 – 2014 – Smoke alarms using scattered light, transmitted light or ionization, Standards Australia, Sydney, 2014

<sup>27</sup> AS 2444 - -2001 Portable fire extinguishers and fire blankets – selection and location, Standards Australia, Sydney, 2001



3.6.8 The fire-isolated stairs are required to be provided with a pressurisation system complying with AS1668.1<sup>28</sup>.

It is noted that a performance solution from the fire safety engineer is proposed to rationalize stair pressurization to the basement levels.

3.6.9 The office and retail areas must be provided with a zone pressurisation system in accordance with AS 1668.1.

3.6.10 The building requires a fire control room in accordance with BCA Specification 19.

The fire control room must:

- a) be separated from the remainder of the building by a construction achieving an FRL of 120/120/120; and
- b) be accessible via two paths of travel, one from the front entrance of the building and one direct from a public place or a fire isolated exit which leads to a public place; and
- c) be located so that egress from the room does not involve a change in level which exceeds 300mm; and
- d) be ventilated by either natural ventilation or by a pressurization system that only serves the room.
- e) be located so that egress from the location of the control centre to a road or open space does not involve a change in floor area of more than 300mm, and
- f) contain no internal combustion engines, pumps, sprinkler control valves, pipes etc, and
- g) the ambient sound level in the vicinity of the fire control centre must not exceed 65dB.

A fire engineered performance solution will be required for the following departures:

- Access into the fire control room is not from the front entrance of the building
- The length of one side of the room is less than 2.5m (due to column location)

3.6.11 The building is required to be provided with Emergency Warning and Intercom System (EWIS) in accordance with AS1670.4.

Warden intercom points are to be provided in the following locations;

- a) On each floor within the lift lobby
- b) Adjacent to the Fire Indicator Panel
- c) In each emergency lift
- d) Within the fire pump room and sprinkler control valve enclosure

Manual Call Points complying with AS 1670.4 are to be provided in the following locations;

- a) Adjacent to the Fire Indicator Panel (where the FIP does not already include one)
- b) Adjacent to each Warden Intercom Point (refer item 5.3.3)
- c) At the primary building entrance (as per AS 1670.1)

3.6.12 As the building has an effective height of more than 25m, the building must be provided with an emergency lift. Where two more lifts are installed and serve the same storeys, at least two emergency lifts must be provided to serve those storeys. If located within different shafts, at least one emergency lift must be provided in each shaft.

3.6.13 As the lifts travel a distance greater than 12m (effective height), a stretcher facility must be provided. A stretcher facility must be minimum 600mm wide x 2000mm long.

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<sup>28</sup> AS 1668.1 - 2015 The use of ventilation and air conditioning in buildings: Fire and smoke control in buildings, Standards Australia, Sydney, 2015



- 3.6.14 The proposed lifts must comply with the relevant parts of AS 1735 and BCA E3D7 and E3D8, including, but not limited to –
- a) Lift landing door opening 900mm
  - b) Fire service controls to passenger lifts in accordance with AS1735 parts 1 and 2 for any lift serving a storey above an effective height of 12m
  - c) The lift to be provided with facilities for people with disabilities complying with AS 1735.12 including handrails, braille buttons etc.
  - d) Warning against use of lift in fire

Where a stretcher facility is required, the minimum internal clearance of the lift car is required to be 1400mm wide by 2000mm deep, to cater for both access for people with a disability and a stretcher.

- 3.6.15 Emergency lighting and exit signage will be required throughout the building in accordance with AS/NZS 2293<sup>29</sup>.
- 3.6.16 A system of natural ventilation (minimum 5%) or mechanical ventilation is required to all habitable spaces in accordance with AS 1668<sup>30</sup>.

Where a mechanical ventilation system for the purposes of providing fresh air to occupied spaces is not being installed, the areas forming part of the works must be provided with natural ventilation. Natural ventilation to a room must be provided via an aggregate area of openings equal to 5% of the floor area of the room they serve.

- 3.6.17 The carpark is required to be provided with mechanical exhaust/ ventilation system or natural ventilation in accordance with AS 1668.2 and must comply with Clause 5.5 of AS 1668.1 except that –
- a) fans with metal blades suitable for operation at normal temperature may be used; and
  - b) the electrical power and control cabling need not be fire rated.

Where the carpark is designed to comply with AS 1668.2 natural ventilation, calculations detailing clear opening dimensions to the carpark levels is required to confirm compliance.

- 3.6.18 Temporary fire services are to be accommodated in the design and construction program as per BCA Clause E1D16.
- 3.6.19 Suitable additional provision must be made under BCA E1D17, if special problems of fighting fire could arise because of the nature or quantity of material stored, displayed or used in a building or on the allotment.
- 3.6.20 The location, provision of facilities and / or any variations to prescribed operational firefighting equipment may be subject to report and consent of the Chief Officer pursuant to Regulation 129 of the Building Regulations 2018.

### 3.7 BCA Part F – Health & Amenity

- 3.7.1 Storm water drainage from the building must be designed in accordance with AS 3500.3<sup>32</sup>.
- 3.7.2 Damp-proofing must be provided in accordance with BCA F1D6 and F1D7.

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<sup>29</sup> AS 2293.1 - 2018 Emergency escape lighting and exit signs for buildings, Standards Australia, Sydney, 2018

<sup>30</sup> AS 1668.2 - 2012 The use of ventilation and air conditioning in buildings, Standards Australia, Sydney, 2012

<sup>32</sup> AS 3500.3 - 2021 Plumbing and Drainage – Stormwater Drainage, Standards Australia, Sydney 2015



3.7.3 A roof, balcony, podium or similar horizontal surface part of a building must be provided with a waterproofing membrane consisting of materials complying with AS4654.1<sup>33</sup>, and designed and installed in accordance with AS4654.2<sup>34</sup>.

Exposed joints in the drainage surface must be protected in accordance with Section 2.9 of AS4654.2; and not be located beneath or run through a planter box, water feature or similar part of the building.

3.7.4 Where a pliable building membrane is installed in an external wall, it must:

- a) comply with AS4200.1; and
- b) be installed in accordance with AS4200.2; and
- c) be located on the exterior side of the insulation layer of wall assemblies; and
- d) must have a vapour permeance of not less than 0.143µg/N.s.

3.7.1 All wet areas must be waterproof and / or water-resistant as appropriate in accordance with AS 3740(2021) and Specification 26 of the BCA.

3.7.2 Where a required or non-required floor waste is installed, the continuous fall of a floor plane to the waste must have gradient of between 1:50 and 1:80.

3.7.3 Roof coverings to meet the following:

- a) Roof tiles complying with AS 2049(2002) fixed in accordance with AS 2050(2018); or
- b) Metal sheet roofing complying with AS 1562.1(2008); or
- c) Plastic sheet roofing resiged and installed in accordance with AS 1562.3(2006); or
- d) Terracotta, fibre-cement and timber slates and shingles designed and installed in accordance with AS 4597(1999), except in cyclonic areas; or
- e) An external weatherproofing membrane complying with BCA F1D5.

3.7.4 Sarking-type material used for weatherproofing of roofs and walls must comply with AS 4200.1(2017) and AS 4200.2(2017).

3.7.5 External wall cladding must comply with one of a combination of the following:

- a) Masonry, including masonry veneer, unreinforced and reinforced masonry – AS 3700(2018)
- b) Autoclaved aerated concrete – AS 5146.3(2018)
- c) Metal wall cladding – AS 1562.1(2018)

Any alternative external wall systems will require a performance based design solution.

3.7.6 All glazed and window assemblies must comply with AS 1288 and AS 2047<sup>36</sup>. Note any glazed balustrade must be certified by an engineer and glazing panels may require safety decals (or obscure glazing) as appropriate.

3.7.7 The minimum number of sanitary facilities to be provided with are as per BCA Table F4D4a and F4D4d (refer below). Note that the sanitary facilities required differs based on the use of the building.

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<sup>33</sup> AS 4654.1 - 2012 Waterproofing Membranes for External Above-ground use – Materials, Standards Australia, Sydney, 2012

<sup>34</sup> AS 4654.2 - 2012 Waterproofing Membranes for External Above-ground use – Design and Installation, Standards Australia, Sydney, 2012

<sup>36</sup> AS 2047 - 2014 Windows in buildings, Standards Australia, Sydney, 2014



**Table 3.7.7.1 | Sanitary Facilities required for Class 5 (office) and 6 (retail) Employees**

User Group	Facility type	Design Occupancy	Number
Male employees	Closet pans	1-20	1
		>20	Add 1 per 20
	Urinals	1-10	0
11-25		1	
26-50		2	
>50		Add 1 per 50	
Washbasins	1-30	1	
	>30	Add 1 per 30	
Female employees	Closet pans	1-15	1
		>15	Add 1 per 15
	Washbasins	1-30	1
>30		Add 1 per 30	

**Table 3.7.7.2 | Sanitary Facilities required for Class 6 Patrons – Restaurant / Cafes Use**

User Group	Facility type	Design Occupancy	Number
Male patrons	Closet pans	1-100	1
		101-300	2
		>300	Add 1 per 200
	Urinals	1-50	1
		51-100	2
		101-150	3
151-200		4	
201-250		5	
>250		Add 1 per 100	
Washbasins	1-50	1	
	51-200	2	
	>200	Add 1 per 200	
Female patrons	Closet pans	1-25	1
		26-50	2
		51-100	3
		101-150	4
		151-200	5
		201-250	6
Washbasins	>250	Add 1 per 100	
	1-50	1	
	51-150	2	
		>150	Add 1 per 200

In calculating the number of sanitary facilities to be provided, a required unisex accessible sanitary facility may be counted once for each sex.

#### **Ground Floor Retail tenancy**

Based on 105 occupants (based on 1m<sup>2</sup>/per person per BCA D2D18, based on 105m<sup>2</sup>, and assuming <10 staff), the following minimum facilities are required:

- Male – 1 pan\*, 1 urinal, 1 basin
- Female – 2 pans, 1 basin
- Unisex Accessible – 1 pan, 1 basin

*\*Ambulant toilet required*

We note that these sanitary facilities may be provided at fitout stage.

#### **Ground Floor Office Tenancy**

Where floor area is used (10m<sup>2</sup>/per person, based on 590m<sup>2</sup>) 59 staff would be accommodated and the following minimum sanitary facilities are required:

- Male – 1 pan\*, 2 urinals, 1 basin
- Female – 1 pan\*, 1 basin
- Unisex Accessible – 1 pan, 1 basin

*\*One ambulant toilet required*



### Level 1 Office Tenancy

Where floor area is used, (10m<sup>2</sup>/per person, based on 943m<sup>2</sup>) 94 staff would be accommodated and the following minimum sanitary facilities are required:

- Male – 2 pans\*, 2 urinals, 1 basin
- Female – 3 pans\*, 1 basin
- Unisex Accessible – 1 pan, 1 basin

*\*One ambulant toilet required*

- 3.7.8 Refer Access report for requirements relating to accessible and ambulant sanitary facilities.
- 3.7.9 Sanitary and other facilities must be provided to each sole occupancy unit in accordance with BCA F4D2 –
- a) Kitchen sink and cooking facilities;
  - b) Bath or shower;
  - c) Closet pan and washbasin; and
  - d) Laundry facilities, including washing machine, trough and dryer
- 3.7.10 Where the door to a fully enclosed sanitary compartment passes within 1200mm of any part of the pan during opening or closing the door to the facility must meet one of the following requirements;
- a) open outwards;
  - b) slide; or
  - c) be readily removable from the outside of the sanitary compartment.
- 3.7.11 Windows providing natural light to habitable rooms facing the property boundary must face an open light court and be set back from the boundary by a distance that is the greater of:
- a) 1m from boundary; or
  - b) setback not less than 50% of square root of exterior height of wall which is located measured from the window sill.
- 3.7.12 Natural light and ventilation must be provided to all habitable rooms in accordance with the following:
- a) Natural light to be provided via an opening with an area not less than 10% of the floor area of the room it serves; and
  - b) Natural ventilation to be provided via an opening with an area not less than 5% of the floor area of the room it serves
- Habitable rooms that are intended to be provided with borrowed natural light and/or ventilation must have sufficient openings from the adjacent room from which the light/ventilation is being borrowed. The opening serving the room from which the natural light/ventilation is being borrowed must be in accordance with BCA Clause F6D4 and F6D8.
- 3.7.13 Exhaust ventilation to be provided to sanitary facilities unless enclosures are provided with natural ventilation.
- An exhaust system installed in class 2 apartments must have a minimum flow rate of 25L/s for a bathroom or sanitary compartment; and 40L/s for a kitchen or laundry. The exhausts must be discharged directly, or via a shaft, or duct to outside air.
- 3.7.14 Artificial light to common area to be in accordance with AS 1680<sup>37</sup>.

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<sup>37</sup> AS 1680.0 - 2009 Interior lighting, Standards Australia, Sydney, 2009



3.7.15 Minimum clear ceiling heights requirements as listed in BCA Clause F5:

**Table 3.7.15 | Ceiling Heights**

Location	Minimum ceiling height
Kitchen, laundry, corridors	2.1m
Habitable rooms (excluding kitchen)	2.4m
Office and Retail tenancy general areas	2.4m
Sanitary facilities, store rooms, airlocks and the like	2.1m
Carpark	2.2m
Accessible carparking spaces and shared area	2.5m
Stairways (above landings, and measured vertically above nosings)	2.0m

3.7.16 Sound transmission, acoustic treatment and insulation must be provided to sole occupancy units in accordance with BCA Part F. The following  $R_w + C_{tr}$  ratings are required:

**Table 3.7.16 | Acoustic Rating Requirements**

Element	Description	Acoustic Rating Requirements
Floor	Floor separating sole occupancy units	$R_w + C_{tr} \geq 50$ & $L_{n,w} \leq 62$
	Floor separating sole occupancy unit from a lift shaft, stairway, public corridor, public lobby or the like	$R_w + C_{tr} \geq 50$ & $L_{n,w} \leq 62$
Wall	Wall between units	$R_w + C_{tr} \geq 50$
	Walls between units and plant room, lift shaft, stairway, public corridor, public lobby or the like	$R_w \geq 50$
	*NOTE:	
	Walls separating a bathroom/ sanitary compartment / laundry / kitchen in one SOU from a habitable room in adjoining unit.	Walls to be of discontinuous construction i.e. constructed of 2 leaves with 20mm air gap
	Walls separating a SOU from a plant room or lift shaft	
Door	Doors	$R_w \geq 30$
Services	Services passing through habitable rooms	$R_w + C_{tr} \geq 40$
	Services passing through non habitable rooms	$R_w + C_{tr} \geq 25$

### 3.8 BCA Part G – Ancillary Provisions

3.8.1 NSW G1D5 requires provision for cleaning windows where located 3 or more storeys above ground floor. This is satisfied where windows can be cleaned wholly from within the building or provision is made for cleaning windows by a method complying with the Work Health and Safety Act 2011 and regulations made under that Act.

3.8.2 Part G6 provisions relating to outdoor occupiable areas apply to the external communal areas. These include provisions relating to fire hazard properties of materials (to comply as if they were internal elements), travel distance, access to exits, hydrant coverage, emergency lighting and exit signs.



### 3.9 **BCA Part I – Special Use Buildings**

Not Applicable

### 3.10 **BCA Part J – Energy Efficiency**

3.10.1 Part J of the BCA prescribes the required energy efficiency requirements for the building. The proposed building is required to comply with the energy efficiency requirements for Climate Zone 5.

3.10.2 Where a relevant development consent requires compliance with:

- a) BASIX Multi Dwelling Certificate issued under Version 3.0 or earlier, NSW Section J of NCC 2019 Volume One Amendment 1 applies
- b) BASIX Multi Dwelling Certificate issued under Version 4.0 or later, NSW Section J of NCC 2022 Volume One applies

3.10.3 The commercial tenancies and carpark are required to comply with the relevant parts of Part J of the BCA. Key components of the prescriptive requirements include:

- c) J4 – Building Fabric including external glazing
- d) J5 – Building Sealing
- e) J6 – Air conditioning and ventilation systems
- f) J7 – Artificial lighting and power
- g) J9 – Facilities for energy monitoring

3.10.4 Air conditioning and ventilation system must comply with BCA Part J6D3 to J6D13.

3.10.5 Heated water supply and swimming pool and spa pool plant (where applicable) to comply with the applicable part under BCA J8.

3.10.6 Energy monitoring facilities must be provided in accordance with BCA J9D3.

3.10.7 Facilities for electric vehicle charging equipment must be provided in accordance with J9D4.

3.10.8 Facilities for solar photovoltaic and battery systems must be provided in accordance with J9D5.

## 4. **Performance Solutions**

4.1 The proposed design includes a number of performance solutions. A performance solution is subject to assessment and determination by the Certifier and may be accepted in on or more of the following forms

- a) Evidence in the form of documentation referred to in Clause A2G2 such as:
  - i. A Test Report, or
  - ii. A Certificate of Conformity or Accreditation, or
  - iii. An engineering report (for example, a Fire Engineering Report (FER) for fire related matters)
  - iv. A Certificate from a product certification body, or
  - v. Any other form of documentary evidence, including the following
    - Manufacturers installation specification and instructions
    - Contract Specifications
    - Trade and professional publications
    - Advisory Notes e.g. CSIRO
    - Building Appeals Board determinations
    - Report and Consent from reporting authorities



- Architectural drawings describing how the performance solution is to be constructed
- Other National and International design and construction practices

- b) Verification methods in a report format acceptable by the appropriate authority, or  
 c) Expert judgement in a report format acceptable by the appropriate authority, or  
 d) Comparison with the deemed to satisfy provisions, in a report format acceptable by the appropriate authority.

