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## **BUILDING CODE OF AUSTRALIA STATEMENT**

**For**  
**Top Ryde Commercial Development**

**At**  
**Top Ryde City, Top Ryde**

**Client:** Bevillesta Pty Ltd  
**File Ref:** CS06010-Comm-MD170309  
**Date:** 17 March 2009

# BCA STATEMENT

## Top Ryde City Commercial Development

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### 1.0 DESCRIPTION OF PROPOSAL

#### 1.1 Description of development

The proposed commercial development will be built on top of the Top Ryde Retail Shopping Centre (TRSC) which is currently under construction. The construction of the retail shopping centre was approved by the consent authority under a previous consent (DA no. 672/2006). The commercial development will comprise two levels of car park located on Levels 3 and 4 of the TRSC. The commercial towers will be located on the western side of the site and elevate from Level 5 (known as Podium) up to Level 8. An open roof plant room will be located on top of Level 8 roof.

#### 1.2 Referenced Documents

Architectural drawings:

| Drawing no. | Drawing Title   |
|-------------|---|
| 07020DA01/J | Site Analysis Plan                                    |
| 07020DA02/K | Site Plan   |
| 07020DA20/L | Ground Level – Devlin Street                          |
| 07020DA21/N | Level 3 Plan (Parking)                                |
| 07020DA22/N | Level 4 Plan (Parking)                                |
| 07020DA23/J | Level 5 – 8 (Commercial Office, Typical)              |
| 07020DA24/K | Roof Plan (Plant)                                     |
| 07020DA40/H | Context Elevations – Devlin Street & Strada           |
| 07020DA41/K | West Elevation – Devlin Street                        |
| 07020DA42/G | South Elevation – Building A                          |
| 07020DA43/H | East Elevation - Strada                               |
| 07020DA44/G | North Elevation – Buildings A + B                     |
| 07020DA45/G | South Elevation – Building B                          |
| 07020DA46/F | Section AA  |
| 07020DA47/G | Section BB  |
| 07020DA50/H | Building Envelope Analysis                            |
| 07020DA61/J | Area Schedule Diagrams                                |
| 07020DA70/H | Shadow Diagrams – June 21 <sup>st</sup> (Part 1 of 2) |
| 07020DA71/H | Shadow Diagrams – June 21 <sup>st</sup> (Part 2 of 2) |

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

#### 2.1 Classification

The proposed uses of the building attract the following BCA classifications:

| Part of building                             | Use                                     | Classification |
|--|---|----------------|
| Level 3<br>(Approved under consent 672/2006) | ▪ Commercial & Residential Carpark East | Class 7a       |
|  | ▪ Commercial Carpark West               | Class 7a       |

| Part of building                             | Use                     | Classification |
|--|-------------------------|----------------|
| Level 4<br>(Approved under consent 672/2006) | Commercial Carpark West | Class 7a       |
| Level 5 (Podium) to Level 8                  | Commercial Office       | Class 5        |
| Roof   | Plantroom               | Class 5        |

## 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 25m but less than 50m. **However, with the future proposed residential tower to the east of the site, the effective height of the WHOLE development will be more than 50m.** For the purpose of this BCA statement, the commercial tower is deemed to be within a development which has an effective height of >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 proposed development will be designed to comply generally with the Deemed To Satisfy 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 (exceeds 20m) to alternative exits in the office;
- b. Excessive travel distances to the nearest exit (exceeds 40m) in the office;
- c. Excessive travel distance between exits (exceeds 60m) in the L3 and L4 carpark;
- d. Deficient coverage of the fire hose reels;
- e. Deficient coverage of the fire hydrants.

As this commercial development forms part of the TRSC, the Alternative Solutions identified for the base building BCA statement (Ref: CS06010-MD251007-BCA statement-DA-HC) have been addressed.

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

Harry Cheuk

Advance Building Approvals Pty Ltd

17 March 2009