

Approval Number: 23000136/ 2

SECTION A THE APPLICATION

Details of the Applicant

Name: HTH Development Company Pty Ltd C/O Plenary Group
Address: L23, 126 Phillip Street Sydney 2000
Phone: 0400 001 544
Email: kristan.elvish@plenary.com
Application Number: 23000247

Details of the property

Unit / Street Number: UNSW Health Translation Hub
Street Name: High Street
Suburb & Postcode: Randwick 2031
Title Particulars (Lot & DP/SP): Lot 3-4 DP 12909, Lot 1-7 DP 13997, Lot 1 DP 30666, Lot A&B DP 439756, Lot A-D DP 440501, Lot X&Y DP 445567, Lot 1&2 DP 590480, Lot 32 DP 667518, Lot A&B DP 167106, Lot A&B DP 441943, Lot 1 DP 510271

Description of Development as Approved by Development Consent

'Health Translation Hub' building, including:

- construction of a 15-storey building over one basement level;
- use as a health education and research building, including clinical schools and education hub, research space and ground floor retail; and
- associated landscaping works, road and public domain works.

Description of the Development Subject of this Crown Approval

Stage 2 Crown Works Certificate – Super-structure works comprising of, suspended slabs, columns, load bearing internal block walls and structural steel. Excluding link bridges. Installation of Cast-in slab services

Development Consent (if applicable)

Development Consent No.: SSD-10822510
Date Development Consent issued: 15 Dec 2021
Name of Consent Authority: NSW Government Department of Planning, Industry and Environment

Date Application for the Crown Approval was made

Date CC Application was received: 27 Jul 2023

SECTION B AUTHORITY HAVING JURISDICTION

Name: Seb Howe Accreditation No.: BDC2420
Phone: 02 9939 1530
Email: admin@mbc-group.com.au
Address: Suite 3 / 18 Sydney Road Manly NSW 2095

SECTION C BUILDING CLASSIFICATION

Class of the proposed building/s under the Building Code of Australia: 5 & 6 & 7b

SECTION D ATTACHMENTS

Refer to Appendix A for the attachments for this Crown Approval

SECTION F DATE OF ISSUE

Date of issue of this Certificate:

27 Jul 2023

SECTION G CERTIFICATION

I certify that work completed in accordance with the documentation accompanying the application for this certificate (with such modifications, if any, verified by me as may be shown on that documentation) will comply with the National Construction Code - Building Code of Australia Volume 1 as applicable to the Classes of buildings concerned.

The development is to be carried out in compliance with the following plans and documentation listed below and endorsed by MBC Group.

The following conditions are subject to this approval:

SECTION H SIGNATURE

Signature :



Signed by: Seb Howe
Accreditation Number: BDC2420
Date of endorsement: 27 Jul 2023
Certificate Number: 23000136 / 2

