

Our Ref: J100085

4 May 2010



Lipman Properties Pty Ltd
Level 6, 66 Berry Street
NORTH SYDNEY NSW 2060

Attention: MS. Gabriele Francis

Dear Gabriele,

**Re: 128 Herring Road, Macquarie Park
Development Application Submission
BCA Capability Statement**

Please find enclosed our BCA Capability Report for inclusion with the Development Application submission.

Should you require any further information please do not hesitate to contact the undersigned.

Yours faithfully

A handwritten signature in black ink, appearing to be "Vic Lilli".

Vic Lilli
for Vic Lilli & Partners

Encl.

VIC LILLI & PARTNERS - Accredited Building Certifiers

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A division of Mondan Management Pty Ltd ABN 60 119 432 094

BCA CAPABILITY REPORT

FOR

LIPMAN PROPERTIES PTY LTD

PREMISES

BUILDING A

128 Herring Road, Macquarie Park

Date: 4 May 2010

Our Re: J100095

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1.0 – Executive Summary

This report has been prepared so as to assess the architectural documentation as detailed in Part 6 in accordance with the Building Code of Australia (BCA) 2010 and adopted standards.

The building, the subject of this report, is Building A of the redevelopment at 128 Herring Road, Macquarie Park, comprising an mixed retail and residential development comprising of ground floor retail space, twelve (12) levels of residential accommodation and three (3) basement car parking levels.

This Report will provide the consent authority with a BCA analysis to assist in the determination of the application.

2.0 – Property Description

2.1 - Location

The subject building is to be located at 128 Herring Road, Macquarie Park which is within the jurisdiction of Ryde City Council for the purposes of development approvals.

The subject building will have frontage to Herring Road to the east.

2.2 - Building Description

<i>Use/Classification</i>	Mixed classification being- • Class 2 – Residential • Class 6 – Retail/Café/Restaurant • Class 7a – Car parking
<i>Rise in Storeys</i>	• The development will have a rise of twelve (12) storeys
<i>Floor Area</i>	• Class 6 – subject to a maximum floor area of 5,000m². • Floor area limitations not applicable to Class 2 portion and sprinkler protected car parks
<i>Volume</i>	• Class 6 –subject to a maximum floor area of 30,000m³. • Volume limitations not applicable to Class 2 portion and sprinkler protected car parks
<i>Effective Height</i>	• The building will have an effective height of more than 25 metres.
<i>Type of Construction (BCA)</i>	• The building will be required to be of Type A Construction.

3.0 - Building Code of Australia Assessment

3.1 – Fire Resistance and Stability (Section C, BCA)

Item	Comment
<i>Fire Resistance</i>	The proposed building works, including both the superstructure and the various shafts and cores, will comply with the required fire resistance levels as specified in Specification C1.1 for Type A construction.
<i>Compartmentation</i>	The building will be compartmented with fire-resisting construction incorporating fire-resisting walls and floors so as to comply with Table C2.2 of the BCA.
<i>Protection of Openings</i>	There are no openings which require protection in accordance with Clause 3.2 of the BCA.
<i>Protection of equipment.</i>	It is proposed to separate equipment as nominated in the provisions of Clause C2.12 of the BCA in construction achieving an FRL of not less than 120/120/120.

3.2 – Access & Egress (Section D, BCA)

Item	Comment
Number of exits required	The number exits in the building will achieve compliance with the provisions of Clause D1.2 of the BCA.
Exit travel distances.	Exit travel distances in the building will generally achieve compliance with the provisions of Clause D1.4 of the BCA. It is noted the travel distance to eastern side of the residential levels and as such will be required to be addressed via a fire engineering assessment prepared in accordance with A09 of the BCA and to address Performance Requirement DP4 & EP2.2 of the BCA.
Distance between alternative exits	Distances between alternative exits in the building will achieve compliance with the provisions of Clause D1.5 of the BCA
<i>Dimensions of exits.</i>	Aggregate egress widths for all storeys in the building have been designed to ensure compliance with the provisions of Clause D1.6 of the BCA.

