

24 March 2014

Director General
Planning & Infrastructure NSW

Dear Sir/Madam,

Building Code of Australia (BCA) Capability Statement
Property: One Carrington Street, Sydney

This proposed development includes the following:

- Demolition of the Menzies Hotel, 301 George Street, and the eastern access ways to Wynyard Station, development above Wynyard Lane, and partial demolition of Shell House on 285 George Street;
- Upgrade of the eastern access ways to Wynyard Station including provision of a new Transit Hall, through site link, retail areas and concourse layout;
- Construction and use of a 27 storey commercial building on the land between Carrington Street and George Street;
- Construction of a retail / commercial loading dock and two levels of basement comprising 89 tenant car spaces and end of trip facilities; and
- Refurbishment of 285 George Street and Shell House for commercial and retail uses.

The purpose of this submission is to advise that as the appointed Certifier, we have undertaken a preliminary assessment of the architectural drawings submitted with the Development Application against the provisions of the Building Code of Australia as per the requirements under Clause 145 of the Environmental Planning & Assessment Regulation 2000.

BCA Assessment:

- Building Uses: Office, Retail, Carpark, Loading Dock, Pedestrian Concourses
- Building Classification: Class 5, Class 6, Class 7a & 7b & Class 9b
- Type of Construction: Type A
- Effective Height: Greater than 50m (New Tower)

Referenced Drawings

Architectural drawings prepared by Make + Architectus, as follows:

DA 2000, DA 2002 – DA 2041, DA 2100 – DA 2103, DA 2201 – DA 2202, DA 2220 – DA 2224, DA 2300, DA 2301, DA 2310, DA 5000, DA 5001, DA 6000 dated 19 March 2014

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Compliance with the BCA for these specific works will be able to be achieved by a combination of compliance with the deemed-to-satisfy (DTS) provisions and the documentation of alternative solutions in accordance with Clause A0.5 of the BCA, prepared by an Accredited Fire Safety Engineers (Arup) to achieve compliance with the performance provisions of the BCA. A Fire and Life Safety Report has been prepared by Arup – Ref REP/229103 dated 7 March 2014 to outline the proposed compliance strategy for the buildings to be retained and upgraded, namely Shell House and 285 George Street.

The following strategy is proposed to be adopted in relation to both Shell House and 285 George Street as per the Arup Fire and Life Safety Report.

Shell House & 285 George Street

It is proposed to fully upgrade the existing buildings to comply with current BCA provisions for Fire and Life Safety measures so as to align with the new tower.

It is proposed to retain existing structural elements and the assumed/inherent Fire Resistance Levels.

New Tower

The proposed new tower will achieve BCA Compliance in the form proposed through a combination of deemed-to-satisfy and performance based solutions to be documented through alternative solutions developed by Arup including but not limited to ;

- Extended egress travel distances to a point of choice to the nearest exit and between alternative exits.
- Fire Hydrant Booster location
- Potential Rationalisation of Fire Resistance Levels between classifications/uses.

Concourse / Hunter Concourse Levels and Wynyard Station Interface

A strategy for compliance with connectivity, egress and smoke hazard management for the concourse areas and interaction with 1 Carrington Street is outlined in the Arup report and will be further developed throughout the design development phase

Notwithstanding the above comments we note that specific detailed compliance with the Building Code of Australia is not a prescribed head of consideration under Section 79C of the Environmental Planning & Assessment Act 1979 and accordingly, we trust that the determination of the development application will not be subject to the assessment of any technical matters under the Building Code of Australia.

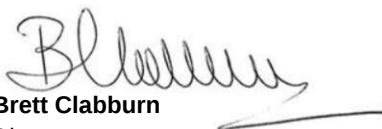
In this regard and pursuant to Clause 54 (4) of the Environmental Planning & Assessment Regulation 2000, we trust that the Consent Authority will not require any additional information in the determination of the development application for technical BCA matters that will be assessed at the Construction Certificate stage.

I wish to confirm that matters pertaining to compliance with the Building Code of Australia (BCA) will be suitably assessed, as outlined, prior to the issue of the Construction Certificate in accordance with Clause 98 of the Environmental Planning and Assessment Regulations 2000.

We trust this submission satisfies any concerns of the Consent Authority in relation to with compliance of the development with the relevant requirements and provisions of the BCA.

Should you require further assistance or clarification please do not hesitate to contact the undersigned at your convenience.

Yours sincerely



Brett Clabburn

Director

BPB Accredited Certifier - Grade A1 (BPB0064)