4.2 The following (but not limited to) is a summary of performance solutions based on review of the architectural drawings. Design team to advise of any other performance based design solutions proposed.

**Table 4.2.1 | Anticipated Fire Safety Related Performance Solution Items**

Item	BCA Clause	Performance Requirement	Proposed Performance Solution
1	C2D2, Spec. 5	C1P1, C1P2	FRLs associated with Class 6 areas on Ground level to achieve 120 minutes in lieu of 180 minutes.
2	C2D2, Spec. 5	C1P2, C1P8	Fire rated bin chute shaft to not be enclosed at the bottom on Basement Level 1 by fire rated construction achieving an FRL of -/120/120.
3	C2D2, Spec. 5	C1P1, C1P2	Review of the internal fire rated wall and slab edge to façade junction detail
4	C2D10	C1P2	Provision of green wall forming part of the external wall system on the Level 4 amenities area.
5	C4D3	C1P2, C1P8	Variation to protection requirements to openings within 3m from the western boundary
6	D2D8	D1P6	To permit paths of travel serving basement storage cages to be less than 1m (750mm).
7	D2D5	D1P4, E2P2	To permit the following extended exit travel distances: <ul style="list-style-type: none"> <li>▪ Basement 1 to 5– up to 24m to a point of choice / exit</li> <li>▪ Lower Ground – up to 27m to a point of choice / exit</li> <li>▪ Level 2 and 3 – up to 8m to a point of choice / exit</li> </ul>
8	D2D6	D1P4, E2P2	To permit alternate exits to be located less than 9m apart (approx. 5m).
9	D2D12	D1P4, D1P5	Fire-isolated exits to converge at discharge level lieu of being provided independent egress to outside.
10	D2D15	D1P4	Discharge of alternative exits is not located as far as practicable
11	D3D25	D1P2	Required exit doors swinging against the direction of egress
12	D3D27	D1P2, D1P4, D1P5	TBC - No re-entry to fire isolated exit in normal conditions (re-entry to all levels available in fire mode).
13	E1D15, Spec. 19	E1P6	Access to fire control room is not via the front entrance of the building and length of one side of the room is less than 2.5m (due to column)
14	E1D2	E1P3	Access to the fire pump room is not directly from a fire isolated passageway
15	E1D2	E1P3	Performance based hydrant system design
16	E1D2	E1P3	Booster assembly is not located on the façade containing the principal pedestrian entrance and is more than 20m from the principal pedestrian entrance



Item	BCA Clause	Performance Requirement	Proposed Performance Solution
17	E1D3	E1P1	Fire hose reels to be omitted from: <ul style="list-style-type: none"> <li>Smoke lobbies</li> <li>Fire separated bike and residential storage rooms</li> <li>Fire separated residential bin chute room on Lower Ground level</li> <li>Retail tenancies</li> </ul>
18	E1D5	E1P4	Deletion of sprinklers to top of lift shafts
19	E2D4	E2P2	Rationalise the stair pressurisation system serving the basement levels
20	E1D5, E2D5, E4D4, E4D5, E4D9	E1P4, E2P1, E2P2, E4P1, E4P2, E4P3	TBC – Omission of sprinkler heads, smoke detectors, occupant warning speakers, exit signs and emergency lighting within the substation.

**Table 4.2.1 | Anticipated Non-Fire Safety Related Performance Solution Items**

Item	BCA Clause	Performance Requirement	Proposed Performance Solution
21	D3D22, D4D4	D1P2	Variation to handrail location(s) serving external stairs off Atchison St
22	D4D4	D1P2	Crossfall of step ramps at the Mitchell St boundary to exceed 1:40 due to slope of existing footpath
23	D4D2	D1P1	Upper deck serving Level 4 residential amenities areas not to be provided with ramped access on the basis that like for like facilities are provided adjacent
23	D4D9	D1P1, D1P2	Tactile ground surface indicators are the base of the external entry stair on Ground Floor to be 300mm in lieu of 600mm in depth.
24	F3D5	F3P1	Weatherproofing of external walls

## 5. Appendices



## APPENDIX A

Marked Plans

PARKING SCHEDULE	
CAR PARK TYPE	NUMBER OF SPACES
<b>BASEMENT 1</b>	
2500mm x 1200mm / MOTORCYCLE	1
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	4
5400mm x 2400mm SERVICE	1
<b>BASEMENT 2</b>	
5400mm x 2400mm RESIDENTIAL	6
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
<b>BASEMENT 3</b>	
2500mm x 1200mm / MOTORCYCLE	3
5400mm x 2400mm RESIDENTIAL	6
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
<b>BASEMENT 4</b>	
2500mm x 1200mm / MOTORCYCLE	3
5400mm x 2400mm RESIDENTIAL	5
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
<b>BASEMENT 5</b>	
2500mm x 1200mm / MOTORCYCLE	2
5400mm x 2400mm RESIDENTIAL	23
5400mm x 2400mm RESIDENTIAL ADAPTABLE	1

TOTAL PARKING COUNT	
CAR PARK TYPE	NUMBER OF SPACES
2500mm x 1200mm / MOTORCYCLE	9
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	44
5400mm x 2400mm RESIDENTIAL ADAPTABLE	34
5400mm x 2400mm SERVICE	1
5400mm x 3800mm RESIDENTIAL ADAPTABLE	3
<b>Grand total</b>	<b>96</b>

Ref: 25056-106-R01 BCA Report Rev02 Marked Plans  
 Reviewed by: Dishana Liang  
 Date: 22/09/2025

**Building Details**

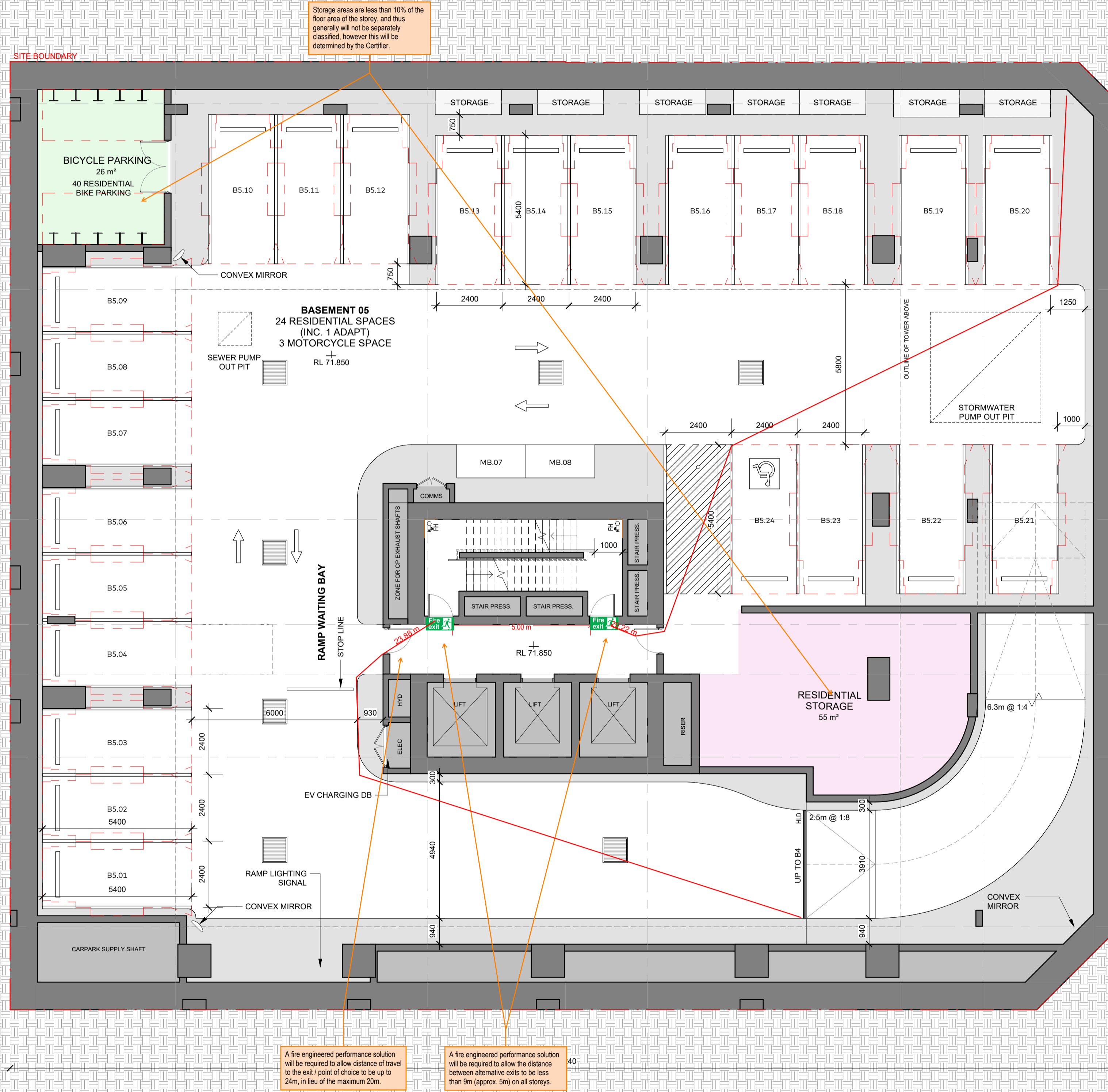
Applicable BCA: TBC - 2025 Volume 1\*  
 Building Classification:  
 B1-B5 - 7a  
 Lower Ground - 7a  
 Ground - 2, 5, 6  
 Level 1 - 5  
 Levels 2 to Roof - 2  
 Type of Construction: A  
 No. of Storeys: 46  
 Rise in Storeys: 41  
 Effective Height: Approx. 136m  
 Structural Importance Level: 3  
 Fire Safety Systems Required:  
 Sprinkler system  
 Smoke detection and alarm system  
 Emergency warning and intercommunication system  
 Stair pressurisation system  
 Zone pressurisation system to retail and office areas  
 Fire hydrants  
 Fire hose reels to carpark and retail areas  
 Portable fire extinguishers  
 Emergency lights and exit signs  
 Emergency lifts

\*Current comments are based on BCA 2022 Volume 1 Amendment 2, as BCA 2025 Volume 1 has not yet been published.

**Fire Rating and Compartmentation Comments**

Retail areas generally require an FRL of 180 minutes.  
 Carpark areas generally require an FRL of 120 minutes.  
 Residential areas generally require an FRL of 90 minutes.

A fire wall is required to separate between classifications. **Any reductions in FRL or variation in fire separation requirements will require review by the fire safety engineer.**



Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

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**LEGEND**

- RESIDENTIAL STORAGE
- BICYCLE PARKING
- 3B RESIDENTIAL
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Ramin Jahromi no. 10000

Client: **Setia Sydney Pty Ltd**

Project No.: **223107.00**

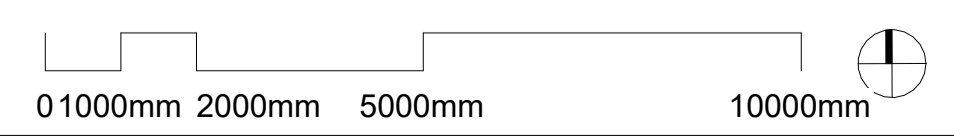
Project: **ATCHISON STREET**  
20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement: In the language of the CAMMERAYGAL people.

Drawing Title: **BASEMENT 5**

Document Control Status:

Co-ordinated:	Drawn:
KH	KH
Project Architect:	Scale:
RB	1 : 100 @ A1
Project Director:	Date:
RJ	18/09/2025
Drawing Number:	Revision:
A-DA-2100	1



PARKING SCHEDULE	
CAR PARK TYPE	NUMBER OF SPACES
<b>BASEMENT 1</b>	
2500mm x 1200mm / MOTORCYCLE	1
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	4
5400mm x 2400mm SERVICE	1
<b>BASEMENT 2</b>	
5400mm x 2400mm RESIDENTIAL	6
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
<b>BASEMENT 3</b>	
2500mm x 1200mm / MOTORCYCLE	3
5400mm x 2400mm RESIDENTIAL	6
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
<b>BASEMENT 4</b>	
2500mm x 1200mm / MOTORCYCLE	3
5400mm x 2400mm RESIDENTIAL	5
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
<b>BASEMENT 5</b>	
2500mm x 1200mm / MOTORCYCLE	2
5400mm x 2400mm RESIDENTIAL	23
5400mm x 2400mm RESIDENTIAL ADAPTABLE	1

TOTAL PARKING COUNT	
CAR PARK TYPE	NUMBER OF SPACES
2500mm x 1200mm / MOTORCYCLE	9
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	44
5400mm x 2400mm RESIDENTIAL ADAPTABLE	34
5400mm x 2400mm SERVICE	1
5400mm x 3800mm RESIDENTIAL ADAPTABLE	3
<b>Grand total</b>	<b>96</b>

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- LEGEND**
- RESIDENTIAL STORAGE
  - BICYCLE PARKING
  - 3B RESIDENTIAL
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Ramin Jahromi no. 10000

Client: **Setia Sydney Pty Ltd**

Project No.: **223107.00**

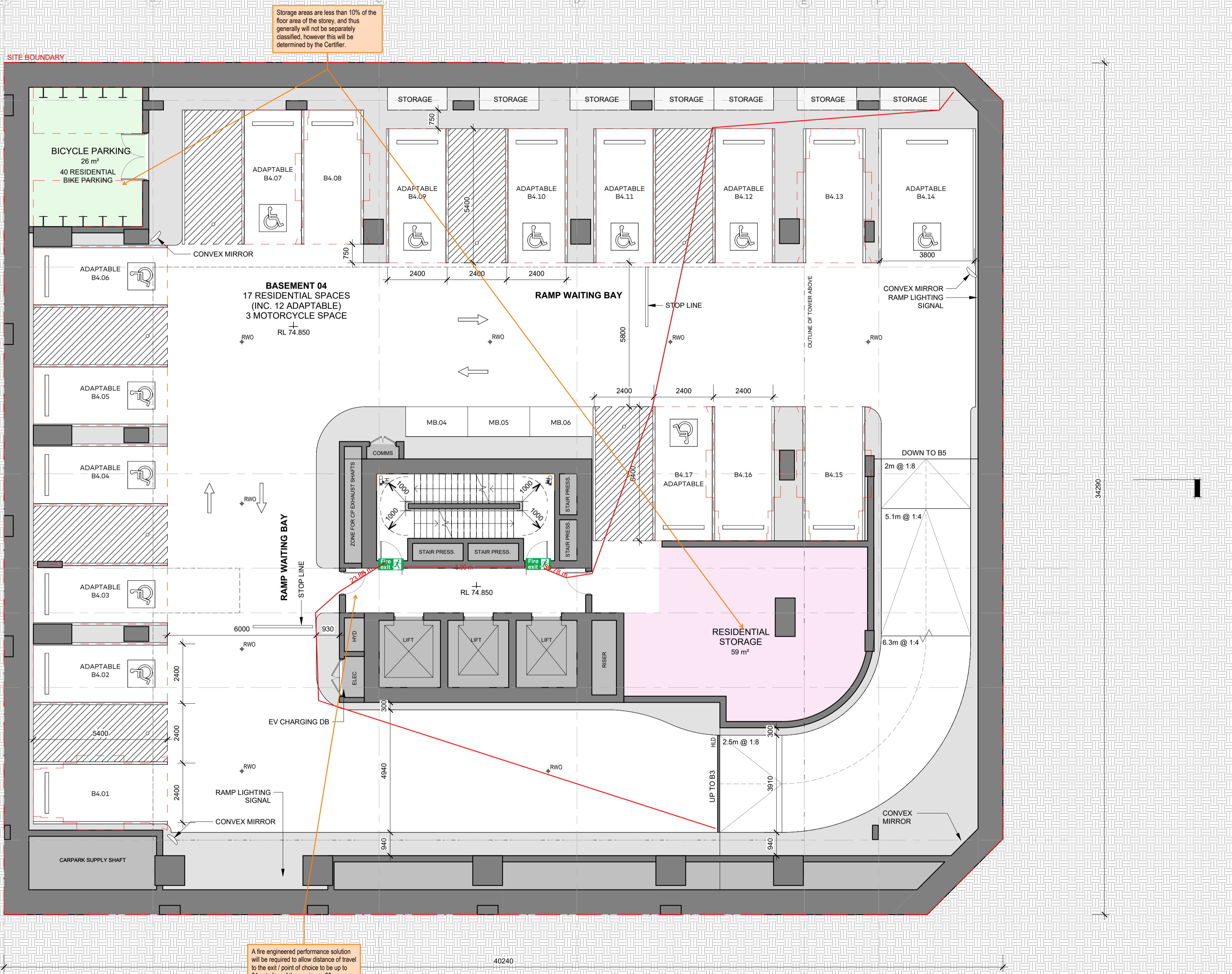
Project: **ATCHISON STREET**  
20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement: In the language of the CAMMERAYGAL people,

Drawing Title: **BASEMENT 4**

Document Control Status:

Co-ordinated:	Drawn:
KH	KH
Project Architect:	Scale:
RB	1 : 100 @ A1
Project Director:	Date:
RJ	18/09/2025
Drawing Number:	Revision:
A-DA-2101	1



Storage areas are less than 10% of the floor area of the storey, and thus generally will not be separately classified, however this will be determined by the Certifier.

A fire engineered performance solution will be required to allow distance of travel to the exit / point of choice to be up to 24m, in lieu of the maximum 20m.