23000136/ 2

- Structural Design Plans prepared by ACOR Consultants Pty Ltd DWG B-AC-ST-0002(10),B-AC-ST-0003(10),B-AC-ST-0004(10),B-AC-ST-0005(10),B-AC-ST-0402(5),B-AC-ST-0403(5),B-AC-ST-0404(5),B-AC-ST-0405(5),B-AC-ST-0406(5),B-AC-ST-0407(5),B-AC-ST-0408(5),B-AC-ST-0409(5),B-AC-ST-0410(5),B-AC-ST-0411(5),B-AC-ST-0412(5),B-AC-ST-0413(5),B-AC-ST-0414(5),B-AC-ST-0415(5),B-AC-ST-0416(5),B-AC-ST-0417(5),B-AC-ST-1103(16),B-AC-ST-1104(15),B-AC-ST-1105(11),B-AC-ST-1106(12),B-AC-ST-1107(11),B-AC-ST-1108(12),B-AC-ST-1109(11),B-AC-ST-1110(13),B-AC-ST-1111(11),B-AC-ST-1112(13),B-AC-ST-1113(11),B-AC-ST-1114(13),B-AC-ST-1115(11),B-AC-ST-1116(13),B-AC-ST-1117(11),B-AC-ST-1118(11),B-AC-ST-1119(11),B-AC-ST-1120(11),B-AC-ST-1121(12),B-AC-ST-1122(13),B-AC-ST-1123(11),B-AC-ST-1124(13),B-AC-ST-1125(11),B-AC-ST-1126(13),B-AC-ST-1127(11),B-AC-ST-1128(13),B-AC-ST-1129(11),B-AC-ST-1130(13),B-AC-ST-1131(12),B-AC-ST-1132(11),B-AC-ST-1133(12),B-AC-ST-1134(12),B-AC-ST-1135(8),B-AC-ST-1136(7),B-AC-ST-2010(2),B-AC-ST-2011(2),B-AC-ST-2012(2),B-AC-ST-2013(2),B-AC-ST-2015(2),B-AC-ST-2016(1),B-AC-ST-2020(3),B-AC-ST-2021(2),B-AC-ST-2022(2),B-AC-ST-2023(2),B-AC-ST-2025(2),B-AC-ST-2040(2),B-AC-ST-2045(1),B-AC-ST-2050(2),B-AC-ST-2051(1),B-AC-ST-2055(1),B-AC-ST-2081(2),B-AC-ST-2085(1),B-AC-ST-3100(7),B-AC-ST-3101(7),B-AC-ST-3110(11),B-AC-ST-3111(2),B-AC-ST-4100(4),B-AC-ST-4101(4),B-AC-ST-4102(4),B-AC-ST-4110(5),B-AC-ST-4111(5),B-AC-ST-4300(5),B-AC-ST-4301(5),B-AC-ST-4302(5),B-AC-ST-4303(5),B-AC-ST-4304(5),B-AC-ST-4305(5),B-AC-ST-4306(6),B-AC-ST-4307(6),B-AC-ST-4308(6),B-AC-ST-4309(6),B-AC-ST-4310(6),B-AC-ST-4311(6),B-AC-ST-4312(6),B-AC-ST-4315(5),B-AC-ST-4316(5),B-AC-ST-4317(5),B-AC-ST-4320(12),B-AC-ST-4321(4),B-AC-ST-4322(2),B-AC-ST-8102(2),B-AC-ST-8103(2),B-AC-ST-8104(2),B-AC-ST-8105(2),B-AC-ST-8106(2),B-AC-ST-8107(2),B-AC-ST-8108(2)
- Structural Design Statement prepared by ACOR Consultants Pty Ltd, endorsed by Afshin Kazemi dated 19 Jul 2023
- BCA Design Compliance Statement prepared by Architectus, endorsed by Eric Lee dated 28 Apr 2023
- Concrete Profile Plans prepared by Architectus DWG. B-ARC-AR-1102 (D), B-ARC-AR-1103 (6), B-ARC-AR-1104 (7), B-ARC-AR-1105 (7), B-ARC-AR-1106 (6), B-ARC-AR-1107 (6), B-ARC-AR-1108 (6), B-ARC-AR-1109 (6), B-ARC-AR-1110 (6), B-ARC-AR-1111 (6), B-ARC-AR-1112 (6), B-ARC-AR-1113 (6), B-ARC-AR-1114 (6), B-ARC-AR-1115 (6), B-ARC-AR-1116 (6), B-ARC-AR-1117 (6), B-ARC-AR-1118 (6), B-ARC-AR-1119 (6), B-ARC-AR-1120 (6), B-ARC-AR-1121 (6), B-ARC-AR-1122 (6), B-ARC-AR-1123 (6), B-ARC-AR-1124 (6), B-ARC-AR-1125 (6), B-ARC-AR-1126 (6), B-ARC-AR-1127 (6), B-ARC-AR-1128 (6), B-ARC-AR-1129 (6), B-ARC-AR-1130 (6), B-ARC-AR-1131 (6),B-ARC-AR-1132 (6), B-ARC-AR-1133 (6) dated 14 Jul 2023
- CWC2 Application Form – Dated 26 Jul 23

SECTION A DETAILS OF THE APPLICANT*

* An application for a Crown Certificate should be made by a person who has the benefit of the development consent. An applicant cannot be the person who will carry out the building work, unless that person owns the land on which the work is to be carried out.

