

28/06/2018

The General Manager
Liverpool City Council
Locked Bag 7064
LIVERPOOL BC NSW 1871

Dear Sir/Madam,

Building Code of Australia 2016 (BCA) Capability Statement
Property: Cnr. 9-19 Scott Street and 275-277 Bigge Street, Liverpool NSW 2170

This proposed development includes the construction of a new commercial office tower with basement carparking, a new two storey retail building and the refurbishment of the existing pub.

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 2016 as per the requirements under Clause 145 of the Environmental Planning & Assessment Regulation 2000.

BCA Assessment:

- Building Use: Office, Carpark, Retail & Pub
- Building Classification: Class 5 (Office), Class 7a (Carpark) & Class 6 (Retail & Pub)
- Type of Construction: Type A
- Effective Height: Greater than 50m

Referenced Architectural plans, prepared by Fender Katsalidis Architects;

Drawing No.	Drawing Name	Revision	Date
DA000	Cover	01	20.06.2018
DA002	Drawing Register	01	20.06.2018
DA003	Site Survey	01	20.06.2018
DA004	Demolition Plan	01	20.06.2018
DA005	Site Plan	01	20.06.2018
DA006	Ground Floor Site Plan	01	20.06.2018
DA030	Location Plan	01	20.06.2018
DA031	Site Analysis	01	20.06.2018
DA033	Site Photos	01	20.06.2018
DA034	Site Photos	01	20.06.2018
DA035	Site Photos	01	20.06.2018
DA098	Basement 2	01	20.06.2018

Drawing No.	Drawing Name	Revision	Date
DA099	Basement 1	01	20.06.2018
DA100	Ground Floor Plan	01	20.06.2018
DA101	Level 01 – B.O.H	01	20.06.2018
DA102	Level 02 – Plant	01	20.06.2018
DA103	Level 03-10 – Typical Low Rise	01	20.06.2018
DA111	Level 11 – Oasis	01	20.06.2018
DA112	Level 12 – L.O.R	01	20.06.2018
DA113	Level 13 – L.M>R	01	20.06.2018
DA114	Level 14-22 – Typical High Rise	01	20.06.2018
DA23	Level 23 – Plant	01	20.06.2018
DA124	Roof Plan	01	20.06.2018
DA200	Elevations – North	01	20.06.2018
DA201	Elevations – East	01	20.06.2018
DA202	Elevations – South	01	20.06.2018
DA203	Elevations – West	01	20.06.2018
DA250	Section AA	01	20.06.2018
DA251	Section BB	01	20.06.2018
DA301	Materials Board	01	20.06.2018
DA500	Area Schedules	01	20.06.2018
DA501	GFA Plans – Sheet 01	01	20.06.2018
DA502	GFA Plans – Sheet 02	01	20.06.2018
DA503	NLA Plans – Sheet 01	01	20.06.2018
DA504	NLA Plans – Sheet 02	01	20.06.2018

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 documentation of alternative solutions in accordance with Clause A0.5 of the BCA, suitably prepared by the Accredited Fire Safety Engineer to achieve compliance with the performance provisions of the BCA. Refer to Fire Engineering Statement prepared by ARUP, dated 28 June 2018

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 4.15 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.

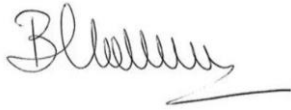
In this regard and pursuant to Clause 54 (4) of the Environmental Planning & Assessment Regulation 2000, we trust that the Council will not require any additional information in the determination of the development application for technical BCA matters that will be assessed at the Construction Certificate stage.

I wish to confirm that matters pertaining to compliance with the BCA 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.

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

Yours sincerely



Brett Clabburn
Director
Grade A1 Certifier,
Building Professionals Board BPB0064

Email: bclabburn@groupdla.com.au
Mobile: 0409 043 136
Tel: 02 8355 3164