**JAZ**  
BUILDING CONSULTANTS

Ref: 25056-106-R01 BCA Report Rev02 Marked Plans  
 Reviewed by: Dishana Liang  
 Date: 22/09/2025

**Building Details**

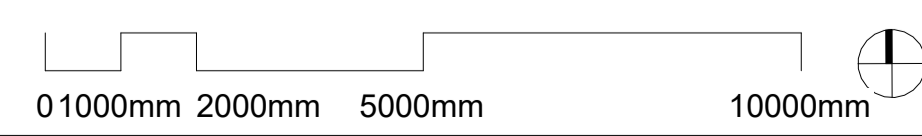
Applicable BCA: TBC - 2025 Volume 1\*  
 Building Classification: B1-B5 - 7a  
 Lower Ground - 7a  
 Ground - 2, 5, 6  
 Level 1 - 5  
 Levels 2 to Roof - 2  
 Type of Construction: A  
 No. of Storeys: 46  
 Rise in Storeys: 41  
 Effective Height: Approx. 136m  
 Structural Importance Level: 3  
 Fire Safety Systems Required:  
 Sprinkler system  
 Smoke detection and alarm system  
 Emergency warning and intercommunication system  
 Stair pressurisation system  
 Zone pressurisation system to retail and office areas  
 Fire hydrants  
 Fire hose reels to carpark and retail areas  
 Portable fire extinguishers  
 Emergency lights and exit signs  
 Emergency lifts

\*Current comments are based on BCA 2022 Volume 1 Amendment 2, as BCA 2025 Volume 1 has not yet been published.

**Fire Rating and Compartmentation Comments**

Retail areas generally require an FRL of 180 minutes.  
 Carpark areas generally require an FRL of 120 minutes.  
 Residential areas generally require an FRL of 90 minutes.

A fire wall is required to separate between classifications. Any reductions in FRL or variation in fire separation requirements will require review by the fire safety engineer.



PLOT STAMP DATE: 18/09/2025 3:33:34 PM

PARKING SCHEDULE	
CAR PARK TYPE	NUMBER OF SPACES
<b>BASEMENT 1</b>	
2500mm x 1200mm / MOTORCYCLE	1
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	4
5400mm x 2400mm SERVICE	1
<b>BASEMENT 2</b>	
5400mm x 2400mm RESIDENTIAL	6
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
<b>BASEMENT 3</b>	
2500mm x 1200mm / MOTORCYCLE	3
5400mm x 2400mm RESIDENTIAL	6
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
<b>BASEMENT 4</b>	
2500mm x 1200mm / MOTORCYCLE	3
5400mm x 2400mm RESIDENTIAL	5
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
<b>BASEMENT 5</b>	
2500mm x 1200mm / MOTORCYCLE	2
5400mm x 2400mm RESIDENTIAL	23
5400mm x 2400mm RESIDENTIAL ADAPTABLE	1

TOTAL PARKING COUNT	
CAR PARK TYPE	NUMBER OF SPACES
2500mm x 1200mm / MOTORCYCLE	9
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	44
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5400mm x 2400mm SERVICE	1
5400mm x 3800mm RESIDENTIAL ADAPTABLE	3
<b>Grand total</b>	<b>96</b>

Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

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**LEGEND**

- RESIDENTIAL STORAGE
- BICYCLE PARKING
- 3B RESIDENTIAL
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Nominated Architects:  
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 Ramin Jahromi no. 10000

Client: **Setia Sydney Pty Ltd**

Project No.: **223107.00**

Project: **ATCHISON STREET**  
 20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement: In the language of the CAMMERAYGAL people.

Drawing Title: **BASEMENT 3**

Document Control Status:

Co-ordinated: KH  
 Project Architect: RB  
 Project Director: RJ  
 Drawing Number: A-DA-2102

Drawn: KH  
 Scale: 1:100 @ A1  
 Date: 18/09/2025  
 Revision: 1

Ref: 25056-106-R01 BCA Report Rev02 Marked Plans  
 Reviewed by: Dishana Liang  
 Date: 22/09/2025

**Building Details**

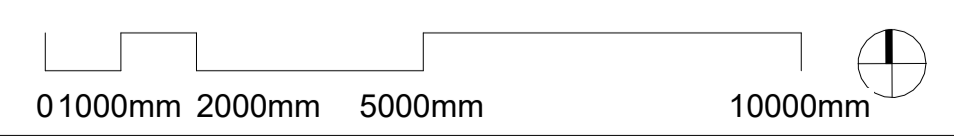
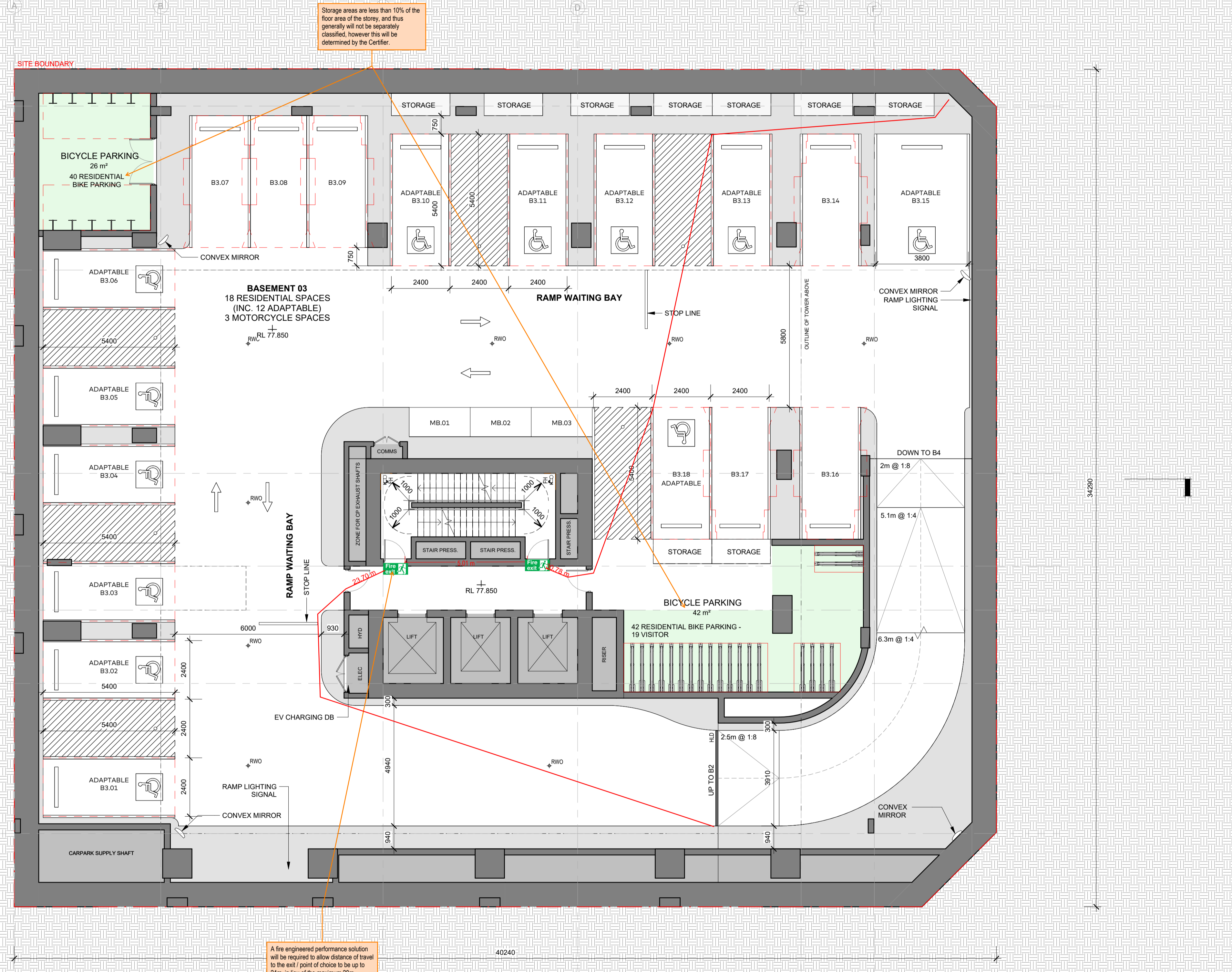
Applicable BCA: TBC - 2025 Volume 1\*  
 Building Classification: B1-B5 - 7a  
 Lower Ground - 7a  
 Ground - 2, 5, 6  
 Level 1 - 5  
 Levels 2 to Roof - 2  
 Type of Construction: A  
 No. of Storeys: 46  
 Rise in Storeys: 41  
 Effective Height: Approx. 136m  
 Structural Importance Level: 3  
 Fire Safety Systems Required:  
 Sprinkler system  
 Smoke detection and alarm system  
 Emergency warning and intercommunication system  
 Stair pressurisation system  
 Zone pressurisation system to retail and office areas  
 Fire hydrants  
 Fire hose reels to carpark and retail areas  
 Portable fire extinguishers  
 Emergency lights and exit signs  
 Emergency lifts

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PARKING SCHEDULE	
CAR PARK TYPE	NUMBER OF SPACES
<b>BASEMENT 1</b>	
2500mm x 1200mm / MOTORCYCLE	1
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	4
5400mm x 2400mm SERVICE	1
<b>BASEMENT 2</b>	
5400mm x 2400mm RESIDENTIAL	6
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
<b>BASEMENT 3</b>	
2500mm x 1200mm / MOTORCYCLE	3
5400mm x 2400mm RESIDENTIAL	6
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
<b>BASEMENT 4</b>	
2500mm x 1200mm / MOTORCYCLE	3
5400mm x 2400mm RESIDENTIAL	5
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
<b>BASEMENT 5</b>	
2500mm x 1200mm / MOTORCYCLE	2
5400mm x 2400mm RESIDENTIAL	23
5400mm x 2400mm RESIDENTIAL ADAPTABLE	1

TOTAL PARKING COUNT	
CAR PARK TYPE	NUMBER OF SPACES
2500mm x 1200mm / MOTORCYCLE	9
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	44
5400mm x 2400mm RESIDENTIAL ADAPTABLE	34
5400mm x 2400mm SERVICE	1
5400mm x 3800mm RESIDENTIAL ADAPTABLE	3
<b>Grand total</b>	<b>96</b>

Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

- Setia**  
L1, 155 Franklin St, Melbourne, VIC 3000 Project Manager
- Urbis**  
L6, 123 Pitt St, Sydney, NSW 2000  
Tel: (02) 8533 8900 Town Planner
- Meinhardt**  
4/6 Clarence St, Sydney, NSW 2000  
Tel: (02) 9699 3088 Structure & Building Services
- Tract**  
L8, 80 Meant St, North Sydney, NSW 2060  
Tel: (02) 9544 3733 Landscape Architect
- Slattery**  
L10, 14 Martin Pl, Sydney, NSW 2000  
(02) 9423 8850 Quantity Surveyor
- Salt3**  
L6, 201 Kent St, Sydney NSW 2000  
(02) 9088 7955 Traffic Engineer
- Salt3**  
L6, 201 Kent St, Sydney NSW 2000  
(02) 9088 7955 Waste Engineer

- LEGEND**
- RESIDENTIAL STORAGE
  - BICYCLE PARKING
  - 3B RESIDENTIAL
  - SERVICES

# Setia

# COX

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coxarchitecture.com.au

Nominated Architects:  
Joe Agius no. 6491  
Ramin Jahromi no. 10000

**JAZ**  
BUILDING CONSULTANTS

Ref: 25056-106-R01 BCA  
Report Rev02 Marked Plans  
Reviewed by: Dishana Liang  
Date: 22/09/2025

**Building Details**

Applicable BCA: TBC - 2025 Volume 1\*

**Building Classification:**  
 B1-B5 - 7a  
 Lower Ground - 7a  
 Ground - 2, 5, 6  
 Level 1 - 5  
 Levels 2 to Roof - 2

**Type of Construction:** A

**No. of Storeys:** 46

**Rise in Storeys:** 41

**Effective Height:** Approx. 136m

**Structural Importance Level:** 3

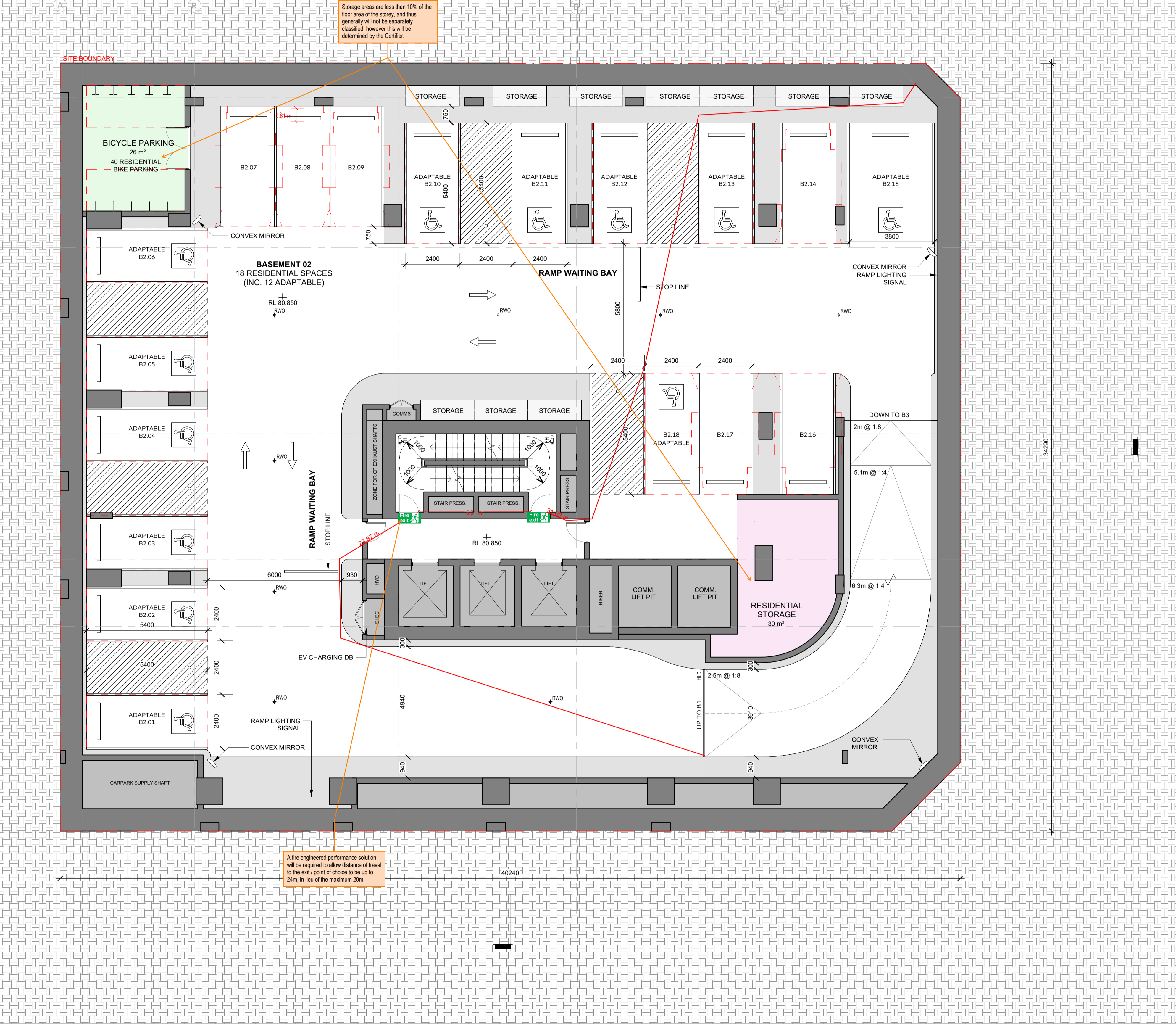
**Fire Safety Systems Required:**  
 Sprinkler system  
 Smoke detection and alarm system  
 Emergency warning and intercommunication system  
 Stair pressurisation system  
 Zone pressurisation system to retail and office areas  
 Fire hydrants  
 Fire hose reels to carpark and retail areas  
 Portable fire extinguishers  
 Emergency lights and exit signs  
 Emergency lifts

*\*Current comments are based on BCA 2022 Volume 1 Amendment 2, as BCA 2025 Volume 1 has not yet been published.*

**Fire Rating and Compartmentation Comments**

Retail areas generally require an FRL of 180 minutes.  
 Carpark areas generally require an FRL of 120 minutes.  
 Residential areas generally require an FRL of 90 minutes.

