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**MIRVAC PROJECTS PTY LTD
AUSTRALIAN TECHNOLOGY PARK
DEVELOPMENT APPLICATION**

**BUILDING CODE OF AUSTRALIA
STATEMENT**

**For
MIRVAC PROJECTS PTY LIMITED**

Client:	Mirvac Projects
File Ref:	CS15-026 - ST01c
Date:	16 December 2015

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1.0 AUSTRALIAN TECHNOLOGY PARK

1.1 INTRODUCTION

This report supports a State Significant Development Application (SSDA) submitted to the Department of Planning and Environment pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

Mirvac Projects Pty Ltd (Mirvac) is seeking to secure approval for the urban regeneration of the Australian Technology Park (ATP), including the redevelopment of three car parking lots within ATP for the purposes of commercial, retail and community purposes, along with an extensive upgrade to the existing public domain within ATP. Building heights of 4, 7 and 9 storeys are proposed across the 3 development lots.

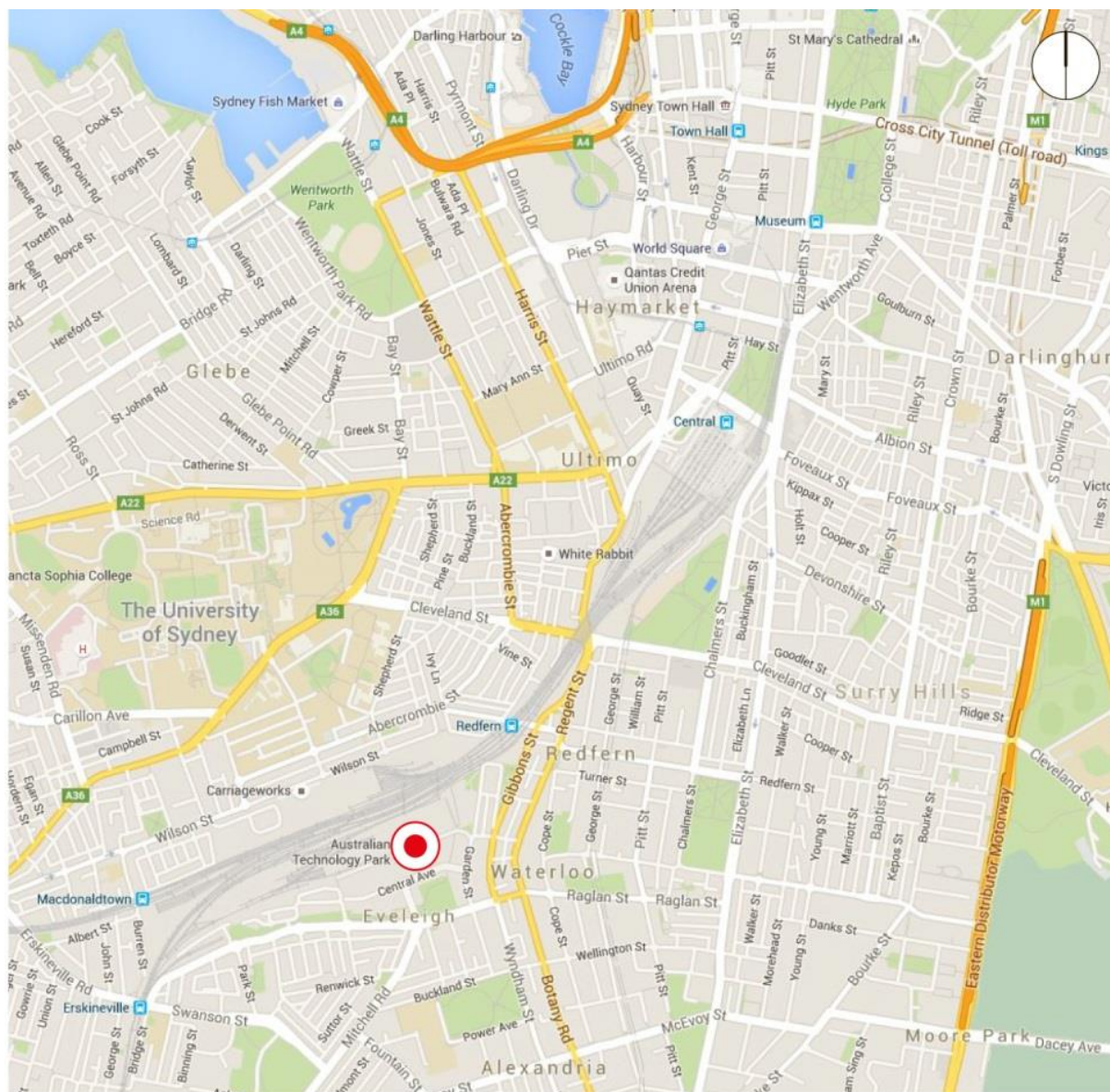
Australian Technology Park (ATP) has been continuously developed since its establishment in 1996, but has been underutilised as a technology and business precinct for quite some time. UrbanGrowth NSW Development Corporation (UGDC) has actively encouraged new development and employment opportunities at the Park for the past 15 years, and Mirvac intends to continue upon this and deliver upon the precinct's full potential, with the development of circa 107,400sqm for employment uses, which will facilitate the employment homes of an extra 10,000 staff everyday within ATP by development completion.

