



Suite 1004, 370 Pitt Street, Sydney NSW 2000
PO Box A1123, Sydney South NSW 1235
Email: aba@advanceba.com.au
T: (02) 9283 6299 F: (02) 9283 6252

BUILDING CODE OF AUSTRALIA Compliance Statement

For
Proposed Development Lot No.8 (*Building 3*)

At

Australian Technology Park Precinct
Sydney

Client: Mirvac Development

Report: C16375 ST03a

Date: 23 May 2018

REPORT REGISTER

Report No.	Issue No.	Remarks	Issue Date
CF16375 ST01	Draft	Report issued for discussion	11 July 2017
CF16375 ST01	Final	Report issued for circulation	14 July 2017
CF16375 ST02	Issue	Reissued for updated drawings	03 August 2017
CF16375 ST03	Issue	Reissued for updated drawings (S 4.55 Modification)	30 April 2018
CF16375 ST03a	Issue	Reissued for updated drawings (S 4.55 Modification)	23 May 2018

1.0 DESCRIPTION OF PROPOSAL

1.1 Description of development

Proposed Community building, development Lot No.8 (Building 3) at Australian Technology Park Precinct Sydney - (S 4.55 Modification).

The major modifications to the design are as follows:

- Wellness Tenancy enlarged and Retail 01/02 combined
- Retail 04 added
- Additional Lift 03 running to level 03
- Doors and screens modified to Level 01 & 02 terraces
- Roof Farm/Plant Rooms rearranged

The modifications are clouded on the submitted drawings.

1.2 Referenced Documents

Information compiled within this report was obtained from the client. This included architectural drawings listed below prepared by Sissons Architects.

Drawing No.	REV	Date
DA 3000G	7	24.04.2018
DA 3101	4	24.04.2018
DA 3102	5	24.04.2018
DA 3103	4	24.04.2018
DA 3104	4	24.04.2018
DA 3105	4	24.04.2018
DA 3300	5	24.04.2018
DA 3301	7	24.04.2018
DA 3400	5	24.04.2018
DA3505	2	24.04.2018
DA 3506	2	24.04.2018
DA 5000	6	24.04.2018

2.0 DESCRIPTION OF BUILDING UNDER BUILDING CODE OF AUSTRALIA (BCA)

2.1 Classification

The proposed building works attracts the following BCA classifications:

Part of building	Use	Classification
Level 00 (ground)	Retail, wellness, BOH, plant, storage <10%	6, 9b
Level 01	Community building	5/9b ¹
Level 02	Childcare	9b (early childhood)
Level 03	'Creative Hub'	9b(School) ²
Level 04	Pavillion / Community Education / Plant / Roof Planter	9b (enclosed, habitable) parts)

2.2 Rise in Storeys

The rise in storeys calculated in accordance with clause C1.2 is 5.

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 17m.

2.4 Type of Construction

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

¹ Joint classification applies under BCA A3.3(a). Final range of uses to be specified

² Use to be confirmed under fitout DA

3.0 BCA COMPLIANCE CAPABILITY

The proposed works will generally comply with the Deemed-to-Satisfy requirements of Building Code of Australia – BCA 2016. Where required, “Performance Solutions” will be employed in accordance with the BCA 2016. Where such “Performance Solutions” are employed, assessment and verification will generally be in accordance with the assessment methodology stipulated under Section A0.5 of the BCA or via “Fire Safety Engineering” analysis in accordance with the “International Fire Engineering Guidelines” (IFEG). Full details for compliance with AS1428.1, AS1668, Clauses D2.16, D2.20 and Parts D & F of the BCA will be provided prior to the issue of Construction Certificate.

3.1 Essential Fire Safety Measures

As part of the proposed new works, all required essential fire safety measures will be implemented in accordance with the Deemed-to-comply BCA requirements or otherwise as called up by the proposed Performance Solution.

4.0 Conclusion

This statement has been provided to accompany the S 4.55 Modification submission. It is our opinion that the proposed building works forming the amended development proposal are capable of complying with the provisions of the Building Code of Australia 2016, subject to the resolution of minor non-compliances.

Any such non-compliances will be addressed prior to the issue of the Construction Certificate. Detailed construction drawings are to be provided at Construction Certificate application stage, demonstrating compliance with the BCA. The extent of such departures is not considered such that their rectification would trigger a further amendment to the development consent.

ADVANCE BUILDING APPROVALS PTY LTD