Item	Comment
<i>Construction of Stairways.</i>	All stairways will comply with requirements for treads, risers, landings and thresholds in accordance with clauses D2.13, D2.14 & D2.15 of the BCA respectively
<i>Egress Doors.</i>	All required doorways will swing in the direction of egress and will be provided with the appropriate hardware in accordance with Clauses D2.20 & D2.21 of the BCA.
<i>Balustrades.</i>	Balustrades are to be provided throughout the development in accordance with Clauses D2.16 of the BCA.
<i>Handrails</i>	Handrails are to be provided to stairways as required by Clause D2.17 of the BCA.
<i>Access for people with disabilities.</i>	Refer to access report as prepared by Accessibility Solutions Pty Ltd.
<i>Car parking</i>	Car parking for people with disabilities will be provided in accordance with Clause D3.5 of the BCA and AS2890.6-2009.

3.3 – Services and Equipment (Section E, BCA)

Item	Comment
Hydrant Systems.	Hydrants will be provided in accordance with the provisions of Clause E1. 3 of the BCA and AS2419.1.
Hose Reel Systems.	Hose reels will be provided in accordance with the provisions of Clause E1. 4 of the BCA and AS2441.
Sprinkler System	A sprinkler system will be provided in accordance with Clause E1.5 of the BCA and AS2118.1.
<i>Portable Fire Extinguishers.</i>	Fire extinguishers will be provided in accordance the provisions of Clause E1.6 of the BCA and AS2444.
<i>Fire Control Centre</i>	A fire control centre is required to be provided in accordance with the provisions of Clause E1.8 and Specification E1.8 of the BCA.
<i>Smoke Hazard Management.</i>	The building will be provided with the following: - an automatic smoke detection and alarm system in accordance with the provisions of Table E2.2a and Specification E2.2a of the BCA; - Stair pressurization system in accordance with AS1668.1; Smoke doors to the residential corridors.

Item	Comment
<i>Lift Installation</i>	The development will be provided with emergency lifts in accordance with the provisions of Part E3 of the BCA and AS1735.2.
<i>Emergency Lighting.</i>	Emergency lighting will be provided throughout the building in accordance with Clauses E4.2 & E4.4 of the BCA and AS/NZS 2293.1.
<i>Exit Signs.</i>	Exit signs will be provided throughout the building in accordance with Clauses E4.5, E4.6 & E4.8 of the BCA and AS/NZS 2293.1.
<i>Sound System and Intercom System for Emergency Purposes (EWIS)</i>	An EWIS will be provided in accordance with Clause E4.9 of the BCA and AS1670.1.

3.4 – Health and Amenity (Section F, BCA)

Item	Comment
Damp & Weatherproofing.	Adequate measures will be employed to ensure compliance Part F1 of the BCA is achieved in terms of weatherproofing.
Sanitary & Other Facilities.	Facilities will be provided in accordance with the provisions of Clause/Table F2.3 of the BCA.
Sanitary Facilities for People with Disabilities.	Facilities will be provided in accordance with the provisions of Clause F2.4 and AS 1428.1.
Ventilation.	The basement car park and internal sanitary compartments will be provided with system of mechanical ventilation in accordance with the provisions of Clause F4.5 of the BCA and AS1668.1.
<i>Lighting.</i>	Artificial lighting will be provided throughout the building in accordance with the provisions of Clause F4.4 of the BCA and AS1680.1.

3.5 – Energy Efficiency Construction (Section J, BCA)

Note 1: The residential class2 part of the building is to be designed to comply with the requirements of two MANDATORY points for energy efficiency. They are:

- A, BASIX assessment and a BASIX certificate will be required to be lodged with the development application.
- In addition to the BASIX certificate compliance with NSW J (A) is required for the Class 2 part. The relevant/applicable sections of NSW J (A) are to be complied with. The clauses within Section J (A) are listed below.

- NSW J(A)1.0 – Building Fabric,
- NSW J(A) 2.0 – Building Sealing
- NSW J(A) 3.0 – Air Conditioning and ventilating systems
- NSW J(A) 4.0 – Hot Water Supply
- NSW J(A) 5.0 – Access For Maintenance

NB: The following BCA Section J National provisions will be applicable to the retail portion and car parking levels.

