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BUILDING CODE OF AUSTRALIA STATEMENT

**For
Residential Development Block B & F**

**At
Top Ryde Shopping Precinct, Top Ryde**

Client: Bovis Lend Lease
File Ref: CS06010-MD220708
Date: 22 July 2008

BCA STATEMENT

Top Ryde Shopping Centre Redevelopment – Block B & F Residential Development

1.0 DESCRIPTION OF PROPOSAL

1.1 Description of development

The whole development will comprise a multi-storey car park with four levels of retail outlets and residential and commercial towers above the Podium. A cinema complex, place of public worship, childcare centre, gymnasium, medical centre and a library are also proposed within the development.

The proposed residential towers will be located on Level 4 and above. Level 5 (known as Podium) will be used as an egress transfer for the residential towers, whereby all the tower fire isolated stairs will discharge onto the Podium. Evacuees will then transfer to the Retail fire isolated stairs located on the Podium level. These will then discharge directly onto the street.

1.2 Referenced Documents

- Architectural drawings:

Drawing no.	Drawing Title
DA2 2.00/P8	Residential Plan Level 3A
DA2 2.01/P8	Residential Plan Level 3B
DA2 2.02/P8	Residential Plan Level 4A
DA2 2.03/P8	Residential Plan Level 4B
DA2 2.04/P8	Residential Plan Level 5
DA2 2.05/P8	Residential Plan Level 6
DA2 2.06/P8	Residential Plan Level 7
DA2 2.07/P8	Residential Plan Level 8
DA2 2.08/P8	Residential Plan Level 9
DA2 2.09/P8	Residential Plan Level 10
DA2 2.10/P8	Residential Plan Level 11
DA2 2.11/P8	Residential Plan Level 12
DA2 2.12/P8	Residential Plan Level 13
DA2 2.13/P8	Residential Plan Level Roof

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

2.1 Classification

The proposed residential development ^[1] attract the following BCA classifications:

Part of building	Use	Classification
Level 3	Carpark	Class 7a
	Church	Class 9b
Level 4	Carpark	Class 7a
	Swimming pool/Gymnasium	Class 9b
	Apartments	Class 2

¹ The residential development forms part of the WHOLE development. For classification of the remaining building below L3, refer to BCA statement report (ref: CS06010-MD251007-BCA Statement-DA-HC.doc).

Part of building	Use	Classification
Level 5 (Podium)	Apartments Common Rooms	Class 2 Class 9b
Level 6	Apartments	Class 2
Level 7	Apartments	Class 2
Level 8	Apartments	Class 2
Level 9	Apartments	Class 2
Level 10	Apartments	Class 2
Level 11	Apartments	Class 2
Level 12	Apartments	Class 2
Level 13	Apartments	Class 2
Roof	Plant rooms	Class 2

2.2 Rise in Storeys

The rise in storeys calculated in accordance with clause C1.2 requires a Type A construction.

2.3 Effective Height

For the purposes of determining the required services and equipment and type of construction, the effective height of the building calculated from the Tucker Street level is more than 50m.

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

The BCA statement relates to the **residential development (Blocks B & F)** as shown on the drawings referenced in Section 1.2 above. A separate BCA statement (ref: CS06010-MD251007-BCA Statement-DA-HC.doc) was issued for the **Retails, car parks and other uses below the podium level.**

The proposed residential development will be designed to comply generally with the Deemed To Satisfy (DTS) provisions of the Building Code of Australia (BCA) 2008. Where required, "Alternative Solutions" complying with the performance objectives and requirements in accordance with the BCA will be employed to address proposed deviations from Deemed To Satisfy provisions.

Where "Alternative Solutions" are employed, assessment and verification will generally be in accordance with the assessment methodology stipulated under Section A0.9 of the BCA or via "Fire Safety Engineering" analysis in accordance with the "International Fire Safety Engineering Guidelines".

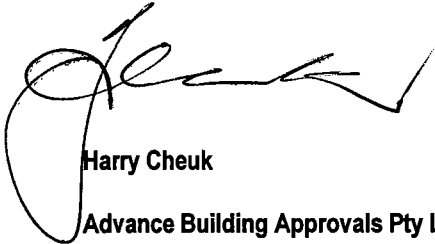
It is anticipated that "Alternative Solutions" will be explored with regard to a number of issues, including, but not limited to the following items:

- a. Excessive travel distances to a point of choice to alternative exits in L3 and L4 car park;
- b. Excessive travel distances to the nearest exit in L3 and L4 car park;
- c. Excessive travel distances between exits in L3 and L4 car park;
- d. Travel distance from roof plant on L8 of Building F exceeds 20m to a point of choice;
- e. Horizontal exits comprising more than 50% of the required exits on Level 4 swimming pool;
- f. Discharge of fire isolated stairs does not lead direct onto the street;

- g. Deficient aggregate exit width in the Podium;
- h. The Class 9b part of the building will not be provided with zone smoke control.

It should be noted that as the design of the proposed building develops, there may be other areas that will utilise the "Alternative Solution" approach to comply with the BCA.

Prepared by:



Harry Cheuk

Advance Building Approvals Pty Ltd

22 July 2008