

SUITE 404, 44 HAMPDEN ROAD
ARTARMON NSW 2064
T: 61 2 9412 2322
F: 61 2 9412 2433

sydney@philipchun.com.au

13 August 2009

Ref: 08217CapStat130809

Brookfield Multiplex Limited NSW
Level 4, 1 Kent Street
Sydney NSW 2000

Attention Tino Uchino

Re: Project Star – Development of the Switching Station site and extensive alterations to the existing casino - Star City, 80 Pymont Street, Pymont NSW
Building Code of Australia Capability Statement for Section 75w Submission

This letter contains a design philosophy review concerning the capability of the revised Pirrama Road design to meet the Building Code of Australia 2008 requirements. The design of 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 Fitzpatrick + Partners, all dated 12/08/09. The drawings reviewed are:

Drawing Number	Drawing Number	Drawing Number	Drawing Number
DA-001	DA-002(1)	DA-005(1)	DA-008(1)
DA-009(1)	DA-010(1)	DA-011(1)	DA-012(1)
DA-014(1)	DA-015(1)	SK-0081	

This report is for the exclusive use of the client and cannot be used for any other purpose without prior permission from Philip Chun & Associates Pty Ltd. The report is valid only in its entire form.

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.

SERVICES

BUILDING CODE
ACCESSIBILITY
FIRE
ESSENTIAL SERVICES
ADVANCED TECHNOLOGY

OFFICES

SYDNEY
MELBOURNE
BRISBANE
CANBERRA
SINGAPORE

DUBAI
LAS VEGAS

PHILIP CHUN & ASSOCIATES PTY LTD
ABN 64 597 649 811
www.philipchun.com.au

**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 fire safety 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. Aecom 'Fire & Risk' 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 assess 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 prior to the issue of the Construction Certificate.

Cundall's has been engaged to assess compliance with Part J of the Building Code of Australia. Variations from the deemed-to-satisfy provisions are anticipated and will be justified by them through an alternative solution prior to the issue of the Construction Certificate.

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

Regards

Robert Marinelli
Managing Director