

Attachment D

BCA Compliance Statement

16 April 2025

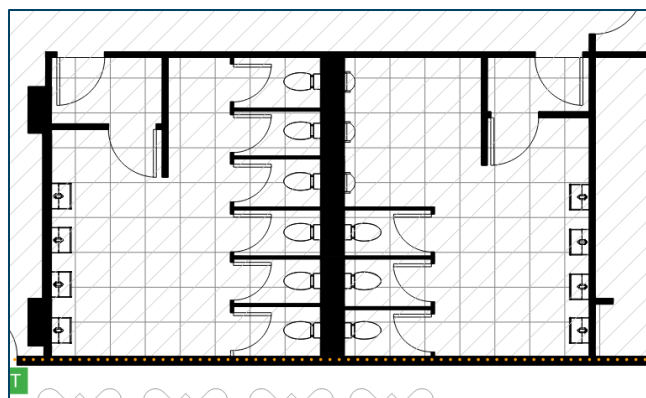
Vasin Vacharalekakul (Seri Panich Pty Ltd)
Shop B02, 730-742 George Street, Haymarket

Dear Bryany Dinglasan,

An Assessment of the architectural plans has been conducted to determine the maximum population of the subject tenancy.

As part of the assessment, the following assumptions have been made:

- The population has been calculated in accordance with BCA NSW Table D2D18.
- Aggregate widths of the available exits have been calculated in accordance with BCA Clause D2D8.
 - o Note: There are additional exits throughout the storey, however, they appear to serve the K Square Karaoke Lounge. This area has not been included in the current assessment.
 - o Note: There are storage rooms and offices within the storey and the population within these rooms has been calculated in accordance with BCA Clause D2D18 and deducted from the total egress width population.
- The tenancy is assumed to be served by stair 3, 9 & 12.
- Stair 3 & 12 are shared between the subject tenancy and the hotel staff. As such, storage rooms and offices have been deducted from the egress width population, and additional exits identified as serving the K Square Karaoke Lounge have not been included in this assessment.
- It has been assumed that the below bathrooms have been allocated to the tenancy for the purposes for the Sanitary Facility calculation:



- The population has been calculated in accordance with Clause F4D3 & F4D4 based on the number of sanitary facilities provided by both sexes.

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Note that staff and patrons have not been broken up, this is the total number of all occupants.

Location	Maximum NCC NSW Table D2D18	Egress Width (population)	Sanitary Facilities (population)	Total Population
Subject tenancy	120 occupants based on seating arrangement 165 occupants based an area per square metres.	2.64m egress width allows for up to 260 occupants However, there are storage rooms and offices within the storey, hence 249 Occupants is feasible for the tenancy.	300 Occupants	Although NSW Table D2D18 would permit up to 165 occupants, it has been considered that the maximum population would be limited to 249 occupants due to the egress width.

Note: For the purposes of the Deemed-to-Satisfy Provisions under BCA Clause D2D18, the number of persons accommodated in a storey must be determined with consideration to the purpose for which it is used and the layout of the floor area by—

Calculating the sum of the numbers obtained by dividing the floor area of each part of the storey by the number of square metres per person listed in Table D2D18 according to the use of that part, excluding spaces set aside for—

- lifts, stairways, ramps and escalators, corridors, hallways, lobbies and the like; and
- service ducts and the like, sanitary compartments or other ancillary uses; or
- Reference to the seating capacity in a Bar- Standing and Bar/Restaurant; or
- Any other suitable means of assessing its capacity.

CONCLUSION

An assessment of the architectural plans has been undertaken to determine the maximum population. The calculation considered occupancy rates from NSW Table D2D18, egress requirements under BCA Clause D2D8, and sanitary facility provisions in line with BCA Clauses F4D3 and F4D4. In addition, the Mechanical Engineer is responsible for assessing the suitability of any ventilation and conditioning requirements.

Based on the available egress width and layout, the maximum population has been limited to **249 occupants**. This figure reflects a balanced consideration of functional use, floor layout, and compliance with Deemed-to-Satisfy provisions of the BCA2022.

Yours faithfully,

Jensen Hughes

George Daniel
Assistant Building Regulations Consultant