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BUILDING CODE OF AUSTRALIA Compliance Statement

For
Proposed Development Lot No.8 (Building 3)

At
Australian Technology Park Precinct
Sydney

Client: Mirvac Development
Report: C16375 ST01
Date: 03 August 2017

REPORT REGISTER

Report No.	Issue No.	Remarks	Issue Date
CF16375 ST01	Draft	Report issued for discussion	11 July 2017
CF16375 ST01	Final	Report issued for circulation	14 July 2017
CF16375 ST02	Issue	Reissued for updated drawings	03 August 2017

1.0 DESCRIPTION OF PROPOSAL

1.1

1.2 Description of development

Proposed Community building, development Lot No.8 (Building 3) at Australian Technology Park Precinct Sydney

1.2 Referenced Documents

Information compiled within this report was obtained from the client. This included architectural drawings DA_1030, 3300, 3301, 3400, 3000B, 3000G, 3101, 3102, 3103, 3104, 3105, 3300, 3301, 3400 revision 1 prepared by Sissons dated 02 August 2017.

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

2.1 Classification

The proposed building works attracts the following BCA classifications:

Part of building	Use	Classification
Below Ground	Tanks	-
Level 00 (ground)	Retail, wellness, BOH, plant, storage <10%	6, 9b
Level 01	Community building	5/9b ¹
Level 02	Childcare	9b (early childhood)
Level 03	Hub	5 ²
Level 04	Plant/Roof 'farm'	9b (enclosed, habitable parts)

¹ Joint classification applies under BCA A3.3(a). Final range of uses to be specified

² Use to be confirmed

2.2 Rise in Storeys

The rise in storeys calculated in accordance with clause C1.2 is 5.

2.3 Effective Height

For the purposes of determining the required services and equipment and type of construction, the effective height of the building is 17m.

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 will generally comply with the Deemed-to-Satisfy requirements of Building Code of Australia – BCA 2016. Where required, “Performance Solutions” will be employed in accordance with the BCA 2016. Where such “Performance Solutions” are 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). Full details for compliance with AS1428.1, AS1668, Clauses D2.16, D2.20 and Parts D & F of the BCA will be provided prior to the issue of Construction Certificate.

3.1 Essential Fire Safety Measures

As part of the proposed new works, all required essential fire safety measures will be implemented in accordance with the Deemed-to-comply BCA requirements or otherwise as called up by the proposed Performance Solution.

3.2 **Conclusion**

This statement has been provided to accompany the Section 96 Application submission. It is our opinion that the proposed building works forming the amended development proposal are capable of complying with the provisions of the Building Code of Australia 2016, subject to the resolution of minor non-compliances.

Any such 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. The extent of such departures is not considered such that their rectification would trigger a further amendment to the development consent.

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