

17/09/2020

Ethos Urban Pty Ltd  
137 Sussex Street  
Sydney NSW 2000

Dear Gareth,

**Re: Industrial Development | 200 Aldington Road, Kemps Creek – Development Application BCA Compliance****Description of works**

Proposed Concept State Significant Development Application (SSDA) for the site including proposed future development lots and building footprints, as well as detailed consent for Stage 1 works which will include construction of a new warehouse / distribution centre (W5) and associated infrastructure required to be constructed for the development to operate, including the onsite detention basin, road intersections, internal road construction and other associated on-site utilities.

**Introduction**

We have reviewed the design documentation against the provisions of the Building Code of Australia 2019 Amendment 1. We confirm that, based on the below documentation, the project is capable of complying with the Building Code of Australia 2019 Amendment 1.

**Assessment**

Summary of Construction Determination: -

Building Characteristics	Proposed Warehouses / Distribution Centres
<b>Classification</b>	5 (Office), 6 (Food & Drink Premises) & 7b (Warehouse / Distribution Centre)
<b>Number of Storeys</b>	2
<b>Rise In Storeys</b>	2
<b>Type of Construction</b>	Type A (W1 only) & Type C Large Isolated Building (W2-W13)
<b>Effective Height (m)</b>	<12m

The site will consist of 13 individual warehouse / distribution centres and associated hardstands. Due to the proposed compartment sizes, buildings W2-W13 will be subject to the requirements of Clause C2.3 of the BCA allowing them to be considered Type C Large Isolated Buildings. Whereas building W1 will require Type A Construction in accordance with Specification C1.1 of the BCA.

**Conclusion**

The proposed redevelopment works are capable of complying with the Building Code of Australia 2019 Amendment 1 subject to final assessment of documentation at Construction Certificate stage.

Yours faithfully

Mathew Kanaan  
Building Surveyor  
McKenzie Group Consulting (NSW) Pty Ltd  
ACN 093 211 995

## Appendix A – Design Documentation Assessed

Drawing Number	Drawing Title	Revision	Date	Prepared By
MP04	SSDA Estate Master Plan	A	14/09/20	SBA Architects
DA110	WH5 Site & Floor Plan	A	15/09/20	SBA Architects