

16 June 2015



Project No: 1321-15

Area 3
Suite 3.01, 55 Miller Street
Pymont NSW 2009

Attention: Charles Penny
By Email: charles@area3.com.au

Dear Charles,

Re: Global Switch east – Stage 2 – BCA review

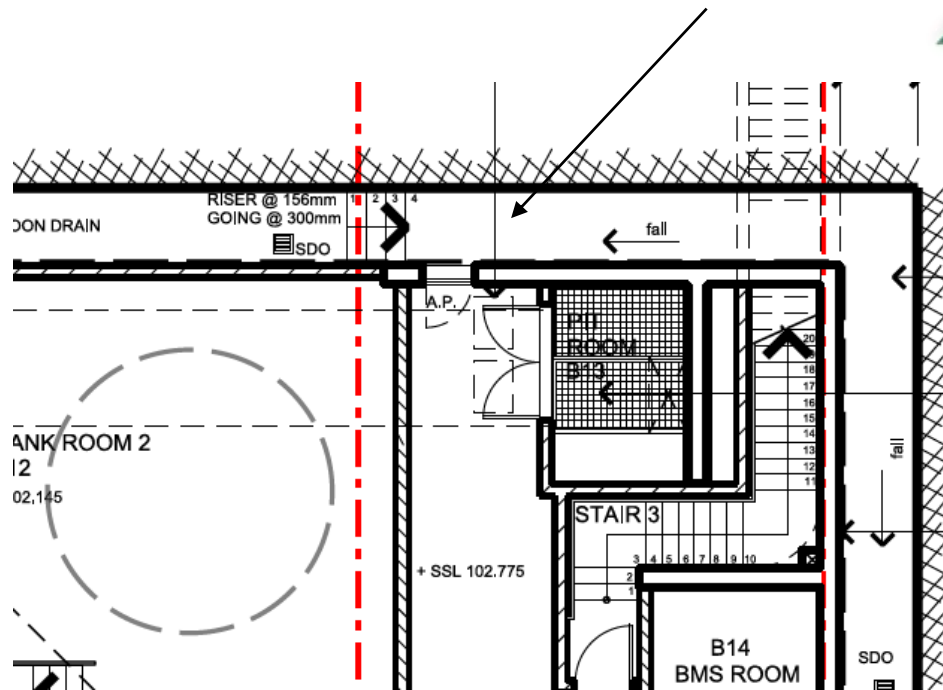
Reference is made to your submission to our office of the latest set of architectural plans:

Plans by DEM –

Drawing No.	Revision	Title	Date
ar-1202	B05	Basement Floor Plan	05/06/15
ar-1203	B07	Level 0 Floor Plan	05/06/15
ar-1204	B05	Level 1 Floor Plan	05/06/15
ar-1205	B06	Level 2 Floor Plan	05/06/15
ar-1206	B05	Level 3 Floor Plan	05/06/15
ar-1207	B05	Level 4 Floor Plan	05/06/15
ar-1208	B05	Level 5 Floor Plan	05/06/15
ar-1209	B05	Level 6 Floor Plan	05/06/15
ar-0200	B05	Site Plan	05/06/15
ar-2101	B06	Section 2	05/06/15
ar-2501	B05	East Elevation	05/06/15
ar-1211	B05	Roof Plan	05/06/15

In reviewing the plans we have noted the following

1. The design indicates access panel's within the basement that are hinged in nature not fixed. This would result in the plenum spaces being considered accessible from a BCA point of view. As such services would be required within these spaces, such as exit signage, emergency lighting etc. In addition travel distances would either need to be compliant or addressed via a performance based solution (noting it is circa 100-m between exits in the plenum on the eastern side.



2. A Section 75W submission would be required for the removal of the meeting room, entry lobby security, WC and replacing it with data suite – level 0.
3. The new corridor on level 1 appears to connect into GSW. If so two hour fire separation would be required (wall and doors).
4. All access panels to air-intakes etc, in plat areas are required to be fixed not hinged, this was an issue on stage 1, for instance level 5 – grids 11-16. Otherwise travel distances in these areas will need to be considered by the fire engineer as they will not comply.
5. We note that due to the low occupant load of the building that the toilet facilities provided are compliant for the proposed population.

The BCA report is not required to be updated, given the above advice, however the fire engineering report may need to be reviewed, depending on the resolution of the travel distance issues noted above.

Regards

Norman Rockwell

Nathan Halstead
Managing Director – AED