Name: Kristan Elvish
Correspondence to be C/-: HTH Development Company Pty Ltd c/o Plenary Group
Postal Address: L23, 126 Phillip Street Sydney NSW 2000
Phone: 0400 001 544
Email: Kristan.elvish@plenary.com

SECTION B DETAILS OF THE LAND WHERE THE BUILDING WORK IS TO BE CARRIED OUT

Street Address: UNSW Health Translation Hub, High Street
Suburb & Postcode: Randwick 2031
Lots 3 – 14, Deposited Plan 12909
Lots 1 – 7, Deposited Plan 13997
Lot 1, Deposited Plan 300666
Lots A and B, Deposited Plan 439756
Title Particulars (Lot & DP/SP): Lots A – D, Deposited Plan 440501
Lots X and Y, Deposited Plan 445567
Lots 1 and 2, Deposited Plan 590480
Lot 32, Deposited Plan 667518
Lots A and B, Deposited Plan 167106
Lots A and B, Deposited Plan 441943
Lot 1, Deposited Plan 510271

SECTION C DESCRIPTION OF THE BUILDING WORK

Briefly describe the development: Health Translation Hub' Building (see SSD for Lot and DP's etc)
CWC2 – super structure and cast-in services only
BCA Class (include all classes): 5, 6 & 7b

SECTION D N/A

SECTION E PLANNING CONSENT - COMPLETE EITHER PART 1 OR PART 2 ONLY

Part 1. Development Application

Development Consent No.: SSD-10822510
Date of Development Consent: 15 December 2021
Date of Development Consent:

Part 2. Environmental Planning Instrument

State Environmental Planning Policy (Transport and Infrastructure) 2021

SECTION F APPLICANTS' CONSENT/AUTHORITY TO ENTER AND INSPECT LAND

- We consent to MBC Group, or a person appointed by MBC Group, to enter the subject property at any reasonable time for the purpose of carrying out inspections in connection with the assessment of this application. I/we undertake to make access to the property available to enable inspections to be carried out.
- We agree to the terms and conditions of MBC Group's Fee and Service Proposal, which acts as the Agreement for the Performance of Certification Works as provided by MBC Group.
- We confirm we make this application with the owners authority and that the owner/s consent to the making of this application.

Names: Kristan Elvish

Signature of applicant(s):



Date

25 July 2023

SECTION G OWNERS' CONSENT & DETAILS (IF DIFFERENT TO THE APPLICANT)

Please note that ALL owners of the property must provide written consent. If you are signing on the owner's behalf as the owner's legal representative, please attach documentary evidence as to the nature of your legal authority, e.g. Power of Attorney, Company Director, Executor, Trustee.

- As the owner(s) of the above property, I/we consent to the making of this application.

Phone: 0401 994 649

Email: Matt.Vizard@health.nsw.gov.au

Name(s): Matt Vizard

Company Name: Health Infrastructure

Signature owner(s):



Date

26 July 2023

Office Use Only

To be completed by the certifying authority immediately after receiving the application.

Application No.:	23000247	Date Received:	
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26 July 2023

Hansen Yuncken Pty Ltd
 Hang Nghiem
 Building 1, Level 3
 75-85 O'Riordan Street
 Alexandria NSW 2015

Re: UNSW Health Translation Hub Randwick Hospitals Campus SSDA 18022510

Dear Hang,

With regard to the above project we confirm that we have received information in relation to the following conditions of SSDA 10822510 dated 15 December 2021.