Item	Comment
Building Fabric	The external fabric to the retail portion of the development with a conditioned space will be insulated in accordance with Part J1 of the BCA.
Glazing	The external glazing to the retail portion of the development with a conditioned space will have the appropriate U value and solar heat gain co efficiency in accordance with Part J2 of the BCA.
Building Sealing	The external fabric to the retail portion of the development with a conditioned space will be appropriately sealed in accordance with Part J3 of the BCA.
Air-Conditioning and Ventilation System	The air-conditioning and ventilation system to the retail portion of the development with a conditioned space will be designed to comply with Part J5 of the BCA.
Artificial Lighting and Power	Artificial lighting and power to the development will be designed to comply with Part J6 of the BCA.
Hot Water Supply	Hot water supply systems will be installed in accordance with Part J7 of the BCA and AS/NZS 3500.4.
Access for Maintenance	Access for maintenance to equipment installed within the development will be designed to comply with Part I2 of the BCA.

4.0 – Fire Safety and Other Measures

4.1 – Proposed Fire Safety Measures

In terms of the proposed works the following fire safety measures are proposed to be installed: -

Fire Safety Measure	Standard of Performance
Automatic fire detection and alarm system	BCA Spec E2.2a
Automatic fire suppression system (sprinkler)	BCA Spec E1.5, AS 2118.1-1999
Emergency lighting	BCA Clause E4.4, E4.2, AS/NZS 2293.1-2005
Emergency lifts	BCA Clause E3.4, AS 1735.2-2001
EWIS	BCA Clause E4.9, AS 1670.4-2004 & AS 4428.4-2004
Exit signs	BCA Clause E4.5, E4.8, AS/NZS 2293.1-2005
Fire control centres & rooms	BCA Clause E1.8, Spec E1.8
Fire dampers	AS/NZS 1668.1-1998
Fire doors	BCA Spec C3.4, AS 1905.1-2005
Fire hydrant systems	BCA Clause E1.3, AS 2419.1-2005
Fire seals (protecting openings & service penetrations in fire resisting components of the building)	BCA Clause C3.15, Spec C3.15, Manufacturer's Specifications
Fire hose reel systems	BCA Clause E1.4, AS 2441-2005
Paths of travel, stairways, passageways and ramps	Part D1 of the BCA
Portable fire extinguishers	BCA Clause E1.6, AS 2444-2001
Pressurising systems	BCA Clause E2.3, AS/NZS 1668.1-1998
Smoke and heat detectors	BCA Clause E2.2, AS 3786-1993
Smoke doors	BCA Clause C2.5, C2.14, D2.6, Spec C3.4
Warning and operational signs	BCA Clause D2.23, E3.3, Form 15B – EP&A Act

5.0 - Conclusion

Assessment of the proposed residential development will, in our opinion, comply with the Building Code of Australia (BCA) 2010 and relevant adopted standards such that a requirement to modify the development will not be required.

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Signed,



Vic Lilli
Vic Lilli & Partners

6.0 - References

6.1 – Basis of Report

This BCA Capability report has been prepared on the basis of the following-

- (i) Architectural Plans as prepared by Turner + Associates

Drawing No.	Title
A211	Car Park Level 3 Plan
A212	Car Park Level 2 Plan
A213	Car Park Level 1 Plan
A214	Building A Ground Floor Plan
A215	Building A First Floor Plan
A216	Building A Second Floor Plan
A217	Building A Third Floor Plan
A218	Building A Fourth Floor Plan
A219	Building A Fifth Floor Plan
A220	Building A Sixth Floor Plan
A221	Building A Seventh Floor Plan
A222	Building A Eighth Floor Plan
A223	Building A Ninth Floor Plan
A224	Building A Tenth Floor Plan
A225	Building A Eleventh Floor Plan
A226	Building A Roof Plan
A241	Building A, East Elevation
A242	Building A, North Elevation
A243	Building A, West Elevation
A244	Building A, South Elevation

- (ii) Building Code of Australia (BCA) 2010;

- (iii) Environmental Planning and Assessment Act, 1979, and Regulations.