

26/07/2016

NSW Department of Planning & Infrastructure

Dear Sir/Madam,

Building Code of Australia 2016 (BCA) Capability Statement

Property: Science and Engineering Building, University of New South Wales NSW 2001

This proposed development includes the construction of a Multi Storey Special purpose Science and Engineering research facility consisting of approximately 20,000m² of Gross Floor Area. The building will contain an atrium, class rooms, office and research spaces housing specialist testing equipment, and a multipurpose theatre space.

The purpose of this submission is to advise that we have undertaken a preliminary assessment of the architectural drawings submitted with the Development Application against the provisions of the Building Code of Australia as per the requirements under Clause 145 of the Environmental Planning & Assessment Regulation 2000.

BCA Assessment:

- Building Use: Laboratory, Office and Education, Entertainment Venue
- Building Classification: Class 8, 5, 9b (Education) & 9b (Entertainment Venue)
- Type of Construction: Type A
- Rise in Storeys: 10 (TBC with Final Design)
- Effective Height: 40 metres approx. (TBC with Final Design)

Documentation Assessed

Description	Drawing No.	Revision	Date
Cover Sheet	A01 1001-SSD	1	22/06/2016
Existing Site Plan	A02 1001-SSD	1	22/06/2016
Proposed Site Plan	A02 1002-SSD	1	22/06/2016
Lower Ground Floor Plan	A03 1001 A-SSD	1	22/06/2016
Lower Ground Floor Plan Zone B	A03 1001 B-SSD	1	22/06/2016
Ground Floor Zone A	A03 1002 A-SSD	1	22/06/2016
Ground Floor Zone B	A03 1002 B-SSD	1	22/06/2016
Level 1 Zone A	A03 1003-A-SSD	1	22/06/2016
Level 1 Zone B	A03 1003-B-SSD	1	22/06/2016
Level 2	A03 1004-SSD	1	22/06/2016
Level 3	A03 1005-SSD	1	22/06/2016
Level 4	A03 1006-SSD	1	22/06/2016
Level 5	A03 1007-SSD	1	22/06/2016
Level 6	A03 1008-SSD	1	22/06/2016
Plan-Level 7	A03 1009-SSD	1	22/06/2016

Level 8 Plant	A03 1010-SSD	1	22/06/2016
Level 8 Mezzanine	A03 1011-SSD	1	22/06/2016
Level 9 Roof	A03 1012-SSD	1	22/06/2016
North Elevation	A06 1001-SSD	1	22/06/2016
West Elevation	A06 1002-SSD	1	22/06/2016
South Elevation	A06 1003-SSD	1	22/06/2016
East Elevation	A06 1004-SSD	1	22/06/2016

Compliance with the BCA 2016 for these specific works will be able to be achieved by a combination of compliance with the deemed-to-satisfy (DTS) provisions and the documentation of alternative solutions in accordance with Clause A0.5 of the BCA, suitably prepared by an Accredited Fire Safety Engineer to achieve compliance with the performance provisions of the BCA 2016. The Department is advised that a preliminary Fire Engineering Brief/Scope has already been undertaken by an Accredited Fire Safety Engineer to determine the feasibility of possible Fire Engineering Solutions.

It is noted that the inclusion of the Theatre space within the basement is still being formulated and additional design and development in conjunction with all stakeholders including the Fire Engineer is underway. Depending on the final design and occupant characteristics additional exits may be required.

Notwithstanding the above comments we note that specific detailed compliance with the Building Code of Australia 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 Environmental Planning & Assessment Regulation 2000, we trust that the Council 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.

I wish to confirm that matters pertaining to compliance with the BCA 2016 will be suitably assessed by the appointed Certifying Authority prior to the issue of the Construction Certificate in accordance with Clause 98 of the Environmental Planning and Assessment Regulations 2000.

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 2016.

Should you require further assistance or clarification please do not hesitate to contact the undersigned at your convenience.

Yours sincerely



Bruno Scenna
Director
Building Professionals Board BPB0363