



Our Ref: 1907135 L01
23 October 2019

SPECTRA
1/159 Port Road
Hindmarsh, SA, 5007

ATTENTION: Ernie Carna

Dear Ernie,

PROPOSED COMMERCIAL DEVELOPMENT,
76-78 COMMERCIAL ROAD,
PORT ADELAIDE, SA,
For VITO GROUP PTYL LTD

ALTERNATIVE SOLUTION SUBMISSION

Please find attached alternative solution submission for the project; submitted for certification support.

No.	Relevant Performance Requirement(s)	Relevant Deemed-to-Satisfy Provision(s)	Proposed Alternative Solution	Assessment Method BCA A0.5
1	BCA-D1.4	BCA-DP4	To Permit extended egress from the ground floor MDB room to a single exit to an approximate 22.6m, in lieu of 20m maximum requirement; on basis of larger ceiling void and upgraded fire detection system by connecting the SOU's to the central fire panel; in lieu of standalone AS3786 smoke alarms.	<input type="checkbox"/> (a) <input type="checkbox"/> (b) (i) <input type="checkbox"/> (b) (ii) <input type="checkbox"/> (c) <input type="checkbox"/> (d)
<p style="text-align: center;">Justification for Alternative Solution</p> <p>The upgraded fire detection system provides earlier warning for occupants to escape the building.</p> <p>The additional travel distance is offset by the larger ceiling zone of the foyer, 2.7m height, which provides additional smoke containment beyond the minimum 2.4m zone, in which provides additional time for occupants to evacuate the building.</p>				



Civil - Environmental - Structural - Geotechnical - Mechanical - Electrical - Fire - Green ESD - Lifts - Hydraulics
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1



No.	Relevant Performance Requirement(s)	Relevant Deemed-to-Satisfy Provision(s)	Proposed Alternative Solution	Assessment Method BCA A0.5
2	BCA-D1.9	BCA-DP4	To Permit required non-fire isolated stairway to discharge at approximately 15.5m from a road or open space, in lieu of the 15.0m maximum required.	<input type="checkbox"/> (a) <input type="checkbox"/> (b) (i) <input type="checkbox"/> (b) (ii) <input type="checkbox"/> (c) <input type="checkbox"/> (d)
<p style="text-align: center;">Justification for Alternative Solution</p> <p>The exceedance is minor at 0.5m</p> <p>The upgraded fire detection system provides earlier warning for occupants to escape the building.</p> <p>The additional travel distance is offset by the larger ceiling zone of the foyer, 2.7m height, which provides additional smoke containment beyond the minimum 2.4m zone, in which provides additional time for occupants to evacuate the building.</p>				

We await your response. In the meantime, if you have any queries, please do not hesitate to contact me.

Yours faithfully,

Greg Caruso
Per
TMK Consulting Engineers

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