A fire wall is required to separate between classifications. **Any reductions in FRL or variation in fire separation requirements will require review by the fire safety engineer.**



**Client**  
Setia Sydney Pty Ltd

**Project No.**  
223107.00

**Project**  
ATCHISON STREET  
20-22 Atchison St, St Leonards, NSW 2065

**Acknowledgement**  
In the language of the CAMMERAYGAL people,

**Drawing Title**  
BASEMENT 2

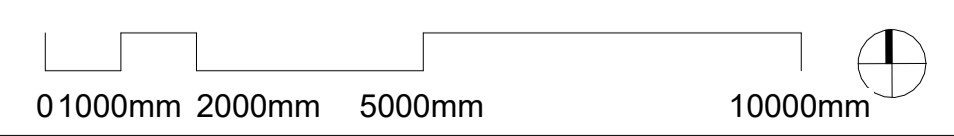
**Document Control Status:**

**Co-ordinated:** KH **Drawn:** KH

**Project Architect:** RB **Scale:** 1:100 @ A1

**Project Director:** RJ **Date:** 18/09/2025

**Drawing Number:** A-DA-2103 **Revision:** 1



PARKING SCHEDULE	
CAR PARK TYPE	NUMBER OF SPACES
<b>BASEMENT 1</b>	
2500mm x 1200mm / MOTORCYCLE	1
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	4
5400mm x 2400mm SERVICE	1
<b>BASEMENT 2</b>	
5400mm x 2400mm RESIDENTIAL	6
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
<b>BASEMENT 3</b>	
2500mm x 1200mm / MOTORCYCLE	3
5400mm x 2400mm RESIDENTIAL	6
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
<b>BASEMENT 4</b>	
2500mm x 1200mm / MOTORCYCLE	3
5400mm x 2400mm RESIDENTIAL	5
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1
<b>BASEMENT 5</b>	
2500mm x 1200mm / MOTORCYCLE	2
5400mm x 2400mm RESIDENTIAL	23
5400mm x 2400mm RESIDENTIAL ADAPTABLE	1

TOTAL PARKING COUNT	
CAR PARK TYPE	NUMBER OF SPACES
2500mm x 1200mm / MOTORCYCLE	9
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	44
5400mm x 2400mm RESIDENTIAL ADAPTABLE	34
5400mm x 2400mm SERVICE	1
5400mm x 3800mm RESIDENTIAL ADAPTABLE	3
<b>Grand total</b>	<b>96</b>

Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

- Setia**  
L1, 155 Franklin St, Melbourne, VIC 3000 Project Manager
- Urbis**  
L6, 123 Pitt St, Sydney, NSW 2000  
Tel: (02) 9533 8900 Town Planner
- Meinhardt**  
4/6 Clarence St, Sydney, NSW 2000  
Tel: (02) 9699 3088 Structure & Building Services
- Tract**  
L6, 80 Mount St, North Sydney, NSW 2060  
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- Slattery**  
L10, 14 Martin Pl, Sydney, NSW 2000  
(02) 9423 8850 Quantity Surveyor
- Salt3**  
L6, 201 Kent St, Sydney NSW 2000  
(02) 9088 7965 Traffic Engineer
- Salt3**  
L6, 201 Kent St, Sydney NSW 2000  
(02) 9088 7965 Waste Engineer

**LEGEND**

<span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; background-color: #f0f0f0;"></span>	RESIDENTIAL STORAGE
<span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; background-color: #e0ffe0;"></span>	BICYCLE PARKING
<span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; background-color: #fff0e0;"></span>	3B RESIDENTIAL
<span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; background-color: #d3d3d3;"></span>	SERVICES

# Setia

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Nominated Architects:  
Joe Agius no. 6491  
Ramin Jahromi no. 10000

**Client** Setia Sydney Pty Ltd

**Project No.** 223107.00

**Project** ATCHISON STREET  
20-22 Atchison St, St Leonards, NSW 2065

**Acknowledgement** In the language of the CAMMERAYGAL people,

**Drawing Title** BASEMENT 1

**Document Control Status:**

<b>Co-ordinated:</b> KH	<b>Drawn:</b> KH
<b>Project Architect:</b> RB	<b>Scale:</b> 1 : 100 @ A1
<b>Project Director:</b> RJ	<b>Date:</b> 18/09/2025
<b>Drawing Number:</b> A-DA-2104	<b>Revision:</b>

Ref: 25056-106-R01 BCA Report Rev02 Marked Plans  
Reviewed by: Dishana Liang  
Date: 22/09/2025

**Building Details**

**Applicable BCA:** TBC - 2025 Volume 1\*

**Building Classification:** B1-B5 - 7a

**Lower Ground - 7a**

**Ground - 2, 5, 6**

**Level 1 - 5**

**Levels 2 to Roof - 2**

**Type of Construction:** A

**No. of Storeys:** 46

**Rise in Storeys:** 41

**Effective Height:** Approx. 136m

**Structural Importance Level:** 3

**Fire Safety Systems Required:**

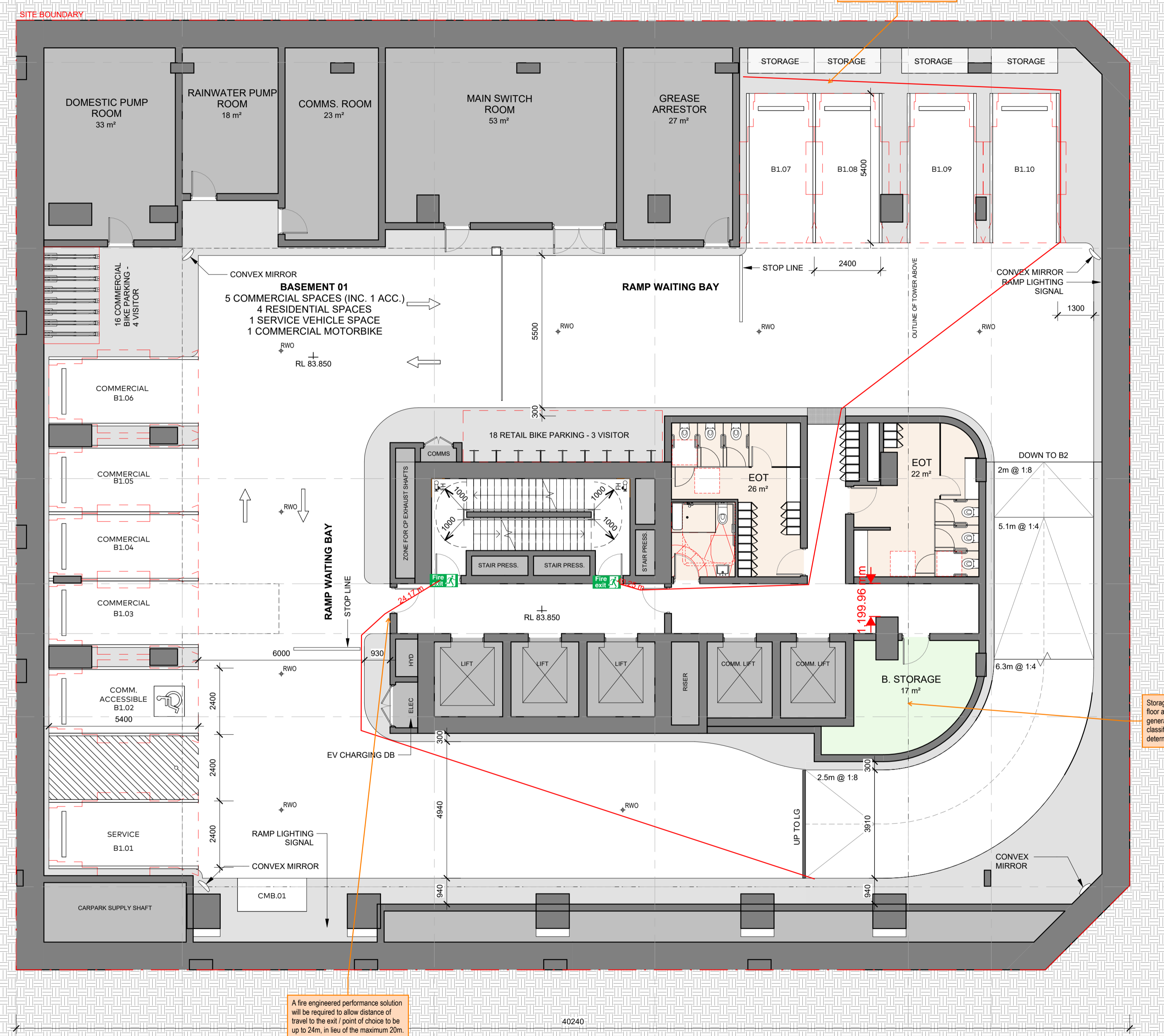
- Sprinkler system
- Smoke detection and alarm system
- Emergency warning and intercommunication system
- Stair pressurisation system
- Zone pressurisation system to retail and office areas
- Fire hydrants
- Fire hose reels to carpark and retail areas
- Portable fire extinguishers
- Emergency lights and exit signs
- Emergency lifts

\*Current comments are based on BCA 2022 Volume 1 Amendment 2, as BCA 2025 Volume 1 has not yet been published.

**Fire Rating and Compartmentation Comments**

Retail areas generally require an FRL of 180 minutes.  
Carpark areas generally require an FRL of 120 minutes.  
Residential areas generally require an FRL of 90 minutes.

A fire wall is required to separate between classifications. Any reductions in FRL or variation in fire separation requirements will require review by the fire safety engineer.



Storage areas are less than 10% of the floor area of the storey, and thus generally will not be separately classified, however this will be determined by the Certifier.

A fire engineered performance solution will be required to allow distance of travel to the exit / point of choice to be up to 24m, in lieu of the maximum 20m.

A fire engineered performance solution will be required to allow reduced exit width of 750mm in lieu of 1m.





Ref: 25056-106-R01 BCA  
Report Rev02 Marked Plans  
Reviewed by: Dishana Liang  
Date: 22/09/2025

**Building Details**

**Applicable BCA:** TBC - 2025 Volume 1\*  
**Building Classification:** B1-B5 - 7a  
**Lower Ground - 7a**  
**Ground - 2, 5, 6**  
**Level 1 - 5**  
**Levels 2 to Roof - 2**  
**Type of Construction:** A  
**No. of Storeys:** 46  
**Rise in Storeys:** 41  
**Effective Height:** Approx. 136m  
**Structural Importance Level:** 3  
**Fire Safety Systems Required:**  
Sprinkler system  
Smoke detection and alarm system  
Emergency warning and intercommunication system  
Stair pressurisation system  
Zone pressurisation system to retail and office areas  
Fire hydrants  
Fire hose reels to carpark and retail areas  
Portable fire extinguishers  
Emergency lights and exit signs  
Emergency lifts

\*Current comments are based on BCA 2022 Volume 1 Amendment 2, as BCA 2025 Volume 1 has not yet been published.

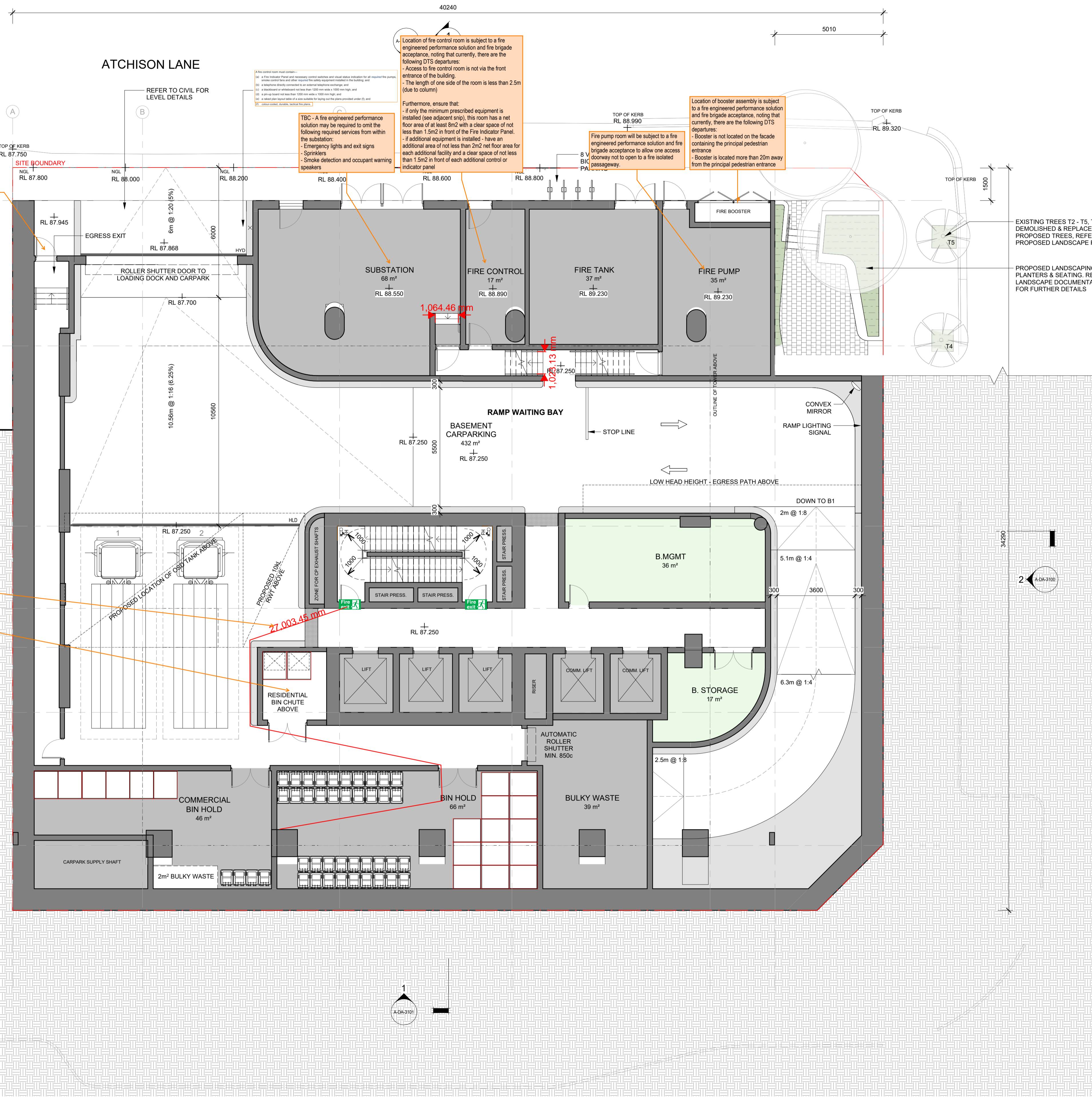
**Fire Rating and Compartmentation Comments**

Retail areas generally require an FRL of 180 minutes.  
Carpark areas generally require an FRL of 120 minutes.  
Residential areas generally require an FRL of 90 minutes.

A fire wall is required to separate between classifications. **Any reductions in FRL or variation in fire separation requirements will require review by the fire safety engineer.**

Door opening within 3m of the side boundary will be required to be a +R0/30 self closing fire rated door.

A fire engineered performance solution is required to allow distance of travel up to 27m to an exit / point of choice in lieu of 20m.  
A fire engineered performance solution will be required to allow the bottom of the bin chute shaft not to be enclosed per BCA 55C8.



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Rev	Description	By	Date
1	FOR SDA ISSUE	KH	18/09/2025

Name	Role
Setia	Project Manager
Urbis	Town Planner
Meinhardt	Structure & Building Services
Tract	Landscape Architect
Slattery	Quantity Surveyor
Salt3	Traffic Engineer
Salt3	Waste Engineer

**LEGEND**

- SERVICES
- BICYCLE PARKING
- BUILDING MANAGEMENT
- COMMERCIAL
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITIES
- 1B RESIDENTIAL
- 2B RESIDENTIAL
- 3B RESIDENTIAL
- PENTHOUSE

**Setia**  
**COX**

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coxarchitecture.com.au

Nominated Architects:  
Joe Agius no. 6491  
Ramin Jahromi no. 10000

Client: Setia Sydney Pty Ltd

Project No.: 223107.00

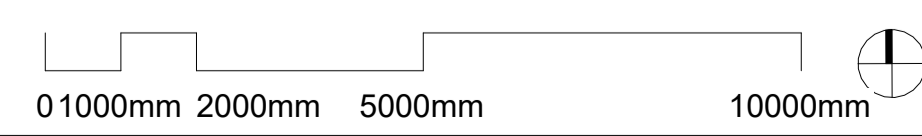
Project: ATCHISON STREET  
20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement: In the language of the CAMMERAYGAL people.

Drawing Title: LOWER GROUND

Document Control Status:

Co-ordinated:	Drawn:
KH	KH
Project Architect:	Scale:
RB	1 : 100 @ A1
Project Director:	Date:
RJ	18/09/2025
Drawing Number:	Revision:
A-DA-2110	1



PLOT STAMP DATE: 18/09/2025 3:41:52 PM

**Building Details**

**Applicable BCA:** TBC - 2025 Volume 1\*

**Building Classification:**  
B1-B5 - 7a  
Lower Ground - 7a  
Ground - 2, 5, 6  
Level 1 - 5  
Levels 2 to Roof - 2

**Type of Construction:** A

**No. of Storeys:** 46

**Rise in Storeys:** 41

**Effective Height:** Approx. 136m

**Structural Importance Level:** 3

**Fire Safety Systems Required:**  
Sprinkler system  
Smoke detection and alarm system  
Emergency warning and intercommunication system  
Stair pressurisation system  
Zone pressurisation system to retail and office areas  
Fire hydrants  
Fire hose reels to carpark and retail areas  
Portable fire extinguishers  
Emergency lights and exit signs  
Emergency lifts

\*Current comments are based on BCA 2022 Volume 1 Amendment 2, as BCA 2025 Volume 1 has not yet been published.

**Fire Rating and Compartmentation Comments**

Retail areas generally require an FRL of 180 minutes.  
Carpark areas generally require an FRL of 120 minutes.  
Residential areas generally require an FRL of 90 minutes.

