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26 July 2013

Grocon Group
Att: Justin Clark
GPO Box 498 Sydney
NSW 2001

Dear Justin

BUILDING CODE OF AUSTRALIA CAPABILITY STATEMENT – Rev C
Property: The Ribbon - 31 Wheat Road Sydney

The purpose of this submission is to advise that we have undertaken a preliminary assessment of the revised architectural drawings titled "The Ribbon, Redevelopment of 31 Wheat Road Drawing," prepared for Sydney Harbour Foreshore Authority received on the 23 July 2013 by Hassell [ARC-HSL-DA1000(A), ARC-HSL-DA1052(A), ARC-HSL-DA1060(-), ARC-HSL-DA1080(A), ARC-HSL-DA1090(A), ARC-HSL-DA1091(A), ARC-HSL-DA1100(A), ARC-HSL-DA1101(A) to ARC-HSL-DA1113(A), ARC-HSL-DA1150(A) to ARC-HSL-DA1154(A), ARC-HSL-DA1200(A) to ARC-HSL-DA1204(A), ARC-HSL-DA1350(A), ARC-HSL-DA1930(A), ARC-HSL-DA1950(A), ARC-HSL-DA1951(A) & ARC-HSL-DA1952(A), against the provisions of the Building Code of Australia 2013 ("BCA") as per the requirements under Clause 145 of the Environmental Planning & Assessment Regulations 2000 ("EP&A Regs).

BCA Building Characteristics Summary (Building 1- Ribbon Building)

Building Description	21 Storey office building inclusive of top storey plant room, atrium designs,
Building Use	Office, retail, carparking, cinema, gym, function centre
Class of Occupancy	Class 5 office, Class 6 retail, Class 7a car stacking, Class 9b *entertainment venue* - cinema, Class 9b gym, function centre.
Type of Construction	Type A
Effective Height	77.900 m

BCA Building Characteristics Summary (Building 2 - SHFA)

Building Description	2 Storey office building inclusive of a workshop, retail and public amenities.
Building Use	Office, retail, public toilets, parent room , workshop
Class of Occupancy	Class 5 office, Class 6 retail, Class 8 workshop, Car Stacking, Class 9b
Type of Construction	Type C
Effective Height	Less than 12 m

Compliance with the BCA for these specific works will be able to be achieved by a combination of compliance with the deemed-to-satisfy (DTS) provisions and the Performance Requirements. It is understood that fire engineered analysis will be used to justify the relevant Performance Requirements in the areas as outlined within the Arup Fire DA Submission document.

At this stage of the documentation the following DTS issues have been identified which are to form part of the fire engineered justification and/or be rectified accordingly:

- Extended travel distances.
- Car stacker design, i.e. issues associated with suppression, brigade access, etc.
- Possible proximity to title boundaries and their relationship with BCA fire ratings and protection of openings.
- Doors opening directly into the fire-isolated passageway on Ground Floor (Office and Lobby Entry areas.)
- Fire-isolated stair discharge to semi-covered areas, i.e. less than 2/3 open able.
- Non fire isolated stairs discharge into semi covered areas rather than direct to the open sky.
- Considerations to reduced egress width from the function space.
- Rationalisation of the cinema smoke hazard management.
- Sprinkler and hydrant booster accessibility, i.e. located under a covered space, being the eastern overhang of the upper stories.
- Fire Control Room accessibility, i.e. omission of a second access door from a public area and discharge from the connecting fire-isolated stair to a covered space, being the eastern overhang of the upper stories.
- Fire Pump Room accessibility, i.e. discharge from the connecting fire-isolated stair to a covered space, being the eastern overhang of the upper stories.
- Re-orientation of the fire hose reel cupboard as to prevent the cupboard door from obstructed access to the fire isolated exits, on the lower podium, lower office floors and Level 15.
- Level 15 & Roof Plant Room *exits* rationalisation, i.e.:
    - Access to only one *exit* serving level 15 office where two would normally be required;
    - Access to only one legitimate exit from Level 15 Plant where two would normally be required, note that the illustrated second path via the Level 15 office tenancy is not permissible.
    - No direct access to any fire isolated exit where a minimum of two would normally be required. Note that the Plant Mezzanine level is a BCA defined *storey.*
    - Related travel distances concerns.

Additionally, due to the extent of glazed cladding systems, it is understood that Part J design compliance will be illustrated via an Alternative Solution justifying the relevant BCA Performance Requirements using BCA Verification Method JV3.

Notwithstanding the above comments we note that specific detailed compliance with the BCA is not a prescribed head of consideration under Section 79C of the Environmental Planning & Assessment Act 1979 and accordingly, we trust that the determination of the development application will not be subject to the assessment of any technical matters under the state's building regulations.

In this regard and pursuant to Clause 54 (4) of the EP&A Regs, we trust that the Consent Authority will not require any additional information in the determination of the development application for technical BCA matters that will be assessed at the Construction Certificate stage.

As such we hereby confirm that matters pertaining to compliance with the BCA will be suitably assessed by the appointed Certifying Authority prior to the issue of the construction certificate in accordance with Clause 98 of the EP&A Regs.

We trust this submission satisfies any concerns of the Consent Authority with compliance of the development with the relevant requirements and provisions of the BCA.

Should you require further assistance or clarification please do not hesitate to contact me.

Yours sincerely

Shane Berry
Principal Building & Fire Codes Consultant
BPB Accredited Certifier - Grade A1 - BPB0721