

## Memo

<b>To:</b>	Capital Corporation Pty Ltd.	<b>Date:</b>	29 September 2011
<b>Att:</b>	Adam Wheat	<b>Email:</b>	awheat@capcorp.com.au
<b>From:</b>	Maurice Freixas	<b>Email:</b>	mf@dixgardner.com.au
<b>Project:</b>	Site 43/44 Sydney Olympic Park, Cnr Australia Avenue & Herb Elliot Avenue, Sydney Olympic Park		
<b>Re:</b>	National Construction Code 2011 Deemed-to-Satisfy Assessment Report	<b>Our Ref:</b>	10/0456

Dear Sir,

I have assessed the following plans in the Table below; Project 090086 prepared by Architectus and have carried out an assessment to look at compliance with the "Deemed-to-Satisfy" provisions of the National Construction Code 2011. The results of the assessment are as follows.

Drawings prepared by Architectus Sydney; Project 090086

Drawing No:	Issue:	Date:	Description:
DA0250	A	26/08/2011	Masterplan - Basement
DA1001	A	26/08/2011	Basement L2 Plan
DA1002	A	26/08/2011	Basement L1 Plan
DA1003	A	26/08/2011	Ground Floor Plan
DA1004	A	26/08/2011	Level 1 Plan
DA1005	A	26/08/2011	Level 2 Plan
DA1006	A	26/08/2011	Level 3-7 Plan
DA1007	A	26/08/2011	Plant Level Plan
DA1008	A	26/08/2011	Roof Level Plan
DA2000	A	26/08/2011	North East Elevation
DA2001	A	26/08/2011	North West Elevation
DA2002	A	26/08/2011	South West Elevation
DA2003	A	26/08/2011	South East Elevation
DA2005	A	26/08/2011	Section 1
DA2006	A	26/08/2011	Section 2
DA2010	A	26/08/2011	Detail, Sections 1-2
DA2011	A	26/08/2011	Detail, Sections 3-4
DA9000	A	26/08/2011	Perspective

**NATIONAL CONSTRUCTION CODE 2011****Volume 1, Class 2-9 Buildings****Deemed-To-Satisfy Assessment**

<b>Classification of Building or Part:</b>	Class 5 (Office); Class 8 (Warehouse); Class 7a (Carpark)
<b>Rise in Storeys:</b>	One (1) Mezzanine is assumed to be under 2,000m <sup>2</sup> .
<b>No of Basement Levels:</b>	Nil
<b>Type of Construction:</b>	Type C Construction
<b>Effective Height:</b>	Under 25m

<b>Clause</b>	<b>Reference</b>	<b>Comment</b>
<b>Section C</b>	<b>Fire Resistance</b>	
<b>Part C1</b>	<b>FIRE RESISTANCE &amp; STABILITY</b>	
C1.1	Type of Construction	Type A.
C1.2	Calculation in Rise in Storeys	Nine (9).
C1.4	Mixed Types of Construction	7a (Carpark – Basements 1 & 2) 6 (Retail – Ground and 1 <sup>st</sup> Level, includes a Supermarket & other Retail) 5 (Office – Levels 1 to 7).
<b>Part C2</b>	<b>FIRE RESISTANCE</b>	
C2.0	Deemed-to-Satisfy Provisions.	Will comply subject to certification.
C2.8	Separation of classifications in the same storey	Some possible issues of separation at Ground Level. Separation of Retail, loading and substation details to be provided.
C2.9	Separation of classifications in different storeys	Detail of separation between storeys need to be provided.
C2.10	Separation of Lift Shafts	Details to be provided.
C2.12	Separation of Equipment	Details to be provided.
C2.13	Electricity Supply System	Details to be provided.
<b>PART C3</b>	<b>PROTECTION OF OPENINGS</b>	

Clause	Reference	Comment
C3.0	Deemed-to-Satisfy Provisions	Capable of complying subject to Design Certification.
C3.15	Openings for Service Installations	Will comply subject to installation certification.
C3.17	Columns protected with lightweight construction to achieve an FRL	Details to be provided.
<b>SPEC C1.1</b>	<b>FIRE RESISTING CONSTRUCTION</b>	
<b>3</b>	<b>Type A Construction</b>	
3.1	Fire resistance of building elements	Will need to comply with this clause.
<b>SPEC C1.10</b>	<b>EARLY FIRE HAZARD PROPERTIES</b>	
2	Class 2 to 9 buildings: General requirements	Please provide details.
3	Fire-Isolated Exits	Please provide details.

<b>Section D</b>	<b>Access and Egress</b>	
<b>PART D1</b>	<b>PROVISION FOR ESCAPE</b>	
D1.1	Application	
D1.2	Number of exits required	Will comply subject to certification.
D1.4	Exit Travel Distances	May be excessive at Office levels depending on fitout detail.
D1.5	Distances between alternative exits	Details to be provided.
D1.6	Dimensions of exits	Details to be provided.
D1.7	Travel via Fire-Isolated Exits	<b>DOES NOT COMPLY.</b> Distances out of the tunnel are over 6m.
D1.10	Discharge from exits	<b>DOES NOT COMPLY.</b> Details to be provided. Bollard protection to be included.
<b>PART D2</b>	<b>CONSTRUCTION OF EXITS</b>	
D2.2	Fire-Isolated Stairways & Ramps	Details to be provided.
D2.7	Installations in exits and paths of travel	Capable of complying subject to certification prior to OC issue.

