

SUITE 404, 44 HAMPDEN ROAD  
ARTARMON NSW 2064  
T: 61 2 9412 2322  
F: 61 2 9412 2433  
sydney@philipchun.com.au

11 Sept 2008

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APP Corporation Pty Ltd  
PO Box 1573  
North Sydney NSW 2060

Attention Peter Lee

Re: Project Star – Development of the Switching Station site and extensive alterations to the existing casino - Star City, 80 Pyrmont Street, Pyrmont NSW  
Building Code of Australia Capability Statement for DA Submission

Dear Peter,

This letter contains a design philosophy review concerning the capability of the design to meet the Building Code of Australia 2008 requirements. The design of the new building and the refurbished existing building is capable of being finalised before the Construction Certificate application so that it meets the requirements of the Deemed-to-Satisfy Provisions and or Performance Requirements of the Building Code of Australia 2008. Due to this we believe that the Development Consent can be granted.

We have reviewed the limited documentation for compliance with the deemed to satisfy provisions of the Building Code of Australia 2008 and the relevant Australian Standards pursuant to this code. We have made every attempt to cover the main issues under Parts C, D, E, F and J of the Building Code of Australia.

Methodology is principally inspection of the available documentation for the building at this point in time provided by The Buchan Group and Cox Richardson. The drawings reviewed are:

DA-1001 (00)	DA-1002 (00)	DA-1011 (00)	DA-1012 (00)
DA-1013 (00)	DA-1014 (00)	DA-1020 (00)	DA-1021 (00)
DA-1022 (00)	DA-1023 (00)	DA-1024 (00)	DA-1025 (00)
DA-1026 (00)	DA-1027 (00)	DA-1028 (00)	DA-1029 (00)
DA-1030 (00)	DA-1500 (00)	DA-3001 (00)	DA-3002 (00)
DA-4001 (00)	DA-4002 (00)	DA-4003 (00)	DA-3005 (00)
DA-3006 (00)	DA-3010 (00)		

DA-AC.000 (01)	DA-AC.200 (01)	DA.AC.201 (01)	DA-AC.202 (01)
DA-AC.203 (01)	DA.AC.204 (01)	DA-AC.205 (01)	DA-AC.206 (01)
DA-AC.207 (01)	DA-AC.209 (01)	DA-AC.210 (01)	DA-AC.211 (01)
DA-AC.500 (01)	DA-AC.501 (01)		

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The main areas of assessment with the deemed to satisfy provisions and performance requirements of the Building Code of Australia 2008 are as follows:

**Section A – General Provisions**

Compliance with the general requirements of the BCA is readily achievable prior to the application for the CC.

**Section B – Structure**

Compliance with the structural provisions will have to be satisfied prior to the application for the CC.

**Section C – Fire Resistance**

Compliance with respect to the compartmentation requirements will have to be satisfied prior to the application for the CC.

**Section D – Access and Egress**

Compliance with respect to the provisions for escape, the construction of the exits and the access requirements will have to be satisfied prior to the application for the CC.

**Section E – Services and Equipment**

Compliance with respect to the provision of adequate essential services including fire fighting equipment and smoke hazard management will have to be satisfied prior to the application for the CC.

**Section F – Health and Amenity**

Compliance with respect to the provision of adequate sanitary facilities, head heights and ventilation requirements will have to be satisfied prior to the application for the CC.

**Section G – Ancillary Provisions**

Compliance with respect to requirements of atrium construction will have to be investigated prior to the application for the CC.

**Section H – Places of Public Entertainment**

The POPE requirements of Section H will have to be satisfied prior to the application for the CC.

**Section I – Maintenance**

Compliance with respect to the maintenance requirements will be satisfied prior to the application for CC.

**Section J – Energy Efficiency**

Compliance with respect to the energy efficiency provisions will have to be satisfied prior to the application for the CC.

The main areas of non-compliance with the Deemed-to-Satisfy provisions of the Building Code of Australia 2008 identified to date relate to the over sized compartment, the performance of the smoke hazard management system and extended travel distances. A fire engineer has been engaged to review these non compliances and is in the process of preparing a Fire Engineering Brief for submission to the NSW Fire Brigade. These issues will be addressed and closed out prior to the issue of the Construction Certificate.

Morris Goding Accessibility Consulting has been engaged to access compliance with Part D3 of the Building Code of Australia. Any variations from the deemed-to-satisfy provisions will be justified by them through an alternative solution.

If you should have any questions in relation to the above please don not hesitate to contact me.

Regards  
  
Robert Marinelli  
Managing Director