

14 September 2017

Our Ref: 142452

Nicholas D'Ambrosio

Frasers Property Australia
Retail 2, 6 Central park Ave,
Chippendale, NSW 2000

Dear Mr D'Ambrosio,

**RE: BCA COMPLIANCE CAPABILITY STATEMENT
BLOCK 11, CENTRAL PARK**

Reference is made to the proposal for an amendment to the approved residential development at the above mentioned premises. The proposal involves the provision of two additional one bedroom apartments on Level 13 and the deletion of one of the four exit stairs from Level 01 child care centre. We have reviewed the proposed amendments on the plans referred to below, for compliance capability with the Building Code of Australia (BCA) 2016, and provide the following description and statements.

1. BCA DESCRIPTION

1.1 Classification (A3.2)

This part of the building has a Class 2 classification.

1.2 Type of Construction (C1.1)

Type A construction is applicable.

1.3 Effective Height (A1.1)

The building has an effective height of less than 25 m.

2. BCA COMPLIANCE CAPABILITY

It is our opinion that the proposed building works are capable of complying with the Building Code of Australia. Detailed construction drawings are to be provided at Construction Certificate Application phase demonstrating compliance.

The deletion of one of the four exits from the Level 01 child care centre does not cause a non-compliance with the BCA. The child care centre, as amended contains three exit stairs, which is more than the two exit stairs required by the BCA. The stairs consist of:

- Fire isolated stair FS-04-01
- Fire isolated stair FS-06-01
- Non-fire isolated stair STR-10

3. PLANS ASSESSED

Drawings prepared by fjmt:

Plan Title	Drawing No	Issue	Date
Level 00	SSDA-11-201	08	01/12/16
Level 01	SSDA-11-202	07	01/12/16
Level 13	SSDA-11-210	04	01/12/16

Should you need to discuss any issues, please do not hesitate to contact the undersigned on 8270-3500.

Yours Faithfully,



Chris Michaels
Director