1.2. BACKGROUND

Mirvac has been announced by UrbanGrowth NSW as the successful party in securing ownership and redevelopment rights for the ATP precinct, following an Expression of Interest (EOI) and an Invitation to Tender (ITT) process which commenced in 2014. Mirvac has also secured the Commonwealth Bank of Australia (CBA) as an anchor tenant for the development and intends to immediately commence the urban regeneration of this precinct through the lodgement of this SSDA. CBA's commitment to the precinct is in the form of one of the largest commercial leasing pre-commitments in Australian history, occupying circa 95,000 square metres of commercial, retail, community and childcare NLA, which will house circa 10,000 technology focused staff by 2019 and 2020. Mirvac's redevelopment goes well beyond the development on the 3 development lots, as it includes the regeneration of the public domain within ATP, the addition of retail to activate the precinct and also the provision of community facilities such as a community centre, a gym and 2 x 90 child childcare facilities.

1.3 SITE DESCRIPTION

The ATP site is strategically located approximately 5km south of the Sydney CBD, 8km north of Sydney airport and within 200m of Redfern Railway Station. The site, with an overall area of some 13.2 hectares, is located within the City of Sydney local government area (LGA). Refer to Figure 1 below for a graphic representation of the site location and context.



● The Site

Three key sites remain undeveloped within the ATP site and are presently used for at-grade worker and special event car parking. These sites are:

- Lot 8 in DP 1136859 – site area circa 1,937m²;
- Lot 9 in DP 1136859 – site area circa 8,299m²; and
- Lot 12 in DP 1136859 – site area circa 11,850m².

Figure 2 provides an aerial image of the ATP site along with identifying the three development sites.

The SSDA works boundary excludes the Locomotive Workshop. Future development associated with the adaptive re-use of the Locomotive Workshop will be the subject of separate future applications.



- ATP Site
 Key Development Sites

1.4 OVERVIEW OF PROPOSED DEVELOPMENT

The development application seeks approval for the following components of the development:

- Site preparation works, including demolition and clearance of the existing car parking areas/ancillary facilities and excavation;
- Construction and use of a 9 storey building within Lot 9 (Building 1), comprising of parking, retail, commercial and childcare uses;
- Construction and use of a 7 storey building within Lot 12 (Building 2) comprising of parking, retail and commercial uses;
- Construction and use of a 4 storey community building within Lot 8 (Community Building) comprising of gym, retail, community, commercial and childcare uses;
- Extensive landscaping and public domain improvements throughout the precinct for the benefit of the local community; and
- Extension and augmentation of physical infrastructure/utilities as required.

A more detailed and comprehensive description of the proposal is contained in the Environmental Impact Statement (EIS) prepared by JBA.

1.5 PLANNING FRAMEWORK

State Environmental Planning Policy (SEPP) Major Development 2005 is the principal environmental planning instrument applying to the ATP. Schedule 3, Part 5 of the Major Development SEPP sets out the zoning, land use and development controls that apply to development on the Site.

As the development has a capital investment value of more than \$10 million it is identified as State Significant Development under the *State Environmental Planning Policy (State and Regional Development) 2011*, with the Minister for Planning the consent authority for the project.

1.6 REFERENCED DOCUMENTS

Information compiled within this report was obtained from the following architectural drawings:

DA0

Site Analysis Plan fjmt-AR-DWG-G1003

DA0

Site Retail Plan

BUILDING 1

fjmt-AR-DWG-1100L	DA0	Lower Ground GA Plan
fjmt-AR-DWG-1100M	DA0	Mezzanine GA Plan
fjmt-AR-DWG-1100U	DA0	Lower Ground GA Plan
fjmt-AR-DWG-11001	DA0	Level 01 GA Plan
fjmt-AR-DWG-11002	DA0	Level 02 GA Plan
fjmt-AR-DWG-11003	DA0	Level 03 GA Plan
fjmt-AR-DWG-11004	DA0	Level 04 GA Plan
fjmt-AR-DWG-11005	DA0	Level 05 GA Plan
fjmt-AR-DWG-11006	DA0	Level 06 GA Plan
fjmt-AR-DWG-11007	DA0	Level 07 GA Plan
fjmt-AR-DWG-11008	DA0	Plant Level GA Plan
fjmt-AR-DWG-11009	DA0	Roof Plan
fjmt-AR-DWG-11050	DA0	Elevations - East & South
fjmt-AR-DWG-11051	DA0	Elevations - West & North
fjmt-AR-DWG-11052	DA0	Sections
fjmt-AR-DWG-11053	DA0	Sections