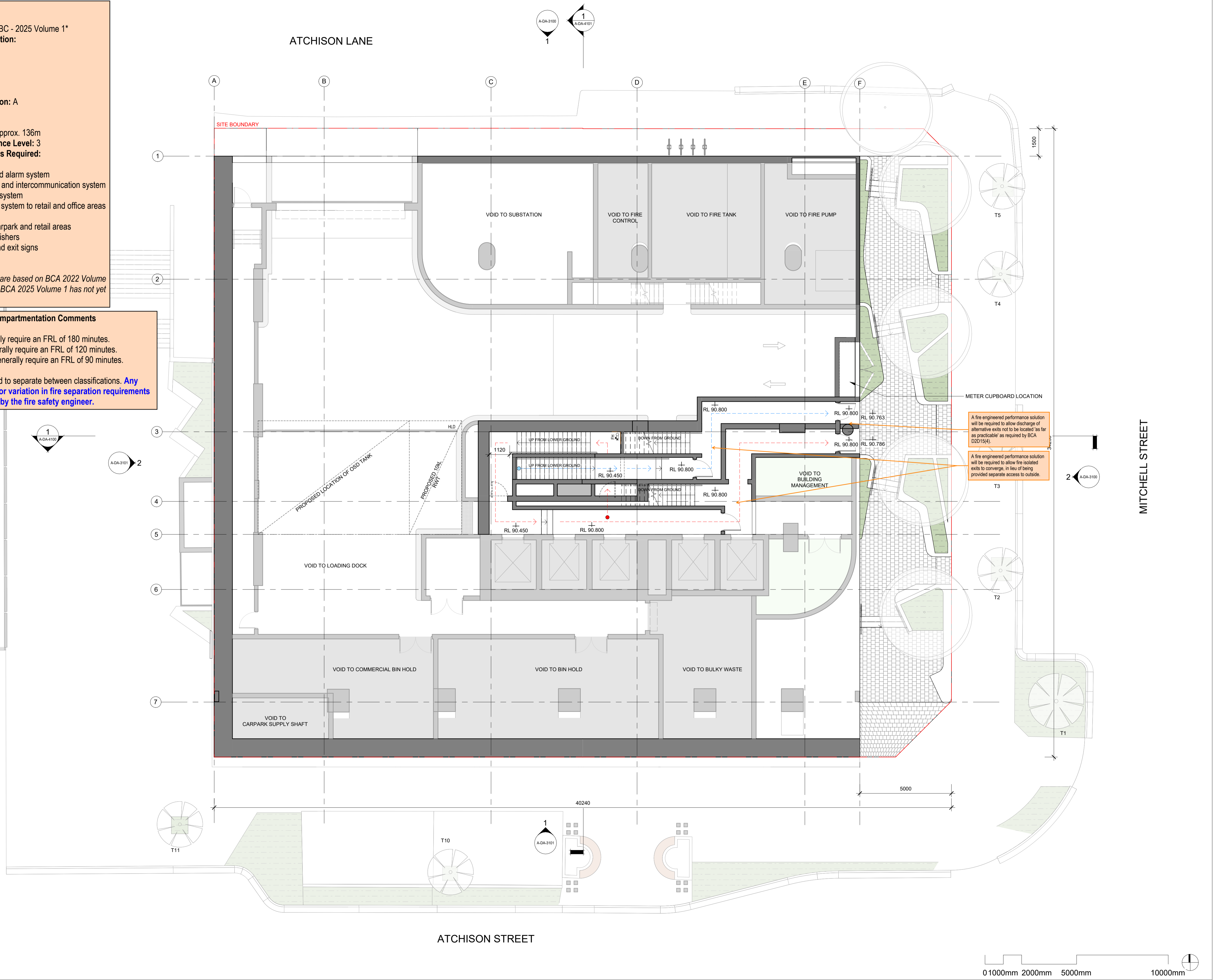
A fire wall is required to separate between classifications. **Any reductions in FRL or variation in fire separation requirements will require review by the fire safety engineer.**

Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

<b>Setia</b> L1, 155 Franklin St, Melbourne, VIC 3000	<b>Project Manager</b>
<b>Urbis</b> L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 9533 9900	<b>Town Planner</b>
<b>Meinhardt</b> 4/6 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	<b>Structure &amp; Building Services</b>
<b>Tract</b> L6, 80 Meant St, North Sydney, NSW 2060 Tel: (02) 9654 3733	<b>Landscape Architect</b>
<b>Slattery</b> L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	<b>Quantity Surveyor</b>
<b>Salt3</b> L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	<b>Traffic Engineer</b>
<b>Salt3</b> L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	<b>Waste Engineer</b>

**LEGEND**

- SERVICES
- BICYCLE PARKING
- BUILDING MANAGEMENT
- COMMERCIAL
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITIES
- 1B RESIDENTIAL
- 2B RESIDENTIAL
- 3B RESIDENTIAL
- PENTHOUSE



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Nominated Architects:  
Joe Agius no. 6491  
Ramin Jahromi no. 10000

**Client**  
Setia Sydney Pty Ltd

**Project No.**  
223107.00

**Project**  
ATCHISON STREET  
20-22 Atchison St, St Leonards, NSW 2065

**Acknowledgement**  
In the language of the CAMMERAYGAL people,

**Drawing Title**  
BASEMENT EGRESS

**Document Control Status:**

<b>Co-ordinated:</b> KH	<b>Drawn:</b> KH
<b>Project Architect:</b> RB	<b>Scale:</b> 1 : 100 @ A1
<b>Project Director:</b> RJ	<b>Date:</b> 18/09/2025
<b>Drawing Number:</b> A-DA-2111	<b>Revision:</b> 1



Ref: 25056-106-R01 BCA  
Report Rev02 Marked Plans  
Reviewed by: Dishana Liang  
Date: 22/09/2025

**Building Details**

Applicable BCA: TBC - 2025 Volume 1\*  
Building Classification:  
B1-B5 - 7a  
Lower Ground - 7a  
Ground - 2, 5, 6  
Level 1 - 5  
Levels 2 to Roof - 2  
Type of Construction: A  
No. of Storeys: 46  
Rise in Storeys: 41  
Effective Height: Approx. 136m  
Structural Importance Level: 3  
Fire Safety Systems Required:  
Sprinkler system  
Smoke detection and alarm system  
Emergency warning and intercommunication system  
Stair pressurisation system  
Zone pressurisation system to retail and office areas  
Fire hydrants  
Fire hose reels to carpark and retail areas  
Portable fire extinguishers  
Emergency lights and exit signs  
Emergency lifts

\*Current comments are based on BCA 2022 Volume 1 Amendment 2, as BCA 2025 Volume 1 has not yet been published.

**Fire Rating and Compartmentation Comments**

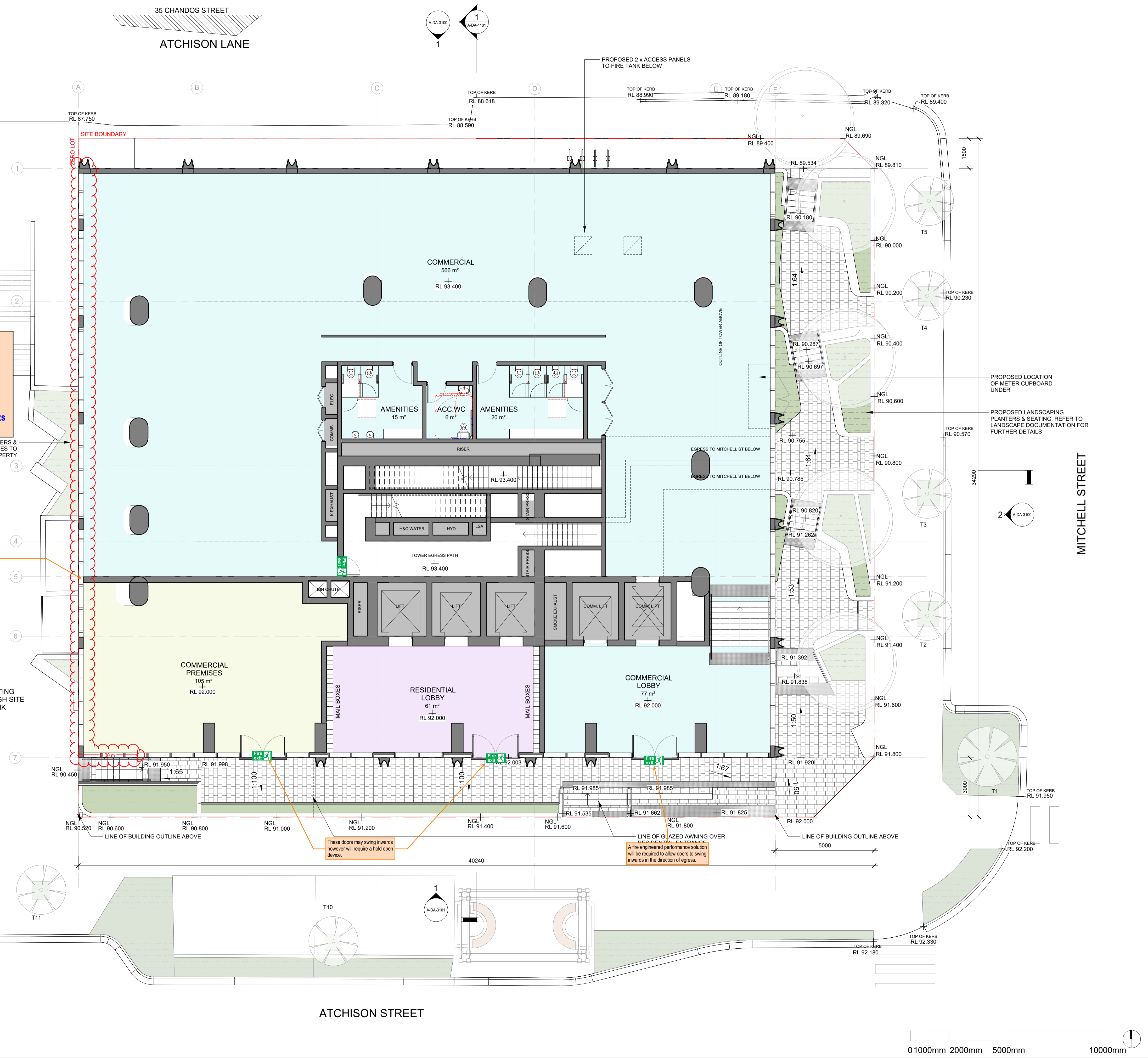
Retail areas generally require an FRL of 180 minutes.  
Carpark areas generally require an FRL of 120 minutes.  
Residential areas generally require an FRL of 90 minutes.

A fire wall is required to separate between classifications. Any reductions in FRL or variation in fire separation requirements will require review by the fire safety engineer.

Note that openings less than 3m from the side boundary require protection per BCA C4D5 (e.g. fixed windows protected with external wall wetting sprinklers).  
Protection requirements to openings which are perpendicular to the boundary may be varied subject to a fire engineered performance solution.

EXISTING PLANTERS & SERVICES TO NEIGHBOURING PROPERTY

EXISTING THROUGH SITE LINK



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Rev	Description	By	Date
1	FOR SSSA ISSUE	KH	18/09/2025

<b>Setia</b> L1, 155 Franklin St, Melbourne, VIC 3000	<b>Project Manager</b>
<b>Urbis</b> L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 8333 9900	<b>Town Planner</b>
<b>Meinhardt</b> 4/66 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	<b>Structure &amp; Building Services</b>
<b>Tract</b> L6, 80 Meant St, North Sydney, NSW 2060 Tel: (02) 9654 3733	<b>Landscape Architect</b>
<b>Slattery</b> L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	<b>Quantity Surveyor</b>
<b>Salt3</b> L6, 201 Kent St, Sydney NSW 2000 (02) 9008 7955	<b>Traffic Engineer</b>
<b>Salt3</b> L6, 201 Kent St, Sydney NSW 2000 (02) 9008 7955	<b>Waste Engineer</b>

**LEGEND**

- SERVICES
- BICYCLE PARKING
- BUILDING MANAGEMENT
- COMMERCIAL
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITIES
- 1B RESIDENTIAL
- 2B RESIDENTIAL
- 3B RESIDENTIAL
- PENTHOUSE

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coxarchitecture.com.au

Nominated Architects:  
Joe Agius no. 6491  
Ramin Jahromi no. 10000

Client: **Setia Sydney Pty Ltd**

Project No.: **223107.00**

Project: **ATCHISON STREET**  
20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement: In the language of the CAMMERAYGAL people.

Drawing Title: **GROUND FLOOR**

Document Control Status:

Co-ordinated:	Drawn:
Project Architect:	Scale:
Project Director:	Date:
Drawing Number:	Revision:



PLOT STAMP DATE: 18/09/2025 4:42:15 PM



Ref: 25056-106-R01 BCA  
Report Rev02 Marked Plans  
Reviewed by: Dishana Liang  
Date: 22/09/2025

**Building Details**

**Applicable BCA:** TBC - 2025 Volume 1\*  
**Building Classification:**  
B1-B5 - 7a  
Lower Ground - 7a  
Ground - 2, 5, 6  
Level 1 - 5  
Levels 2 to Roof - 2  
**Type of Construction:** A  
**No. of Storeys:** 46  
**Rise in Storeys:** 41  
**Effective Height:** Approx. 136m  
**Structural Importance Level:** 3  
**Fire Safety Systems Required:**  
Sprinkler system  
Smoke detection and alarm system  
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Fire hose reels to carpark and retail areas  
Portable fire extinguishers  
Emergency lights and exit signs  
Emergency lifts

\*Current comments are based on BCA 2022 Volume 1 Amendment 2, as BCA 2025 Volume 1 has not yet been published.

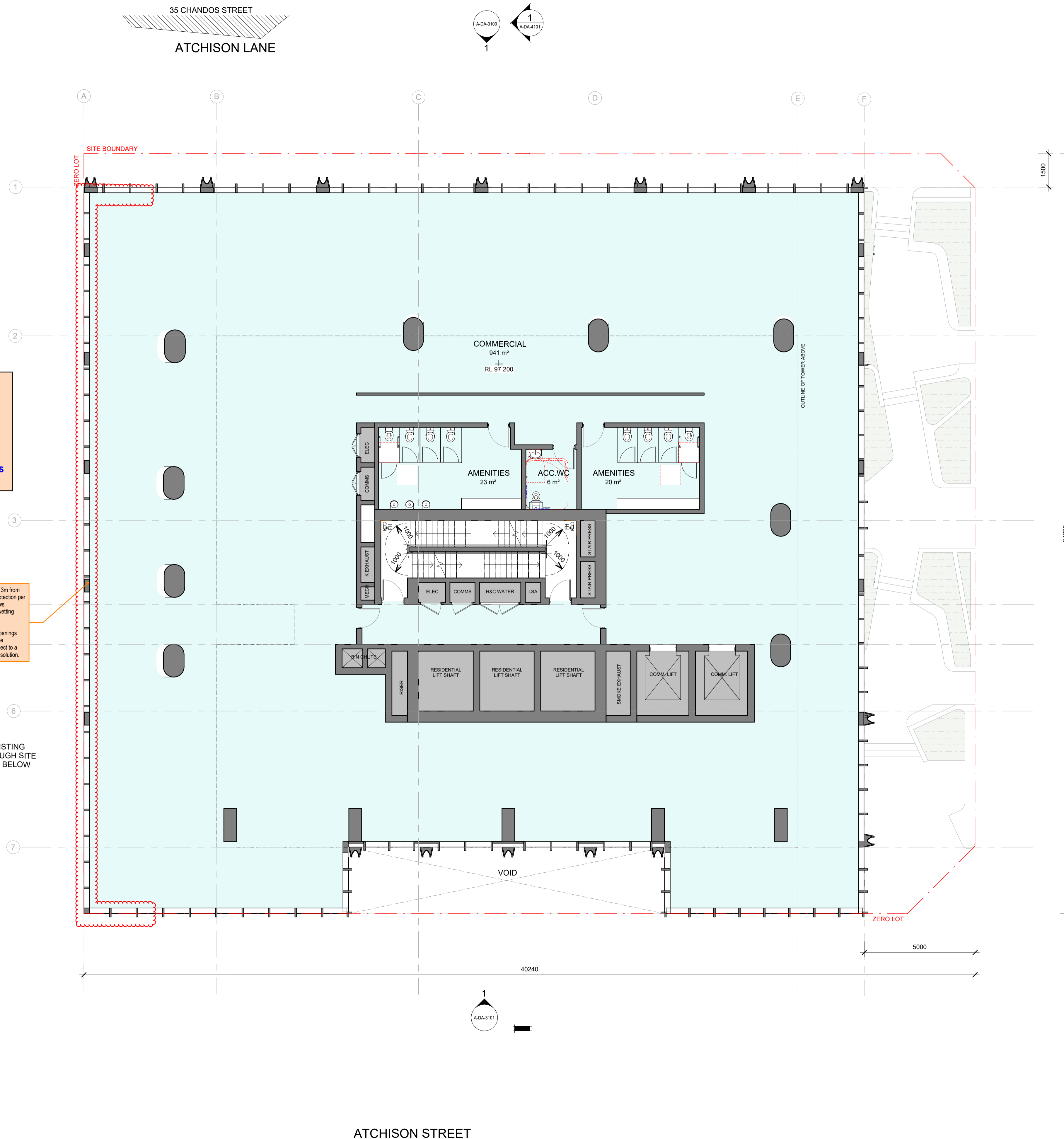
**Fire Rating and Compartmentation Comments**

Retail areas generally require an FRL of 180 minutes.  
Carpark areas generally require an FRL of 120 minutes.  
Residential areas generally require an FRL of 90 minutes.

A fire wall is required to separate between classifications. **Any reductions in FRL or variation in fire separation requirements will require review by the fire safety engineer.**

Note that openings less than 3m from the side boundary require protection per BCA C405 (e.g. fixed windows protected with external wall wetting sprinklers).  
Protection requirements to openings which are perpendicular to the boundary may be varied subject to a fire engineered performance solution.