DA #	Condition Title	Condition	MBC Comment
A17	Structural	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	Approved by MBC Group
B4	Certified Drawings	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Approved by MBC Group
B46	Light Rail Requirements	Prior to the commencement of construction, the Applicant must: <ol style="list-style-type: none"> provide evidence to TfNSW that it holds current public liability insurance cover for a sum acceptable to TfNSW. TfNSW's standard public liability insurance requirement for this type of development adjacent to a rail corridor is minimum of \$250 million. This insurance must not contain any exclusion in relation to works on or near the rail corridor, rail infrastructure. The Applicant is to contact TfNSW to obtain the level of insurance required for this particular proposal. (b) provide evidence to the Certifier written proof of insurance required by B46(a) and TfNSW's written advice to the Applicant on the level of insurance required. 	Insurance documentation provided

If you have any questions please feel free to contact us on (02) 9939 1530.

Kind regards,



Seb Howe
 Associate Director



Our Reference: NSW212828
Your Reference: SC152 Health Translation Hub

Suite 2, Level 1
33 Herbert Street
ST LEONARDS NSW 2065

19th July 2023

PO Box 292
ST LEONARDS 1590

Hansen Yuncken
75/85 O'Riordan Street
Alexandria NSW 2015

T 02 9438 5098

ENGINEERS
MANAGERS
INFRASTRUCTURE
PLANNERS
DEVELOPMENT
CONSULTANTS

Attention: Hang Nghiem

Dear Hang,

**Re: UNSW Health Translation Hub
Structural Design Certification CWC2**

Subject to the Certificate Conditions set out below, This Certificate is given in respect to the Structural engineering services provided by us for the UNSW health Translation Hub at the corner of High Street and Botany Street (Lot A1) Randwick, NSW 2052

This Certificate is given pursuant to the provisions of:

- The relevant clauses of BCA 2019 amendment 1 – Part B1.4 and Spec C1.1, noting that the Fire Resistant Levels (FRLs) for Type A construction required in accordance with this document have been achieved.
 - Load bearing columns/walls/shafts GF 240/240/240
 - Load bearing columns/walls/shafts L1-L3 180/180/180
 - Load bearing columns/walls/shafts L4-L14 120/120/120
 - Non load bearing walls -/-/-
 - Floors GF 240/240/240
 - Floors L1-L3 180/180/180
 - Floors L4-L14 120/120/120
 - Roofs 120/60/30
- Development Consent: SD-10822510 conditions A17, B4 and B40(d)
- Building importance Level 3 as per AS1170.0

We Certify that the structural elements of the project described below comply with the following Australian Standards and design specifications.



Number	Title
AS1170.0:2002	Structural design actions, Part 0: General principles
AS1170.1:2002	Structural design actions, Part 1: Permanent, imposed and other actions
AS1170.2:2011	Structural design actions, Part 2: Wind actions
AS1170.4:2007	Structural design actions, Part 4: Earthquake actions in Australia
AS3600:2018	Concrete structures
AS3700:2018	Masonry structures
AS4100:2020	Steel Structures
B-AC-ST-9000	Structural Specification Index

and that the design was undertaken by us in accordance with relevant accepted engineering practices and principles.

All material elements of the design are contained in the drawings below:

Number	Revision	Title
B-AC-ST-0001	F	Cover Sheet
B-AC-ST-0002	10	Structural Notes – Sheet 1
B-AC-ST-0003	10	Structural Notes – Sheet 2
B-AC-ST-0004	10	Structural Notes – Sheet 3
B-AC-ST-0005	10	Structural Notes – Sheet 4
B-AC-ST-0402	5	Level 00 Loading Plan
B-AC-ST-0403	5	Level 01 Loading Plan
B-AC-ST-0404	5	Level 02 Loading Plan
B-AC-ST-0405	5	Level 03 Loading Plan
B-AC-ST-0406	5	Level 04 Loading Plan
B-AC-ST-0407	5	Level 05 Loading Plan
B-AC-ST-0408	5	Level 06 Loading Plan
B-AC-ST-0409	5	Level 07 Loading Plan
B-AC-ST-0410	5	Level 08 Loading Plan
B-AC-ST-0411	5	Level 09 Loading Plan
B-AC-ST-0412	5	Level 10 Loading Plan
B-AC-ST-0413	5	Level 11 Loading Plan
B-AC-ST-0414	5	Level 12 Loading Plan
B-AC-ST-0415	5	Level 13 Loading Plan
B-AC-ST-0416	5	Level 14 Loading Plan
B-AC-ST-0417	5	Level 15 Loading Plan

