

17 February 2020,
Sydney NSW 2000

Façade Weather Proofing Compliance with the Building Code of Australia (2016)

Address: Bennelong Point, Sydney
Project: Sydney Opera House – Entry Foyer
DA: SSD 8663

1. BCA 2016 Performance requirement FP1.4 requires that a roof and external wall (including openings around windows and doors) must prevent the penetration of water that could cause –
 - (a) Unhealthy or dangerous conditions, or loss of amenity for occupants; and
 - (b) Undue dampness or deterioration of building elements
2. BCA 2016 Performance requirement FP 1.5 requires that moisture from the ground must be prevented from causing-
 - (a) Undue dampness or deterioration of building elements; and
 - (b) Unhealthy or dangerous conditions, or loss of amenity for occupants
3. SSD 8663 Condition B4
'The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA'
4. SSD 8663 Condition B20
'The proposed works must comply with the applicable performance requirements of the BCA to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the ongoing benefit of the community. Compliance with the performance requirements can only be achieved by:
 - (a) *Complying with the deemed to satisfy provisions; or*
 - (b) *Formulating an alternative solution which:*
 - i. *Complies with the performance requirements; or*
 - ii. *Is shown to be at least equivalent to the deemed to satisfy provision; or*
 - iii. *A combination of (a) and (b)'*

Accordingly, it is specified that for the proposed works for **the Creative Learning Centre** at the above premises:

- The TZG Specification requires all new work to be constructed in accordance with the Building Code of Australia including, but not limited to, the Performance requirements FP1.4 and F1.5
- The TZG Specification requires that the window subcontractor is to provide a 10 year warranty, and therefore should provide certification that all new glazing installation is water tight.

Applicant Details:

Name: Tim Greer
Company: Tonkin Zulaikha Greer Architects Pty Ltd
Address: 117 Reservoir Street, Surry Hills NSW 2016

Signature:



Date: 17.02.2020