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Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

<b>Setia</b> L1, 155 Franklin St, Melbourne, VIC 3000	<b>Project Manager</b>
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<b>Slattery</b> L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	<b>Quantity Surveyor</b>
<b>Salt3</b> L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	<b>Traffic Engineer</b>
<b>Salt3</b> L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	<b>Waste Engineer</b>

- LEGEND**
- SERVICES
  - BICYCLE PARKING
  - BUILDING MANAGEMENT
  - COMMERCIAL
  - RESIDENTIAL LOBBY
  - RESIDENTIAL AMENITIES
  - 1B RESIDENTIAL
  - 2B RESIDENTIAL
  - 3B RESIDENTIAL
  - PENTHOUSE

**Setia**  
**COX**

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coxarchitecture.com.au

Nominated Architects:  
Joe Agius no. 6491  
Ramin Jahromi no. 10000

Client: **Setia Sydney Pty Ltd**

Project No.: **223107.00**

Project: **ATCHISON STREET**

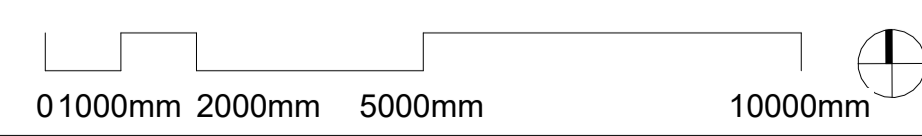
**20-22 Atchison St, St Leonards, NSW 2065**

Acknowledgement: In the language of the CAMMERAYGAL people,

Drawing Title: **LEVEL 1 - COMMERCIAL**

Document Control Status: **PLANNING PROPOSAL**

<b>Co-ordinated:</b>	<b>Drawn:</b>
KH	KH
<b>Project Architect:</b>	<b>Scale:</b>
RB	1: 100 @ A1
<b>Project Director:</b>	<b>Date:</b>
RJ	18/09/2025
<b>Drawing Number:</b>	<b>Revision:</b>
A-DA-2113	1





Ref: 25056-106-R01 BCA  
Report Rev02 Marked Plans  
Reviewed by: Dishana Liang  
Date: 11/09/2025

**Building Details**

**Applicable BCA:** TBC - 2025 Volume 1\*  
**Building Classification:**  
B1-B5 - 7a  
Lower Ground - 7a  
Ground - 2, 5, 6  
Level 1 - 5  
Levels 2 to Roof - 2  
**Type of Construction:** A  
**No. of Storeys:** 46  
**Rise in Storeys:** 41  
**Effective Height:** Approx. 136m  
**Structural Importance Level:** 3  
**Fire Safety Systems Required:**  
Sprinkler system  
Smoke detection and alarm system  
Emergency warning and intercommunication system  
Stair pressurisation system  
Zone pressurisation system to retail and office areas  
Fire hydrants  
Fire hose reels to carpark and retail areas  
Portable fire extinguishers  
Emergency lights and exit signs  
Emergency lifts

\*Current comments are based on BCA 2022 Volume 1 Amendment 2, as BCA 2025 Volume 1 has not yet been published.

**Fire Rating and Compartmentation Comments**

Retail areas generally require an FRL of 180 minutes.  
Carpark areas generally require an FRL of 120 minutes.  
Residential areas generally require an FRL of 90 minutes.

A fire wall is required to separate between classifications. **Any reductions in FRL or variation in fire separation requirements will require review by the fire safety engineer.**

Note that openings less than 3m from the side boundary require protection per BCA C405 (e.g. fixed windows protected with external wall wetting sprinklers).  
Protection requirements to openings which are perpendicular to the boundary may be varied subject to a fire engineered performance solution.

Storage areas are less than 10% of the floor area of the storey, and thus generally will not be separately classified, however this will be determined by the Certifier.

A fire engineered performance solution will be required to allow distance of travel to the exit to be up to 6m in lieu of 6m.

Length of corridor to be divided into intervals not exceeding 40m with additional smoke walls and doors.



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Rev	Description	By	Date
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<b>Meinhardt</b> 4/6 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	<b>Structure &amp; Building Services</b>
<b>Tract</b> L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733	<b>Landscape Architect</b>
<b>Slattery</b> L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	<b>Quantity Surveyor</b>
<b>Salt3</b> L6, 201 Kent St, Sydney NSW 2000 (02) 9008 7965	<b>Traffic Engineer</b>
<b>Salt3</b> L6, 201 Kent St, Sydney NSW 2000 (02) 9008 7965	<b>Waste Engineer</b>

**LEGEND**

- SERVICES
- BICYCLE PARKING
- BUILDING MANAGEMENT
- COMMERCIAL
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITIES
- 1B RESIDENTIAL
- 2B RESIDENTIAL
- 3B RESIDENTIAL
- PENTHOUSE

**Setia**  
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coxarchitecture.com.au

Nominated Architects:  
Joe Agius no. 6491  
Ramin Jahromi no. 10000

Client: **Setia Sydney Pty Ltd**

Project No.: **223107.00**

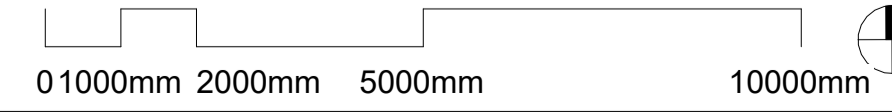
Project: **ATCHISON STREET**  
20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement: In the language of the CAMMERAYGAL people,

Drawing Title: **LEVEL 2 - 3 - RESIDENTIAL PODIUM**  
INDICATIVE LAYOUTS TO BE DEVELOPED

Document Control Status:

<b>Co-ordinated:</b> KH	<b>Drawn:</b> KH
<b>Project Architect:</b> RB	<b>Scale:</b> 1: 100 @ A1
<b>Project Director:</b> RJ	<b>Date:</b> 18/09/2025
<b>Drawing Number:</b> A-DA-2114	<b>Revision:</b> 1



PLOT STAMP DATE: 18/09/2025 3:43:37 PM



Ref: 25056-106-R01 BCA  
Report Rev02 Marked Plans  
Reviewed by: Dishana Liang  
Date: 22/09/2025

**Building Details**

Applicable BCA: TBC - 2025 Volume 1\*

Building Classification:

B1-B5 - 7a

Lower Ground - 7a

Ground - 2, 5, 6

Level 1 - 5

Levels 2 to Roof - 2

Type of Construction: A

No. of Storeys: 46

Rise in Storeys: 41

Effective Height: Approx. 136m

Structural Importance Level: 3

Fire Safety Systems Required:

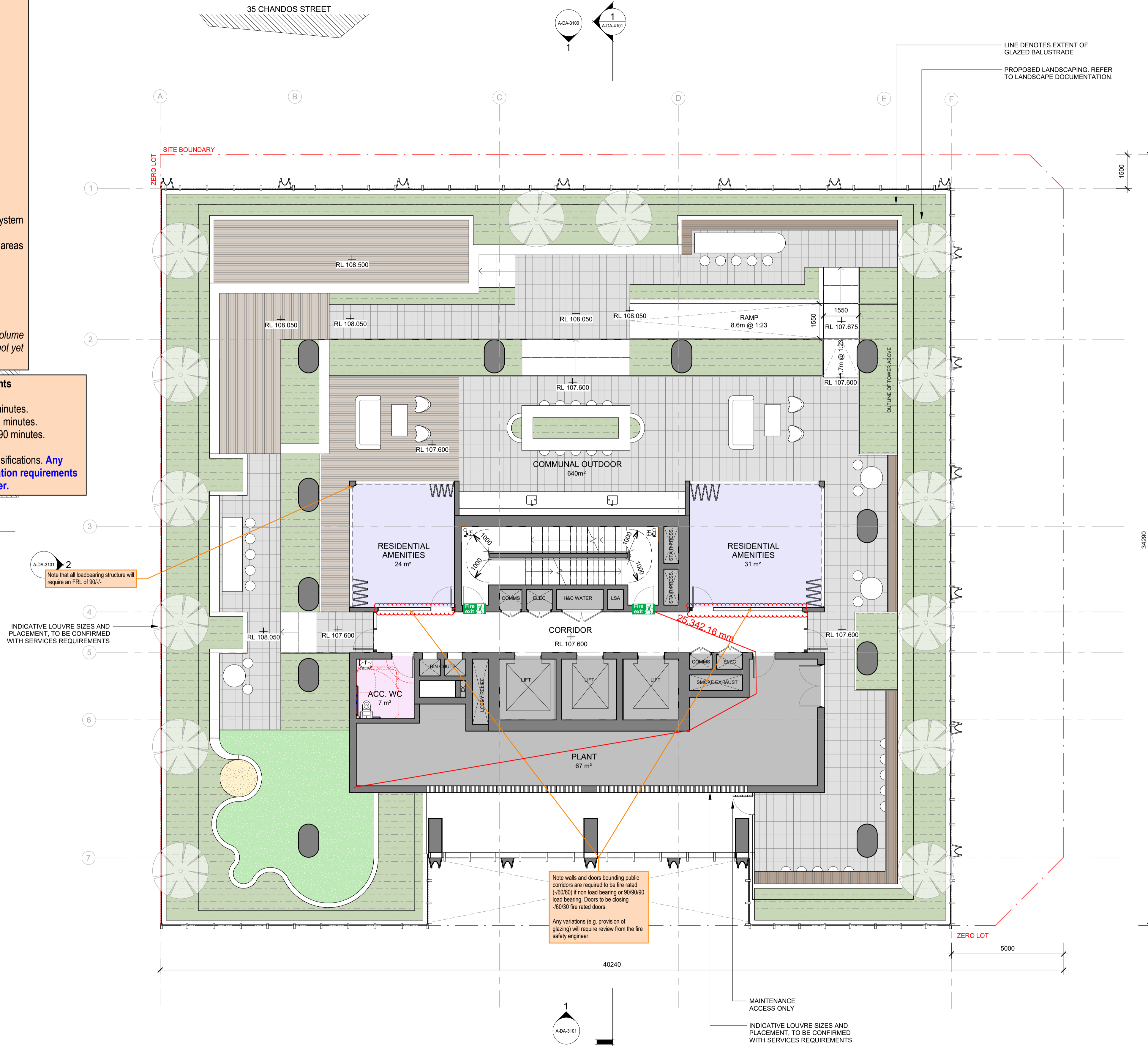
- Sprinkler system
- Smoke detection and alarm system
- Emergency warning and intercommunication system
- Stair pressurisation system
- Zone pressurisation system to retail and office areas
- Fire hydrants
- Fire hose reels to carpark and retail areas
- Portable fire extinguishers
- Emergency lights and exit signs
- Emergency lifts

\*Current comments are based on BCA 2022 Volume 1 Amendment 2, as BCA 2025 Volume 1 has not yet been published.

**Fire Rating and Compartmentation Comments**

Retail areas generally require an FRL of 180 minutes.  
Carpark areas generally require an FRL of 120 minutes.  
Residential areas generally require an FRL of 90 minutes.

A fire wall is required to separate between classifications. **Any reductions in FRL or variation in fire separation requirements will require review by the fire safety engineer.**



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Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

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<b>Tract</b> L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 954 3733	Landscape Architect
<b>Slattery</b> L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
<b>Salt3</b> L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Traffic Engineer
<b>Salt3</b> L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Waste Engineer

**LEGEND**

- SERVICES
- BICYCLE PARKING
- BUILDING MANAGEMENT
- COMMERCIAL
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITIES
- 1B RESIDENTIAL
- 2B RESIDENTIAL
- 3B RESIDENTIAL
- PENTHOUSE

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coxarchitecture.com.au

Nominated Architects:  
Joe Agius no. 6491  
Ramin Jahromi no. 10000

Client: **Setia Sydney Pty Ltd**

Project No.: **223107.00**

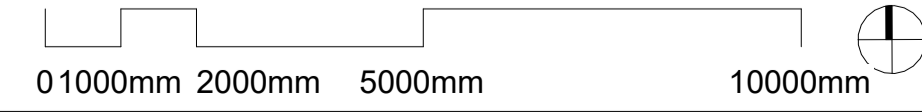
Project: **ATCHISON STREET**  
20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement: In the language of the CAMMERAYGAL people.

Drawing Title: **LEVEL 4 - AMENITIES**

Document Control Status:

Co-ordinated:	Drawn:
KH	KH
Project Architect:	Scale:
RB	1 : 100 @ A1
Project Director:	Date:
RJ	18/09/2025
Drawing Number:	Revision:
A-DA-2115	1



PLOT STAMP DATE: 18/09/2025 3:44:5 PM



Ref: 25056-106-R01 BCA  
Report Rev02, Marked Plans  
Reviewed by: Dishana Liang  
Date: 22/09/2025

**Building Details**

**Applicable BCA:** TBC - 2025 Volume 1\*  
**Building Classification:**  
B1-B5 - 7a  
Lower Ground - 7a  
Ground - 2, 5, 6  
Level 1 - 5  
Levels 2 to Roof - 2  
**Type of Construction:** A  
**No. of Storeys:** 46  
**Rise in Storeys:** 41  
**Effective Height:** Approx. 136m  
**Structural Importance Level:** 3  
**Fire Safety Systems Required:**  
Sprinkler system  
Smoke detection and alarm system  
Emergency warning and intercommunication system  
Stair pressurisation system  
Zone pressurisation system to retail and office areas  
Fire hydrants  
Fire hose reels to carpark and retail areas  
Portable fire extinguishers  
Emergency lights and exit signs  
Emergency lifts

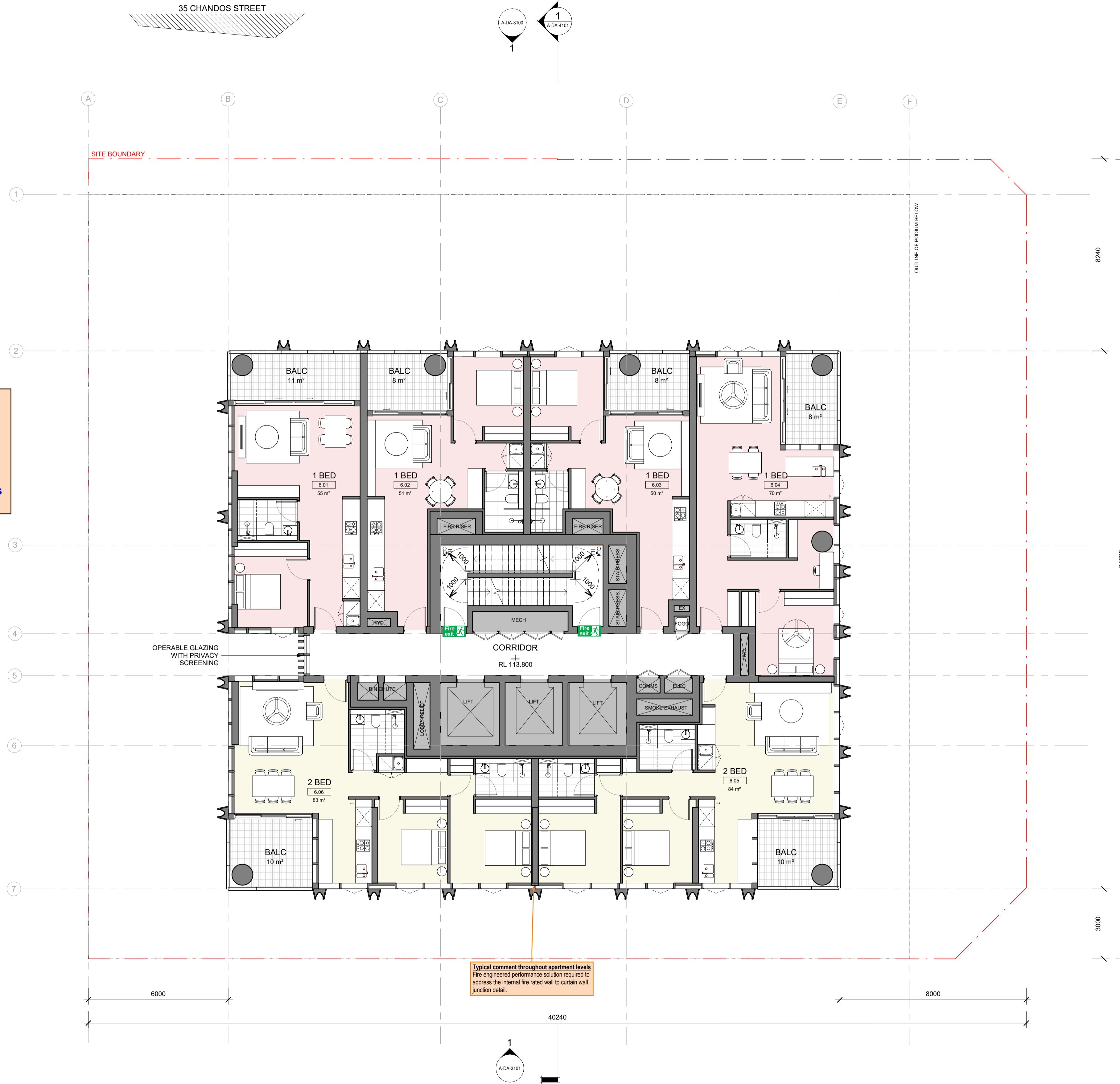
\*Current comments are based on BCA 2022 Volume 1 Amendment 2, as BCA 2025 Volume 1 has not yet been published.

**Fire Rating and Compartmentation Comments**

Retail areas generally require an FRL of 180 minutes.  
Carpark areas generally require an FRL of 120 minutes.  
Residential areas generally require an FRL of 90 minutes.

A fire wall is required to separate between classifications. **Any reductions in FRL or variation in fire separation requirements will require review by the fire safety engineer.**

35 CHANDOS STREET



Typical comment throughout apartment levels  
Fire engineered performance solution required to address the internal fire rated wall to curtain wall junction detail.