Number	Revision	Title
B-AC-ST-1103	16	Level 00 GA Plan – Sheet 1
B-AC-ST-1104	15	Level 00 GA Plan – Sheet 2
B-AC-ST-1105	11	Level 01 GA Plan – Sheet 1
B-AC-ST-1106	12	Level 01 GA Plan – Sheet 2
B-AC-ST-1107	11	Level 02 GA Plan – Sheet 1
B-AC-ST-1108	12	Level 02 GA Plan – Sheet 2
B-AC-ST-1109	11	Level 03 GA Plan – Sheet 1
B-AC-ST-1110	13	Level 03 GA Plan – Sheet 2
B-AC-ST-1111	11	Level 04 GA Plan – Sheet 1
B-AC-ST-1112	13	Level 04 GA Plan – Sheet 2
B-AC-ST-1113	11	Level 05 GA Plan – Sheet 1
B-AC-ST-1114	13	Level 05 GA Plan – Sheet 2
B-AC-ST-1115	11	Level 06 GA Plan – Sheet 1
B-AC-ST-1116	13	Level 06 GA Plan – Sheet 2
B-AC-ST-1117	11	Level 07 GA Plan – Sheet 1
B-AC-ST-1118	11	Level 07 GA Plan – Sheet 2
B-AC-ST-1119	11	Level 08 GA Plan – Sheet 1
B-AC-ST-1120	11	Level 08 GA Plan – Sheet 2
B-AC-ST-1121	12	Level 09 GA Plan – Sheet 1
B-AC-ST-1122	13	Level 09 GA Plan – Sheet 2
B-AC-ST-1123	11	Level 10 GA Plan – Sheet 1
B-AC-ST-1124	13	Level 10 GA Plan – Sheet 2
B-AC-ST-1125	11	Level 11 GA Plan – Sheet 1
B-AC-ST-1126	13	Level 11 GA Plan – Sheet 2
B-AC-ST-1127	11	Level 12 GA Plan – Sheet 1
B-AC-ST-1128	13	Level 12 GA Plan – Sheet 2
B-AC-ST-1129	11	Level 13 GA Plan – Sheet 1
B-AC-ST-1130	13	Level 13 GA Plan – Sheet 2
B-AC-ST-1131	12	Level 14 GA Plan – Sheet 1
B-AC-ST-1132	11	Level 14 GA Plan – Sheet 2
B-AC-ST-1133	12	Level 15 GA Plan – Sheet 1
B-AC-ST-1134	12	Level 15 GA Plan – Sheet 2
B-AC-ST-1135	8	Link Bridge Plans and Details – Sheet 1
B-AC-ST-1136	7	Link Bridge Plans and Details – Sheet 2
B-AC-ST-2010	2	Ground Floor Sections and Details – Sheet 1

