

Re: 18-210238_DA_BCACapabilityStatementR02_CostcoOakdale_080618

8 June 2018

Costco Wholesale Australia Pty Limited
17-21 Parramatta Road
Lidcombe NSW 2141

Attention: Timothy Hill

Re: Building Code of Australia 2016 Amendment 1 - Capability Statement for S96 Modification to DA
Project: Proposed Costco Depot – SSD8209 dated 23/02/18
Address: Oakdale South Industrial Estate, Lot 12 DP 1178389, Kemps Creek, Penrith LGA

I refer to the above project and to the impending lodgement of a S96 Modification of the Development Application (SSD8209 dated 23/02/18) for the proposed Costco depot, Kemps Creek.

Philip Chun Building Code Consulting has reviewed the plans referenced below, that will form part of the S96 modification application, and has provided a full BCA report to the design team. Hence, we can confirm that we believe the works proposed will be capable of achieving compliance with the Building Code of Australia 2016 Amendment 1, subject to normal design development and assessment required at the next stage of documentation, which occurs in the time between the Development Application and the issue of the relevant Construction Certificate

In our opinion, Development Consent should not be withheld for concern that the building / works cannot meet the performance requirements of the Building Code of Australia 2016 Amendment 1. This is based on reliance on fire engineering by Defire - SY160190 R1.1 dated 06/06/18

Drawings assessed are as follows, as issued by Group GSA Pty Ltd dated 16/05/18:

Drawing No. (revision)	Titled	Dated
DA1101.1 (J)	Site plan stage 1	16/05/2018
DA1103.1 (G)	Area floor plan stage 1	16/05/2018
DA2001 (I)	Overall plan – detail callout plan	16/05/2018
DA2002.1 (I)	Roof plan stage 1	16/05/2018
DA2013 (H)	Ground floor plan – zone D	16/05/2018
DA2014 (E)	Ground floor plan – zone E	16/05/2018
DA3001.1 (D)	Concept elevation stage 1	16/05/2018
DA3002.1 (D)	Concept elevation stage 1	16/05/2018
DA3003 (E)	Concept elevation	16/05/2018
DA3010 (I)	Concept elevation callout	16/05/2018
DA3101 (H)	Overall sections	16/05/2018

If you have any queries in regard to the above, please do not hesitate to contact the undersigned.

Regards,



Rod Shepherd
Associate / A1 Accredited Certifier
PHILIP CHUN BUILDING CODE CONSULTING