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Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

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<b>Tract</b> L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733	<b>Landscape Architect</b>
<b>Slattery</b> L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	<b>Quantity Surveyor</b>
<b>Salt3</b> L6, 201 Kent St, Sydney NSW 2000 (02) 9008 7995	<b>Traffic Engineer</b>
<b>Salt3</b> L6, 201 Kent St, Sydney NSW 2000 (02) 9008 7995	<b>Waste Engineer</b>

- LEGEND**
- SERVICES
  - BICYCLE PARKING
  - BUILDING MANAGEMENT
  - COMMERCIAL
  - RESIDENTIAL LOBBY
  - RESIDENTIAL AMENITIES
  - 1B RESIDENTIAL
  - 2B RESIDENTIAL
  - 3B RESIDENTIAL
  - PENTHOUSE



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Nominated Architects:  
Joe Agius no. 6491  
Ramin Jahromi no. 10000

Client: **Setia Sydney Pty Ltd**

Project No.: **223107.00**

Project: **ATCHISON STREET**

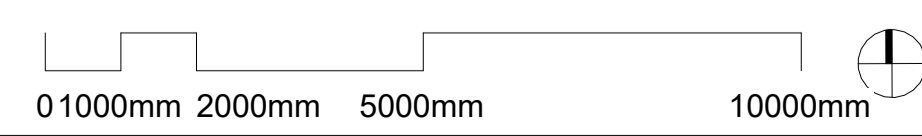
**20-22 Atchison St, St Leonards, NSW 2065**

Acknowledgement: In the language of the CAMMERAYGAL people,

Drawing Title: **LEVEL 6 - 14 - RESIDENTIAL**

Document Control Status:

<b>Co-ordinated:</b> KH	<b>Drawn:</b> KH
<b>Project Architect:</b> RB	<b>Scale:</b> 1 : 100 @ A1
<b>Project Director:</b> RJ	<b>Date:</b> 18/09/2025
<b>Drawing Number:</b> A-DA-2116	<b>Revision:</b> 1



PLOT STAMP DATE: 18/09/2025 3:45:52 PM



Ref: 25056-106-R01 BCA  
 Report Rev02, Marked Plans  
 Reviewed by: Dishana Liang  
 Date: 22/09/2025

**Building Details**

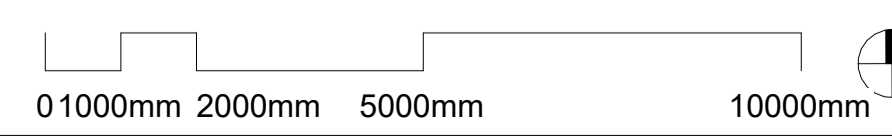
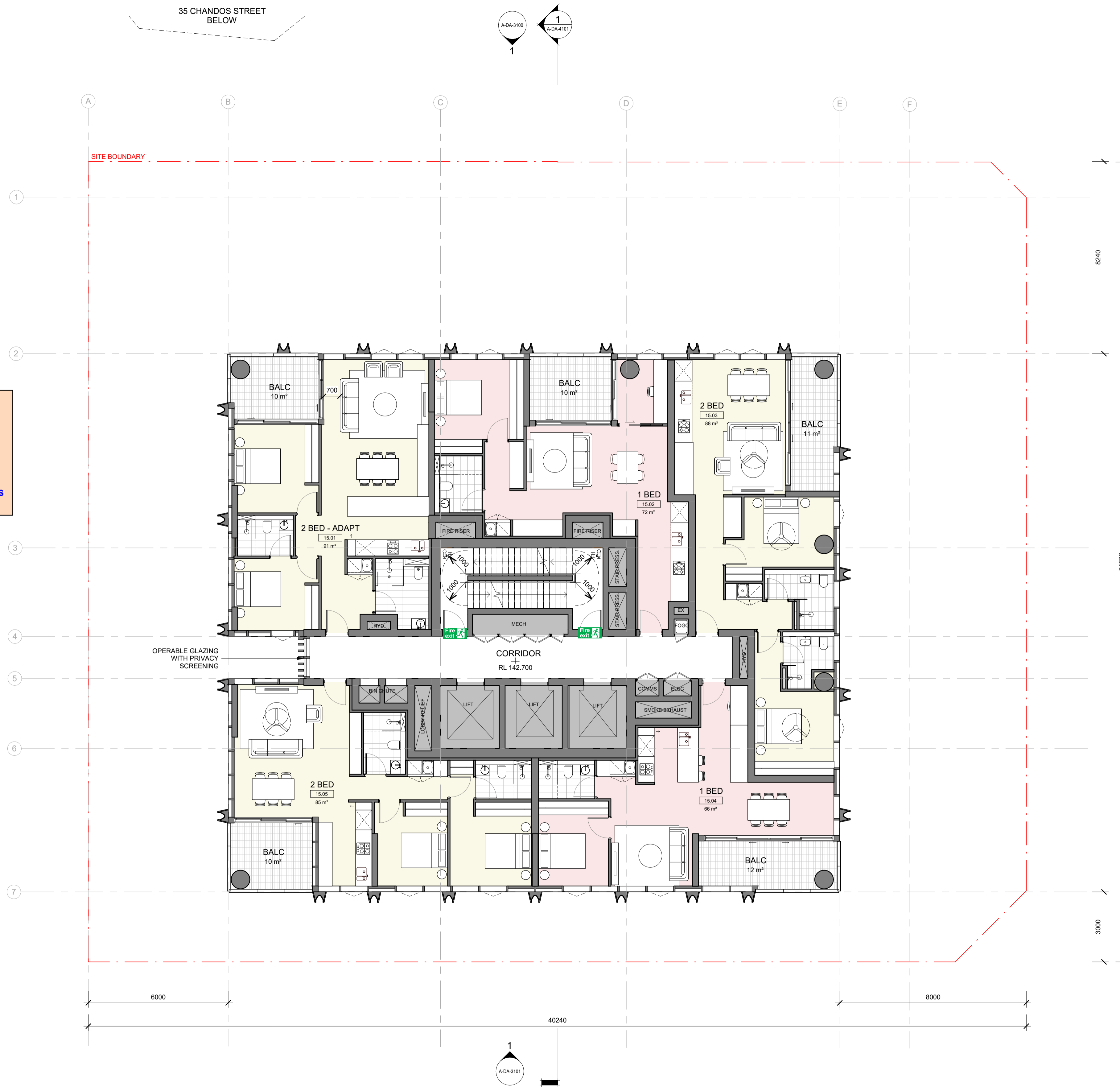
**Applicable BCA:** TBC - 2025 Volume 1\*  
**Building Classification:**  
 B1-B5 - 7a  
 Lower Ground - 7a  
 Ground - 2, 5, 6  
 Level 1 - 5  
 Levels 2 to Roof - 2  
**Type of Construction:** A  
**No. of Storeys:** 46  
**Rise in Storeys:** 41  
**Effective Height:** Approx. 136m  
**Structural Importance Level:** 3  
**Fire Safety Systems Required:**  
 Sprinkler system  
 Smoke detection and alarm system  
 Emergency warning and intercommunication system  
 Stair pressurisation system  
 Zone pressurisation system to retail and office areas  
 Fire hydrants  
 Fire hose reels to carpark and retail areas  
 Portable fire extinguishers  
 Emergency lights and exit signs  
 Emergency lifts

\*Current comments are based on BCA 2022 Volume 1 Amendment 2, as BCA 2025 Volume 1 has not yet been published.

**Fire Rating and Compartmentation Comments**

Retail areas generally require an FRL of 180 minutes.  
 Carpark areas generally require an FRL of 120 minutes.  
 Residential areas generally require an FRL of 90 minutes.

A fire wall is required to separate between classifications. **Any reductions in FRL or variation in fire separation requirements will require review by the fire safety engineer.**



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<b>Meinhardt</b> 4/6 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	<b>Structure &amp; Building Services</b>
<b>Tract</b> L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733	<b>Landscape Architect</b>
<b>Slattery</b> L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	<b>Quantity Surveyor</b>
<b>Salt3</b> L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7955	<b>Traffic Engineer</b>
<b>Salt3</b> L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7955	<b>Waste Engineer</b>

**LEGEND**

- SERVICES
- BICYCLE PARKING
- BUILDING MANAGEMENT
- COMMERCIAL
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITIES
- 1B RESIDENTIAL
- 2B RESIDENTIAL
- 3B RESIDENTIAL
- PENTHOUSE

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Nominated Architects:  
 Joe Agius no. 6491  
 Ramin Jahromi no. 10000

**Client**  
 Setia Sydney Pty Ltd

**Project No.**  
 223107.00

**Project**  
 ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

**Acknowledgement**  
 In the language of the CAMMERAYGAL people,

**Drawing Title**  
 LEVEL 15 - 29 - RESIDENTIAL  
 INDICATIVE LAYOUTS TO BE DEVELOPED

**Document Control Status:**

<b>Co-ordinated:</b> KH	<b>Drawn:</b> KH
<b>Project Architect:</b> RB	<b>Scale:</b> 1 : 100 @ A1
<b>Project Director:</b> RJ	<b>Date:</b> 18/09/2025
<b>Drawing Number:</b> A-DA-2117	<b>Revision:</b> 1



Ref: 25056-106-R01 BCA  
 Report Rev02 Marked Plans  
 Reviewed by: Dishana Liang  
 Date: 22/09/2025

**Building Details**

**Applicable BCA:** TBC - 2025 Volume 1\*  
**Building Classification:**  
 B1-B5 - 7a  
 Lower Ground - 7a  
 Ground - 2, 5, 6  
 Level 1 - 5  
 Levels 2 to Roof - 2  
**Type of Construction:** A  
**No. of Storeys:** 46  
**Rise in Storeys:** 41  
**Effective Height:** Approx. 136m  
**Structural Importance Level:** 3  
**Fire Safety Systems Required:**  
 Sprinkler system  
 Smoke detection and alarm system  
 Emergency warning and intercommunication system  
 Stair pressurisation system  
 Zone pressurisation system to retail and office areas  
 Fire hydrants  
 Fire hose reels to carpark and retail areas  
 Portable fire extinguishers  
 Emergency lights and exit signs  
 Emergency lifts

\*Current comments are based on BCA 2022 Volume 1 Amendment 2, as BCA 2025 Volume 1 has not yet been published.

**Fire Rating and Compartmentation Comments**

Retail areas generally require an FRL of 180 minutes.  
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 Residential areas generally require an FRL of 90 minutes.

A fire wall is required to separate between classifications. **Any reductions in FRL or variation in fire separation requirements will require review by the fire safety engineer.**



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Rev	Description	By	Date
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<b>Salt3</b> L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	<b>Traffic Engineer</b>
<b>Salt3</b> L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	<b>Waste Engineer</b>

**LEGEND**

- SERVICES
- BICYCLE PARKING
- BUILDING MANAGEMENT
- COMMERCIAL
- RESIDENTIAL LOBBY
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Nominated Architects:  
 Joe Agius no. 6491  
 Ramin Jahromi no. 10000

Client: **Setia Sydney Pty Ltd**

Project No.: **223107.00**

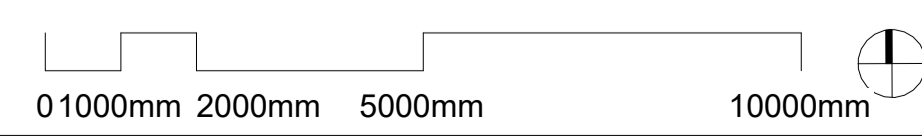
Project: **ATCHISON STREET**  
 20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement: In the language of the CAMMERAYGAL people.

Drawing Title: **LEVEL 30 - 38 - RESIDENTIAL**  
 INDICATIVE LAYOUTS TO BE DEVELOPED

Document Control Status:

<b>Co-ordinated:</b> KH	<b>Drawn:</b> KH
<b>Project Architect:</b> RB	<b>Scale:</b> 1:100 @ A1
<b>Project Director:</b> RJ	<b>Date:</b> 18/09/2025
<b>Drawing Number:</b> A-DA-2118	<b>Revision:</b> 1



PLOT STAMP DATE: 18/09/2025 3:35:08 PM



Ref: 25056-106-R01 BCA  
Report Rev02 Marked Plans  
Reviewed by: Dishana Liang  
Date: 22/09/2025

**Building Details**

**Applicable BCA:** TBC - 2025 Volume 1\*  
**Building Classification:**  
B1-B5 - 7a  
Lower Ground - 7a  
Ground - 2, 5, 6  
Level 1 - 5  
Levels 2 to Roof - 2  
**Type of Construction:** A  
**No. of Storeys:** 46  
**Rise in Storeys:** 41  
**Effective Height:** Approx. 136m  
**Structural Importance Level:** 3  
**Fire Safety Systems Required:**  
Sprinkler system  
Smoke detection and alarm system  
Emergency warning and intercommunication system  
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Zone pressurisation system to retail and office areas  
Fire hydrants  
Fire hose reels to carpark and retail areas  
Portable fire extinguishers  
Emergency lights and exit signs  
Emergency lifts

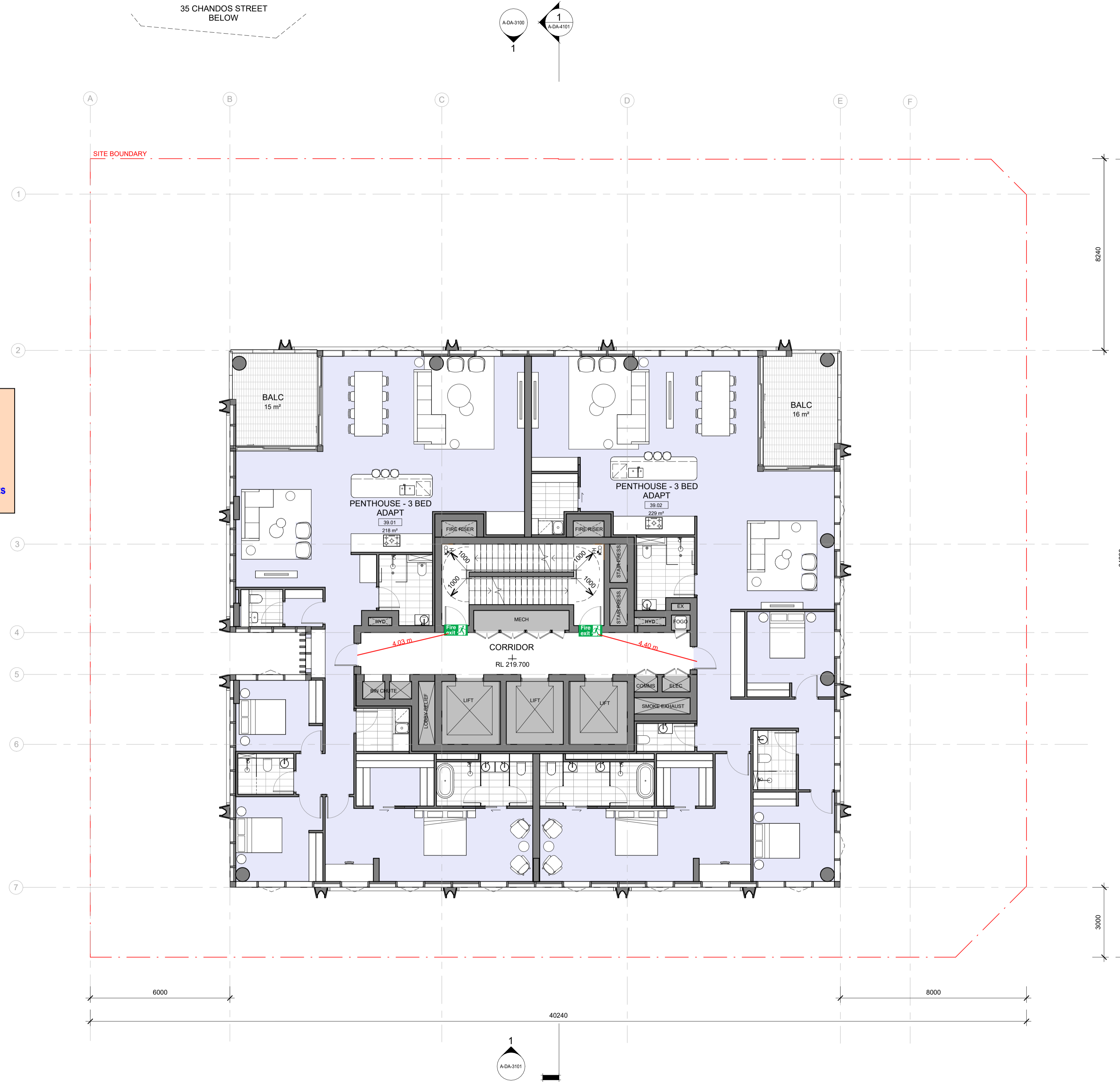
\*Current comments are based on BCA 2022 Volume 1 Amendment 2, as BCA 2025 Volume 1 has not yet been published.