Number	Revision	Title
B-AC-ST-2011	2	Ground Floor Sections and Details – Sheet 2
B-AC-ST-2012	2	Ground Floor Sections and Details – Sheet 3
B-AC-ST-2013	2	Ground Floor Sections and Details – Sheet 4
B-AC-ST-2015	2	Level 01 Sections and Details – Sheet 1
B-AC-ST-2016	1	Level 01 Sections and Details – Sheet 2
B-AC-ST-2020	3	Level 02 Sections and Details – Sheet 1
B-AC-ST-2021	2	Level 02 Sections and Details – Sheet 2
B-AC-ST-2022	2	Level 02 Sections and Details – Sheet 3
B-AC-ST-2023	2	Level 02 Sections and Details – Sheet 4
B-AC-ST-2025	2	Level 03 Sections and Details – Sheet 1
B-AC-ST-2040	2	Level 06 Sections and Details – Sheet 1
B-AC-ST-2045	1	Level 07 Sections and Details – Sheet 1
B-AC-ST-2050	2	Level 08 Sections and Details – Sheet 1
B-AC-ST-2051	1	Level 08 Sections and Details – Sheet 2
B-AC-ST-2055	1	Level 09 Sections and Details – Sheet 1
B-AC-ST-2081	2	Level 14 Sections and Details – Sheet 1
B-AC-ST-2085	1	Level 15 Sections and Details – Sheet 1
B-AC-ST-3100	7	Concrete Columns Schedule – Sheet 1
B-AC-ST-3101	7	Concrete Columns Schedule – Sheet 2
B-AC-ST-3110	11	Standard Details – Column Details Sheet 1
B-AC-ST-3111	2	Standard Details – Column Details Sheet 2
B-AC-ST-4100	4	Stair Elevations – Sheet 1
B-AC-ST-4101	4	Stair Elevations – Sheet 2
B-AC-ST-4102	4	Podium Stair Interface
B-AC-ST-4110	5	Standard Stair Details – Sheet 1
B-AC-ST-4111	5	Standard Stair Details – Sheet 2
B-AC-ST-4300	5	Core Wall Blockout Plans – Sheet 1
B-AC-ST-4301	5	Core Wall Blockout Plans – Sheet 2
B-AC-ST-4302	5	Core Wall Blockout Plans – Sheet 3
B-AC-ST-4303	5	Core Wall Blockout Plans – Sheet 4
B-AC-ST-4304	5	Core Wall Blockout Plans – Sheet 5
B-AC-ST-4305	5	Core Wall Blockout Plans – Sheet 6
B-AC-ST-4306	6	Wall Elevations – Sheet 1
B-AC-ST-4307	6	Wall Elevations – Sheet 2
B-AC-ST-4308	6	Wall Elevations – Sheet 3

Number	Revision	Title
B-AC-ST-4309	6	Wall Elevations – Sheet 4
B-AC-ST-4310	6	Wall Elevations – Sheet 5
B-AC-ST-4311	6	Wall Elevations – Sheet 6
B-AC-ST-4312	6	Wall Elevations – Sheet 7
B-AC-ST-4315	5	Stair 1 Core Wall Plan
B-AC-ST-4316	5	Stair 2 Core Wall Plan
B-AC-ST-4317	5	Lift Core Wall Plan
B-AC-ST-4320	12	Standard Details – RC Wall Details Sheet 1
B-AC-ST-4321	4	Standard Details – RC Wall Details Sheet 2
B-AC-ST-4322	2	Standard Details – RC Wall Details Sheet 3
B-AC-ST-8102	2	Standard Details – Suspended Slab Details – Sheet 1
B-AC-ST-8103	2	Standard Details – Suspended Slab Details – Sheet 2
B-AC-ST-8104	2	Standard Details – Suspended Slab Details – Sheet 3
B-AC-ST-8105	2	Standard Details – Typical Building Joint Details
B-AC-ST-8106	2	Standard Details – Post Tensioned Details – Sheet 1
B-AC-ST-8107	2	Standard Details – Post Tensioned Details – Sheet 2
B-AC-ST-8108	2	Standard Details – Post Tensioned Details – Sheet 3

In preparing the drawings to which this Certificate is given the following Reference Material was relied upon:

REFERENCE MATERIAL

- Architectural drawings prepared by *Architectus*
- Project brief prepared by Hansen Yuncken

CERTIFICATE CONDITIONS

1. This Certificate may only be relied upon by the person or company to which it is addressed.
2. In preparing this Certificate we have assumed that the Reference Material is accurate and complete. We have not checked and were not required to check (by the client brief or otherwise).
3. The Certificate is entire and complete and is not otherwise limited or expanded upon with reference to any other certificate or document.

This certificate does not relieve the builder or any other party of their responsibilities for the project.

