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BUILDING CODE OF AUSTRALIA ASSESSMENT STATEMENT

For

Proposed Modification to Lower Ground at
Mirvac Commercial Development Lot No. 12
(Known as Building 2)

At

Australian Technology Park Precinct
Sydney

Client: Mirvac Projects Pty Limited

Report: CF16260-ST02

Date: 18 July 2019

BCA STATEMENT

Lot No. 12, Building 2, Australia Technology Park

1.0 DESCRIPTION OF PROPOSAL

1.1 Description of development

The proposed development under this review, known as Lot 12 (denoted as **Building 2**). **Building 2** will be a 9 storey building comprising of parking, retail and commercial uses.

The building is located at Australia Technology Park precinct in Locomotive Street, Eveleigh. **Building 2** is bounded by private lands with Locomotive Street in the north, Central Avenue in the south, Mitchell Way in the east and Village Square in the west.

The following are proposed to be modified under this Section 4.55(1A) modification application:

1. Amend the design and layout of retail tenancies;
2. Use of outdoor areas for the purposes of outdoor seating;
3. Trading hours for the indoor & outdoor seating areas of the tenancies;
4. Creation of signage zones along the northern elevation;
5. Addition of retail amenities;

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

2.1 Classification

The proposed development attracts the following BCA classifications:

Part of building	Use	Classification
Lower Ground Floor	Car park & Loading Dock	7a
	Plant rooms	7a
	Amenities	7a
	Retail	6
Mezzanine	Car park	7a
	Loading dock void	7a
	Retail void	6
Upper Ground Floor	Retail	6
	Office	5
Level 01 to 05	Office	5
Plant Level 06	Building services	5

2.2 Rise in Storeys

The rise in storeys calculated in accordance with C1.2 of Building Code of Australia is 8..

2.3 Effective Height

For the purposes of determining the required services and equipment and type of construction, the effective height calculated in accordance with clause A1.1 is more than 25m but less than 50m.

2.4 Type of Construction

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

3.0 BCA COMPLIANCE CAPABILITY

The proposed works are considered capable of complying with the performance requirements of the Building Code of Australia – BCA 2015.

Where required, "Alternative Solutions" will be employed in accordance with the Performance Requirements of BCA 2015. Where "Alternative Solutions" will be 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).

3.1 Essential Fire Safety Measures

As this is a new development, all the required essential fire safety measures will be designed and installed to comply with BCA. Discussions with the relevant services design consultants must be undertaken to ensure appropriate spatial allowances are incorporated in the design.

3.2 Conclusion

This statement has been provided to accompany the modification to the Development Application submission. It is our opinion that the proposed building works are capable of complying with the provisions of the Building Code of Australia 2015, subject to the resolution of departures from the "deemed to satisfy" requirements for which Alternate Solutions are proposed.

The 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. It is not expected that implementing the above alternate solutions will affect the proposal to the extent that it will become inconsistent with the subject drawings.

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