**Fire Rating and Compartmentation Comments**

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Carpark areas generally require an FRL of 120 minutes.  
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A fire wall is required to separate between classifications. **Any reductions in FRL or variation in fire separation requirements will require review by the fire safety engineer.**

35 CHANDOS STREET BELOW



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Rev	Description	By	Date
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<b>Meinhardt</b> 4/6 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	<b>Structure &amp; Building Services</b>
<b>Tract</b> L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733	<b>Landscape Architect</b>
<b>Slattery</b> L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	<b>Quantity Surveyor</b>
<b>Salt3</b> L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7965	<b>Traffic Engineer</b>
<b>Salt3</b> L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7965	<b>Waste Engineer</b>

**LEGEND**

- SERVICES
- BICYCLE PARKING
- BUILDING MANAGEMENT
- COMMERCIAL
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITIES
- 1B RESIDENTIAL
- 2B RESIDENTIAL
- 3B RESIDENTIAL
- PENTHOUSE

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coxarchitecture.com.au

Nominated Architects:  
Joe Agius no. 6491  
Ramin Jahromi no. 10000

**Client** Setia Sydney Pty Ltd

**Project No.** 223107.00

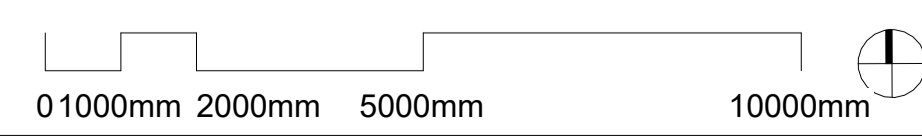
**Project** ATCHISON STREET  
20-22 Atchison St, St Leonards, NSW 2065

**Acknowledgement** In the language of the CAMMERAYGAL people,

**Drawing Title** LEVEL 39 - PENTHOUSES  
INDICATIVE LAYOUTS TO BE DEVELOPED

**Document Control Status:**

<b>Co-ordinated:</b> KH	<b>Drawn:</b> KH
<b>Project Architect:</b> RB	<b>Scale:</b> 1:100 @ A1
<b>Project Director:</b> RJ	<b>Date:</b> 18/09/2025
<b>Drawing Number:</b> A-DA-2119	<b>Revision:</b> 1



PLOT STAMP DATE: 18/09/2025 3:35:11 PM



Ref: 25056-106-R01 BCA  
Report Rev02 Marked Plans  
Reviewed by: Dishana Liang  
Date: 22/09/2025

**Building Details**

**Applicable BCA:** TBC - 2025 Volume 1\*  
**Building Classification:**  
B1-B5 - 7a  
Lower Ground - 7a  
Ground - 2, 5, 6  
Level 1 - 5  
Levels 2 to Roof - 2  
**Type of Construction:** A  
**No. of Storeys:** 46  
**Rise in Storeys:** 41  
**Effective Height:** Approx. 136m  
**Structural Importance Level:** 3  
**Fire Safety Systems Required:**  
Sprinkler system  
Smoke detection and alarm system  
Emergency warning and intercommunication system  
Stair pressurisation system  
Zone pressurisation system to retail and office areas  
Fire hydrants  
Fire hose reels to carpark and retail areas  
Portable fire extinguishers  
Emergency lights and exit signs  
Emergency lifts

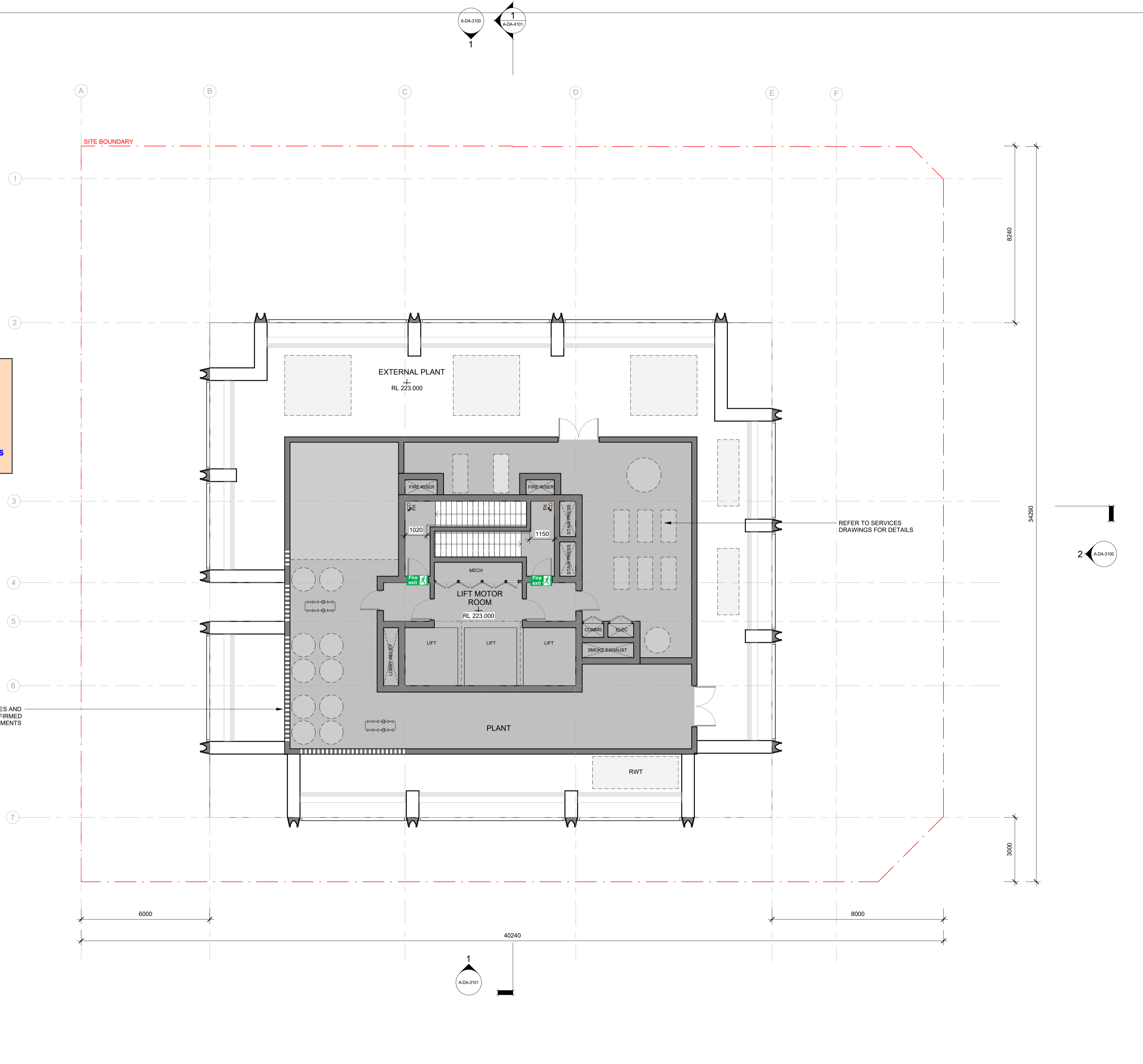
\*Current comments are based on BCA 2022 Volume 1 Amendment 2, as BCA 2025 Volume 1 has not yet been published.

**Fire Rating and Compartmentation Comments**

Retail areas generally require an FRL of 180 minutes.  
Carpark areas generally require an FRL of 120 minutes.  
Residential areas generally require an FRL of 90 minutes.

A fire wall is required to separate between classifications. **Any reductions in FRL or variation in fire separation requirements will require review by the fire safety engineer.**

INDICATIVE LOUVRE SIZES AND PLACEMENT, TO BE CONFIRMED WITH SERVICES REQUIREMENTS



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Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

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<b>Meinhardt</b> 4/66 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	<b>Structure &amp; Building Services</b>
<b>Tract</b> L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733	<b>Landscape Architect</b>
<b>Slattery</b> L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	<b>Quantity Surveyor</b>
<b>Salt3</b> L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7955	<b>Traffic Engineer</b>
<b>Salt3</b> L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7955	<b>Waste Engineer</b>

**LEGEND**

[Grey Box]	SERVICES
[Light Green Box]	BICYCLE PARKING
[Light Blue Box]	BUILDING MANAGEMENT
[Light Purple Box]	COMMERCIAL
[Light Yellow Box]	RESIDENTIAL LOBBY
[Light Orange Box]	RESIDENTIAL AMENITIES
[Light Red Box]	1B RESIDENTIAL
[Light Green Box]	2B RESIDENTIAL
[Light Blue Box]	3B RESIDENTIAL
[Light Purple Box]	PENTHOUSE

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Ramin Jahromi no. 10000  
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**Client**  
Setia Sydney Pty Ltd

**Project No.**  
223107.00

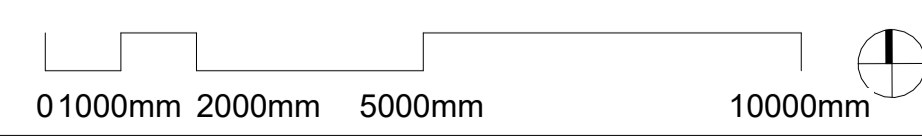
**Project**  
ATCHISON STREET  
20-22 Atchison St, St Leonards, NSW 2065

**Acknowledgement**  
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**Drawing Title**  
ROOF PLANT

**Document Control Status:**

<b>Co-ordinated:</b> KH	<b>Drawn:</b> KH
<b>Project Architect:</b> RB	<b>Scale:</b> 1: 100 @ A1
<b>Project Director:</b> RJ	<b>Date:</b> 18/09/2025
<b>Drawing Number:</b> A-DA-2120	<b>Revision:</b> 1



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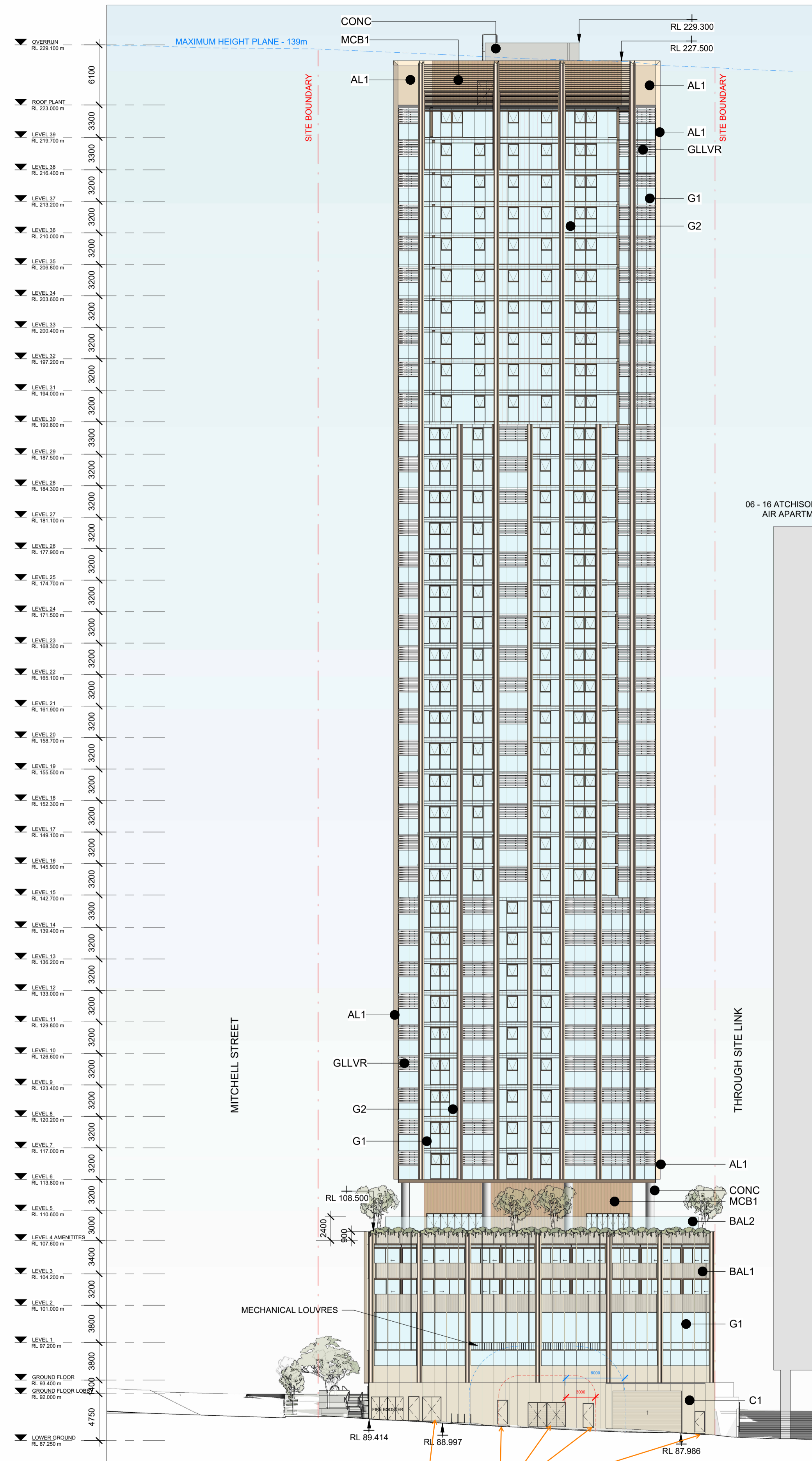


Ref: 25056-106-R01 BCA  
Report Rev02 Marked Plans  
Reviewed by: Dishana Liang  
Date: 22/09/2025

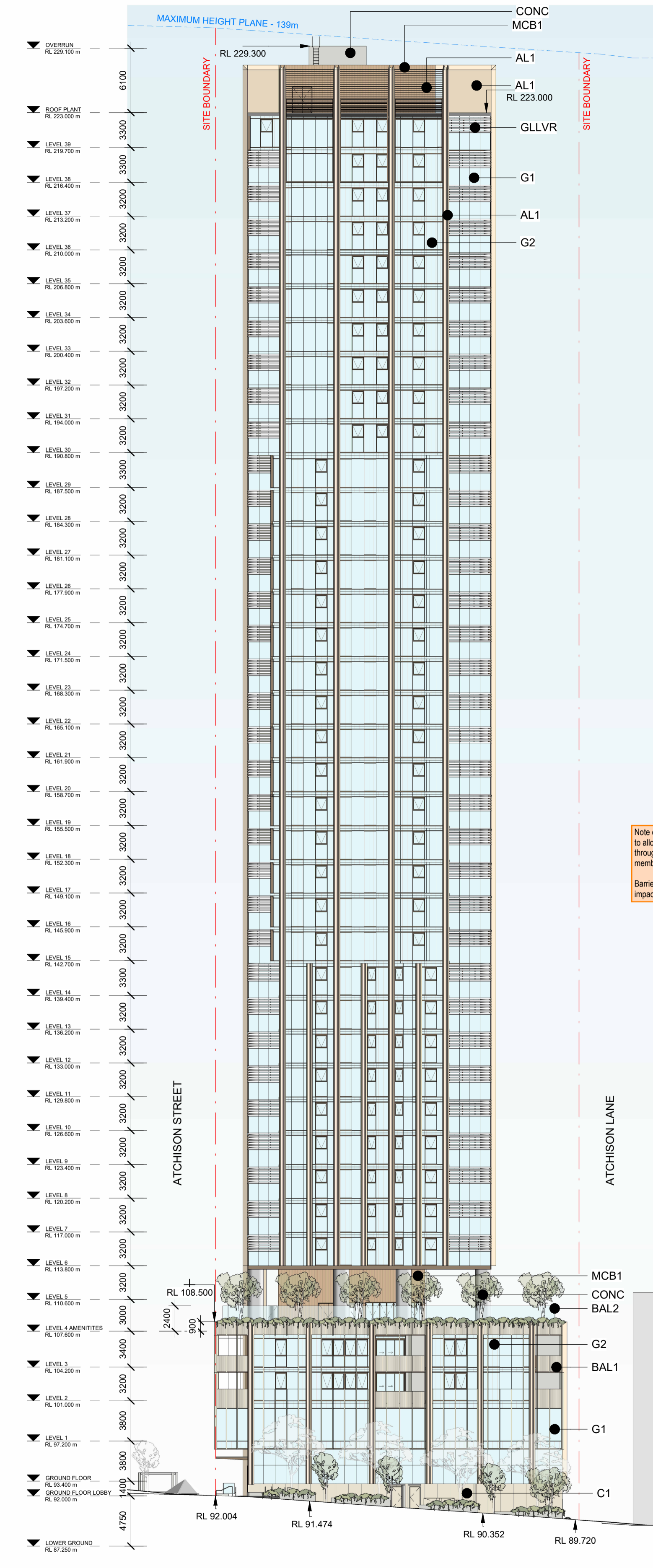
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<b>Salt3</b> L6, 201 Kent St, Sydney NSW 2000 (02) 9008 7995	Waste Engineer

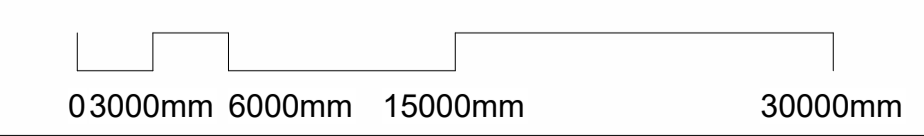


1 NORTH BUILDING ELEVATION  
SCALE 1:300



2 EAST BUILDING ELEVATION  
SCALE 1:300

CONC CONCRETE - BEIGE	AL1 MATTE ALUMINIUM - SANDSTONE COLOUR
C1 SANDSTONE COLOURED CLADDING	MC2 METAL - LIGHT BRONZE COLOUR
G1 PERFORMANCE GLAZING WITH LOW E COATING	G2 SHADOW BOX GLASS PANEL
GLLVR FIXED, OPEN, PERFORMANCE GLAZING LOUVRES WITH LOW E COATING	MCB1 METAL BATTEN CLADDING WITH BACKING - LIGHT TERRACOTTA
BAL1 PALISADE BALUSTRADE	BAL2 GLASS BALUSTRADE



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Project No.  
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Project  
**ATCHISON STREET**  
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Acknowledgement  
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Drawing Title  
**BUILDING ELEVATIONS - NORTH & EAST**

Document Control Status:

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Project Architect:	Scale:
Project Director:	Date:
Drawing Number:	Revision:

A-DA-3100 1

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