Yours faithfully,

ACOR Consultants Pty Ltd

A handwritten signature in black ink, appearing to read 'Afshin Kazemi'.

Afshin Kazemi BEng FIEAust CPEng NER RPEQ RBPV
Associate Principal | Structural Team Lead

28 April 2023

Hansen Yuncken Pty Ltd
 Sydney Corporate Park
 Building 1, L3, 75-85 O’Riordan Street
 Alexandria NSW 2015
 PO Box 7002 Alexandria NSW 2015

Architecture
 Urban Design
 Planning
 Interior Architecture

To: **Lance D’Aguiar**
Project Director

BCA Design Compliance Statement for CWC2-Super Structure & Services

The proposed super structure and services pack has been designed in general accordance with BCA 2019 for CWC2 package.

- GA Plans,
- Concrete profiles,
- Cores and fire stairs,
- Building GA Elevations
- Building GA Sections

Architectus Sydney
 Level 18, 25 Martin Place
 Sydney NSW 2000 Australia
 T +61 2 8252 8400
 sydney@architectus.com.au
 www.architectus.com.au

Adelaide
 Auckland
 Brisbane
 Christchurch
 Melbourne
 Perth
 Sydney

Exceptions as noted in the following reference documents as listed below:

1. Fire Engineering Brief Questionnaire - S22172.00_FEBQ_1.0_UNSW Health Translation Hub_230406 Version 01. Prepared by MCD Fire Engineering 06/04/2023
2. BCA Design Compliance Report – Document Reference No. 23000247 Revision 2. Prepared by MBC Group 20/04/2023

BCA Non-Compliances items

Noting, but not limited to, the follow non-compliances (refer to BCA report for details):

1. Separation of classifications in the same storey

Non Compliance –

On the basement level there are 3 different building classifications within the same storey (Class 7a – carparking, Class 7b – Storage/EOTF, and Class 8 – Electricity Network Substation). The Class 7b/8 areas are required for 4-hour fire rating. On Ground Floor, there is a Class 6 – café/retail space which comprises >10% of the floor area of the storey. The Class 6 areas required for 3-hour fire rating.

Proposed Solution –

Alternative solution to be provided by BCA Consultant to achieve reduced FRLs from 3 or 4 hours to 2 hours via separating the Ground Floor Class 6 & 5 portions to omit the requirement to provide Smoke Exhaust for a Class 6 fire compartment >2,000sqm. *Refer to Performance Design Brief FEBQ Issue 1- Reduced FRLs to Class 6/7b/8 areas Figure 2 and 3.*

Architectus Australia Pty Ltd
 ABN 90 131 245 684

Nominated Architect
 CEO
 Ray Brown
 NSWARB 6359

2. General Floor area and volume limitations

Non Compliance –

The atrium between Ground and Level 3 creates an oversized fire compartment greater than 8000m² which is the maximum fire compartment area in a class 5 building.

Proposed Solution –

Alternative Solution to be provided by BCA consultant to achieve compliance via fire separation strategy by fire curtains to top most level of atrium – Level 03. *Refer to Performance Design Brief FEBQ Figure 40 and 41.*

3. Atrium construction

Non Compliance –

Atrium design which connects 4 levels (Ground to Level 03). The following items are to be addressed.

- Oversized fire compartment
- Non-compliant atrium walls
- Omission of smoke exhaust system
- Omission of back up generator
- Reduced FRL of separating fire curtain at Level 3 from the required -/120/120 to -/120/-

Performance Solution -

Alternative solution to be provided by BCA consultant to achieve compliance via Fire separation strategy connecting 3 levels. Fire separation design incorporates Fire Curtains to the perimeter of the atrium on topmost level (i.e., Level 03) to ensure that the void and open stair connects not more than 3 storeys. *Refer to Performance Design Brief FEBQ Figure 40, 41 and 42.*

Refer to the Fire Engineering Report and FEBQ for all fire performance solutions noted in this design statement.

Eric Lee
Associate Principal