Clause	Reference	Comment
D2.13	Treads and risers	Capable of complying subject to certification prior to OC issue.
D2.14	Landings	Capable of complying subject to certification prior to OC issue.
D2.16	Balustrades	Capable of complying subject to certification prior to OC issue.
D2.17	Handrails	Capable of complying subject to certification prior to OC issue.
D2.19	Doorways and doors	Capable of complying subject to certification prior to OC issue.
D2.20	Swinging doors	Capable of complying subject to certification prior to OC issue.
D2.21	Operation of latch	Capable of complying subject to certification prior to OC issue.
D2.23	Signs on doors	Capable of complying subject to certification prior to OC issue.
<b>PART D3</b>	<b>ACCESS FOR PEOPLE WITH DISABILITIES</b>	
D3.0	Deemed-to-Satisfy Provisions	Capable of complying subject to compliance with the provisions of AS 1428, the Premises Standard and Design Certification prior to Construction Certificate and Installation Certification prior to Occupation Certificate.
D3.2	Access to Building	Capable of complying subject to compliance with the provisions of AS 1428, the Premises Standard and Design Certification prior to Construction Certificate and Installation Certification prior to Occupation Certificate.
D3.5	Car Parking	Capable of complying subject to compliance with the provisions of AS 1428, the Premises Standard and Design Certification prior to Construction Certificate and Installation Certification prior to Occupation Certificate.
D3.6	Identification of Access Facilities	Capable of complying subject to compliance with the provisions of AS 1428, the Premises Standard and Design Certification prior to Construction Certificate and Installation Certification prior to

		Occupation Certificate.
D3.8	Tactile Indicators	Capable of complying subject to compliance with the provisions of AS 1428, the Premises Standard and Design Certification prior to Construction Certificate and Installation Certification prior to Occupation Certificate.

<b>Section E</b>	<b>Services and Equipment</b>	
<b>PART E1</b>	<b>FIRE FIGHTING EQUIPMENT</b>	
E1.3	Fire Hydrants	Capable of complying subject to Annual Certification.
E1.4	Hose Reels	Capable of complying subject to Annual Certification.
E1.5	Sprinklers	Capable of complying subject to Annual Certification.
E1.6	Portable Extinguishers	Capable of complying subject to Annual Certification.
<b>PART E2</b>	<b>SMOKE HAZARD MANAGEMENT</b>	Capable of complying subject to Annual Certification.
<b>Clause</b>	<b>Reference</b>	<b>Comment</b>
E2.0	Deemed-to-Satisfy Provisions	Capable of complying subject to Annual Certification.
<b>SPEC E2.2a</b>	<b>SMOKE DETECTION &amp; ALARM SYSTEMS</b>	Capable of complying subject to certification prior to OC issue.
<b>SPEC E2.2c</b>	<b>SMOKE &amp; HEAT VENTS</b>	Capable of complying subject to certification prior to OC issue.
<b>PART E4</b>	<b>EMERGENCY LIGHTING, EXIT SIGNS AND WARNING SYSTEMS</b>	
E4.0	Deemed-to-Satisfy Provisions	Capable of complying subject to Design Certification.

<b>Section F</b>	<b>Health and Amenity</b>	
<b>PART F1</b>	<b>DAMP &amp; WEATHER PROOFING</b>	
F1.1	Stormwater drainage.	Capable of complying subject to Design Certification.
<b>PART F2</b>	<b>SANITARY &amp; OTHER FACILITIES</b>	
F2.0	Deemed-to-Satisfy	Please provide details.

	Provisions	
F2.2	Calculation of number of occupants and fixtures	Please provide target populations for each level.
F2.4	Facilities for people with disabilities	Please provide details.
<b>PART F4</b>	<b>LIGHT AND VENTILATION</b>	
F4.0	Deemed-to-Satisfy Provisions	Capable of complying subject to Design Certification.
<b>PART F5</b>	<b>SOUND TRANSMISSION AND INSULATION</b>	
F5.0	Deemed-to-Satisfy Provisions	Capable of complying subject to Design Certification.

<b>Section G</b>	<b>Ancillary Provisions</b>	
<b>PART G3</b>	<b>Atrium Construction</b>	
G3.1	Atriums affected by this part	Please provide details.
G3.2	Dimensions of atrium wells	Please provide details.
<b>Clause</b>	<b>Reference</b>	<b>Comment</b>
G3.3	Separation of atrium by bounding walls	Please provide details.
G3.4	Construction of bounding walls	Please provide details.
G3.5	Construction of balconies	Please provide details.
G3.6	Separation of roof	Please provide details.
G3.7	Means of egress	Please provide details.
G3.8	Fire & smoke control systems	Please provide details.

<b>Section I</b>	<b>Maintenance</b>	
I1.1 (NSW)	Essential fire safety measures	Must be maintained in accordance with EP&A Regulation 2000 by means of an Annual Fire Safety Certificate.

<b>Section J (NSW)</b>	<b>Energy Efficiency</b>	
	<b>Deemed-to-Satisfy Provisions</b>	Will be subject to a separate assessment capable of complying,

		subject to Design Certification.
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Should you have any questions, please do not hesitate to contact the undersigned on 02 9279-3657 during business hours.

**Signature:**



**Name:**

Maurice Freixas  
*Senior Building Surveyor*

**Date:**

29 September 2011