BUILDING 2

Fjmt-AR-DWG-2100L	DA0	Lower Ground GA Plan
fjmt-AR-DWG-2100M	DA0	Mezzanine GA Plan
fjmt-AR-DWG-2100U	DA0	Lower Ground GA Plan
fjmt-AR-DWG-21001	DA0	Level 01 GA Plan
fjmt-AR-DWG-21002	DA0	Level 02 GA Plan
fjmt-AR-DWG-21003	DA0	Level 03 GA Plan
fjmt-AR-DWG-21004	DA0	Level 04 GA Plan

fjmt-AR-DWG-21005	DA0	Level 05 GA Plan
fjmt-AR-DWG-21006	DA0	Plant Level GA Plan
fjmt-AR-DWG-21007	DA0	Roof Plan
fjmt-AR-DWG-21050	DA0	Elevations - North & West
fjmt-AR-DWG-21051	DA0	Elevations - South & East
fjmt-AR-DWG-21052	DA0	Sections
fjmt-AR-DWG-21053	DA0	Sections
fjmt-AR-DWG-21054	DA0	Sections

COMMUNITY BUILDING

SisArch-AR-DWG-3100B DA0	Below Ground GA Plan
SisArch-AR-DWG-3100GDA0	Ground Level GA Plan
SisArch-AR-DWG-31001 DA0	Level 01 GA Plan
SisArch-AR-DWG-31002 DA0	Level 02 GA Plan
SisArch-AR-DWG-31003 DA0	Level 03 GA Plan
SisArch-AR-DWG-31004 DA0	Level 04 Plant Level GA Plan
SisArch-AR-DWG-31005 DA0	Roof Plan
SisArch-AR-DWG-31050 DA0	Elevations
SisArch-AR-DWG-31060 DA0	Sections

2.0 BUILDING 1

2.1 Classification

The proposed development attracts the following BCA classifications:

Part of building 1	Proposed Use	Classification
Lower ground floor	Carpark, loading dock, end-of-trip, childcare, café/foyer	Class 6, 7a, 7b, 9b
Mezzanine	Carpark, plant	Class 7a
Upper ground floor	Carpark, Office	Class 7a, 5
Level 01	Office	Class 5
Level 02- 07	Office	Class 5
Plant level	Building services	Class 5

2.2 Type of Construction

In accordance with the provisions of C1.1, the building is required to be of Type A Construction.

2.3 Effective Height

For the purposes of determining the required services and equipment and type of construction, the effective height of the building is more than 25m and less than 50m.

3.0 BUILDING 2

3.1 Classification

The proposed development attracts the following BCA classifications:

Part of building 2	Proposed Use	Classification
Lower ground floor	Carpark, loading dock, end-of-trip, retail	Class 6, 7a, 7b,
Mezzanine	Carpark, plant	Class 7a
Upper ground floor	Office, Retail	Class 5, 6
Level 01- 05	Office	Class 5
Plant level 06	Building services	Class 5

3.2 Effective Height

For the purposes of determining the required services and equipment and type of construction, the effective height of the building is more than 25m and less than 50m.

3.3 Type of Construction

In accordance with the provisions of C1.1 the building is required to be of Type A Construction.

4.0 BUILDING 3

4.1 Classification

The proposed development attracts the following BCA classifications:

Part of building 3	Proposed Use	Classification
Ground floor	Retail/Gymnasium	Class 6, 9b
Level 01	Childcare	Class 9b
Level 02	Community	Class 9b
Level 03	Office	Class 5

4.1.2 Effective Height

For the purposes of determining the required services and equipment and type of construction, the effective height of the building is less than 25m.

4.1.3 Type of Construction

In accordance with the provisions of C1.1 the building is required to be of Type A Construction.

5.0 BCA COMPLIANCE CAPABILITY

This statement has been provided to accompany the Development Application submission. It is our opinion that the proposed building works are capable of complying with the Performance Requirements of the

Building Code of Australia 2015 subject to the successful development of "Alternate Solutions" for egress, evacuation management and smoke hazard management.

Such Performance Requirements will be addressed prior to the issue of a construction certificate. Detailed construction drawings shall be provided at Construction Certificate application stage, demonstrating compliance with the BCA.

Fundamental to the success of the proposal will be performance assessment of the proposed buildings' atriums and this issue will be addressed under the application for Construction Certificate. Detailed construction drawings will be provided at Construction Certificate application stage, demonstrating compliance with the BCA.

ADVANCE BUILDING APPROVALS PTY LTD

16 December 2015